

## Smoking

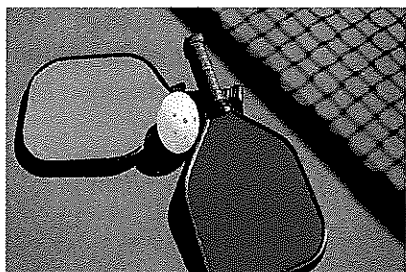
Smoking shall not be permitted in the building walkways, stairs, or atria. Smoking shall also not be permitted in the balconies/lanais (appurtenant to a specific unit) on all levels of the condominium buildings. Smoking shall also not be permitted within twenty-five (25) feet of the following: perimeter wall of any residential building, any pool fence, any tennis court fence or the clubhouse.

Smoking as used as a term in these rules, shall mean inhaling, exhaling, burning, carrying, or possessing any lighted substance, including cigarettes, cigars, or pipes. The use of "electronic" or "vapor" cigarettes, cigars, pipes, or similar apparatus, is likewise defined as smoking and likewise prohibited in the aforementioned area.

## Storm Shutters

Owners wishing to install storm shutters must submit their proposal to the Board of Directors for approval before committing to the installation. The proposal should contain sufficient detail to enable the Board of Directors to determine its conformity to the specifications. All proposals for installation (from approved suppliers) shall include a written contract stating the work to be done. For specification see: **(Exhibit F)**.

## Tennis and Pickleball



Courts shall be open from 8:00 am to 9:00 pm daily, for tennis. Courts shall be open for Pickle Ball use from 9:00 A.M. to 9:00 P.M daily. A special key has been issued to each condo unit to gain entrance to the courts. The courts are to remain locked when not in use. Players using the courts at night should not extinguish the lights as they are on a timer. Children under seven (7) years of age are only allowed on the court if they are actively engaged in a game of tennis or pickleball and supervised by an adult.

Courts are only open to owners, tenants and their respective guests. Players must identify themselves and show their right to use the courts at the request of the property manager or member of the Board of Directors or athletic committee. No professional (paid) coaching or tennis lessons are permitted on the courts.

Proper attire and footwear are required of all players. **(See Attire in the Handbook)**

## Transfer of Ownership

For a complete discussion on forms of ownership, transfers or sales, notice to the Board of Directors see: **(Declarations 17.0 – 17.6 and Rules VII A to C)**.

## Vehicles

All motor vehicles must be parked only in designated spaces. Automobiles in an unsightly, rusting and deteriorated condition shall not be parked overnight upon any part of the parking area or common elements as described below. No motorcycles, mopeds, motorbikes, house trailers, recreational vehicles, campers, utility trailers, boat trailers, trucks, motor homes and commercial vehicles bearing a commercial logo shall be parked overnight upon any part of the parking areas or common elements of the condominium property.

All vehicles must be registered at the Association office for overnight parking and must display a permanent parking sticker on the left rear bumper or a temporary parking pass on the left rear window. One (1) automobile parking space, located on condominium property, will be assigned to each unit. All other parking spaces shall be under the control of the Board of Directors and the use of such spaces will be determined by the Board from time to time. No repair or service of cars shall be done on the condominium property. Automobiles must be driven into, not backed into, parking spaces.

There shall be a limit of two (2) motor vehicles registered for each unit owner, each vehicle must be licensed and in decent running order. All vehicles must meet current state and federal safety and equipment regulations and requirements. No unlicensed motor vehicle shall be operated on the Association property at any time. The speed limit is ten (10) miles per hour on the property. **Declarations 14.3.1, 14.3.3-14.3.5).**



Under Florida law, unit owners have the right to install at their own expense an electric car charging station for their personal use. The charging station must be within the bounds of their limited common element parking space and approved by the Board of Directors. For further information on the process, restrictions and approvals requires see: **(Rule II E).**

## Walkways

First floor owners are allowed, at their own expense to install walkways to the sidewalk or parking lot from their lanais, provided the walkway is paved in a design, color, size and material similar to that installed as of March 2004 at unit A-15 or unit C-16, and provided the walkway be professionally installed, and provided the contractor meets all insurance and other documentation requirements of our governing documents. Walkways installed before March 31, 2004, shall continue to be allowed until they begin to deteriorate. New walkways shall be at owner expense with maintenance request approval. Walkway shall be the same or similar two-tone brown-beige color similar to interior atria walkways, solid flat surface, three feet extending to the stoop or lanais entrance base from the perimeter of the sidewalk.