

CONDOMINIUM POLICY REVIEW

— Vehicles

No commercial vans, trucks, campers or motorcycles. Pick-up trucks for passenger use only are permitted.

Each unit has one assigned covered parking space. All other vehicles including visitors or second owner vehicles are to use visitor parking. There is a limitation of two occupant vehicles per unit with exceptions requiring Board approval.

All resident vehicles are required to display a parking sticker. If a guest will be visiting for longer than one night a guest parking pass is to be displayed. These can be obtained from Progressive Management.

Parking with exhaust facing the building is prohibited.

Unlicensed vehicles are not permitted on the property and are subject to being towed.

Owner commercial vehicles are limited to two hours on premise and visitor commercial vehicles a maximum of four hours.

No skateboards, roller blades or trikes are allowed on property.

Bicycles are to be stored attached to the carport post or on a closed porch.

Vehicle repairs are not allowed on the premises.

— Pets

One dog or cat allowed and must be 15 pounds or less. Newly acquired pets must be approved by the Board. Pets are not allowed to run loose and are to be carried to and walked in the dog-walking area on the front of the property outside the sidewalk.

— Alterations

Major internal and external electrical, plumbing and structural changes must be approved by the Board prior to implementation. Architectural change request forms are available from Progressive Management.

— Common Area

No planting of any kind on the common area without Board approval.

No toys, chairs, potted plants or birdbaths shall be placed on this area.

Water purifiers placed in the front of the building must be sunken to specification and plans must be pre-approved by the Board.

TV antennas can be placed only on the property of the individual owner, such as a porch enclosure or air-conditioner.

Water hose roll-ups are permitted in the front of the buildings only if they are approved by the Board.

— Dumpsters

For use by the hi-rises ONLY.

Used carpet, furniture, and appliances are to be removed by the owner or supplier of the new products. If called at 562-4920 the City will schedule pick-up of these articles. To conserve space cardboard boxes are to be broken down.

___ Noise

Loud noise including music or TV is restricted before 9:00am and after 10:00pm. Owners living on Second or Third floor, who have wood or tile floors must remove shoes that could cause a noise problem.

___ Porches

Are not to be used as storage areas. Fixed or portable wash lines are not permitted in this area.

Screen doors, both front and back, are to remain closed.

Hi-rise porch enclosures must be done in like design, material and color including air conditioner units and plans pre-approved.

___ Clubhouse

Any private parties must be for owner use only and must be applied for and approved by the Board.

Use of the pool area for private parties is prohibited.

Pool usage is limited to four persons per unit. A limit of 18 persons in the pool at any one time is not to be exceeded.

The solar heating system will be tentatively turned off from Nov 30 to April 1 unless the weather permits extended use of the pool for swimming.

All chairs and lounges are to be put back in place by the user and any necessary clean-up done, such as wiping of food from tables, emptying ash trays or cleaning up one's garbage.

___ Windows

Replacement windows must meet existing codes and be approved by the Board prior to installation.

Window coverings that are visible to the exterior, such as blinds, drapes and shutters, must be a neutral shade.

Hurricanes shutters are permitted only with Board pre-approval and to the adopted standard.

___ Storm doors, screens and enclosed porches must conform to color, material and basic look and are to be maintained on a regular basis by the owner.

___ Garbage

The pick-up for the dumpsters for buildings 2444, 2452, 2438, units 2440 4&5, and 2442 units 4&5 is on Tuesday and Friday. Garbage pick-up for the Villas is on Monday. Garbage is not to be put out until the night before and then only in a garbage can, which is to be stored on the rear porch, patio or air-conditioner area. All recycle cans are picked up on Wednesday.

Loose garbage or personal property is not permitted on common or limited common areas.

___ Miscellaneous

Bird baths or hanging baskets are not permitted on common or limited common areas.

Gas barbeques are not permitted per city ordinance at buildings 2444, 2452 & 2438.

Waterbeds are permitted only in the first floor units.

Feeding of birds, fish and other wild life is prohibited.

Door decorations shall be restricted to seasonal wreaths. Window decorations prohibit such things as old license plates and school pendants.

___ Individual unit water valves are to be turned off if the unit is to be left unoccupied for more than 24 hours.

YOUR SIGNATURE BELOW INDICATES YOU UNDERSTAND AND AGREE TO ABIDE BY THE ABOVE ITEMS.

Purchaser/Renter Interviewed (Signature)

Purchaser/Renter Interviewed (print)

Approval Board Member (Signature)

Title

Date

Approval Board Member (Print)