

STONE'S THROW CONDOMINIUM ASSOCIATION

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GENERAL RULES

1. Each unit owner shall promptly pay monthly Maintenance Fees as well as any assessment levied by the Association. Failure to pay said fees promptly will result in legal action (as defined in Florida Statutes the Declaration of Condominium, Articles of Incorporation and By-Laws).
2. All parts of the condominium shall be kept in a sanitary and clean condition. Doors, windows and window coverings must be in good repair. No rubbish, refuse or garbage is allowed to accumulate nor any fire hazard allowed to exist.
3. No electrical device creating unusual electrical overloading or interference with radio or TV set of others may be used in the units or on the Association Property without the permission of the other unit owners.
4. No immoral, improper, offensive or unlawful use shall be made of the condominium property or association property or any part of it; and all valid laws, zoning ordinances and regulations of all governmental bodies for maintenance, modifications or repairs of the condominium property or Association property shall be the same as the responsibility for the maintenance and repair of the property concerned.
5. Each unit is restricted to residential use by the owners, tenants, their immediate families and guests. No owners or tenants of any unit shall permit use of the same for transient hotel or commercial purposes. In addition, in the absence of an owner, the unit may not be occupied more than two (2) times a year. No single stay exceeding more than three (3) weeks shall be permitted. Further, all such stays must be pre-registered with the Association or its agent.
6. No use of the condominium property or Association Property shall be made which violates any of the terms and conditions contained herein or that violates any laws, ordinances and regulations of any governmental body having jurisdiction thereof.
7. A unit owner shall be liable for the expense of any maintenance, repair or replacement rendered necessary by his negligence or by that of any member of his family or his or their guests, employees, agents, or tenants, but only to the extent that such expense is not met by the proceeds of insurance carried by the unit owner.
8. Reasonable, uniform rules and regulations concerning the use of the condominium property or Association property may be made and amended from time to time by the Board of Directors and/or members of the Association, in the manner provided by the Articles of Incorporation, Declarations of Condominium, and/or the By-laws. Copies of such rules and regulations and amendments shall be furnished to all unit owners and residents of the condominium. Each unit owner shall conform to and abide by the By-laws and uniform Rules and Regulations of the association which have been or are adopted concerning the condominium property and association Property, and unit owners shall see that these rules are observed by all persons using the owner's property, including families, guests, invitees and tenants. Owners are wholly responsible for the actions of their roommates, tenants, children, guests and any others whom they bring to Stone's Throw.
9. In any proceeding arising because of the alleged failure of a unit owner to comply with the terms of any of the association governing documents, including these rules and regulations, as they may be amended from time to time, the prevailing party shall be entitled to recover the costs of the proceeding and such reasonable attorneys fees as may be awarded by the court.

10. The failure of the Association to enforce any covenant, restriction or other provision of the Governing Documents shall not constitute waiver of the right to do so thereafter.
11. All provisions of the Governing Documents, including the Declarations of Condominium the By-laws and Articles of Incorporation are an exhibit and are made a part hereof by reference.
12. The Stone's Throw common areas may not be used for business purposes. The posting of signs, advertising materials, sales contracts or soliciting is expressly prohibited.
13. Keyed entrances to the common areas are to be kept locked at all times.
14. Swimming, fishing, boating or any other activities are not permitted in the retention pond. All persons are prohibited from throwing trash or other debris in the retention pond.
15. No person shall be permitted to use water from the external faucets located on the outside of any Condominium building for any purpose. Licensed and insured contractors shall be permitted to use external faucets for limited purposes, including but not limited to the following reasons; carpet cleaning and general clean up. If a contractor needs use of external faucets for any other reason, permission must be obtained from the property manager. At no time is any person allowed to use the external building faucets for the washing of vehicles. Any residue or waste from use of a faucet shall be removed by the contractor or the cost of the clean up shall be borne by the owner or tenant. The only allowable exception for the use of faucets on a building is for emergency watering of the landscaping in case of the failure of the irrigation system with authorization from the association or its agents within the guidelines set forth by the applicable City or County code.
16. No resident shall be permitted to replace or install carpeting on a patio or balcony. Ceramic tile, of an Association approved color, is permitted, provided that such tile is installed in accordance with specifications and requirements adopted by the Association from time to time.
17. All furniture must be removed from patios or balconies if the resident is going to be absent for a time period of one (1) week or longer. During hurricane season, the period that runs from June 1 through November 30, if a named storm is within 100 miles of the area, all items must be removed from balconies and patios. In addition, all potted plants, pots or any other item must be stored inside the unit. In the event that a storm is predicted to hit our area, staff may be directed to remove and dispose of any such items, without compensation to the owner or resident.
18. No one is permitted to play, skate, roller blade, skateboard or play ball in the roadway.

ACCESS TO CONDOMINIUM UNITS

19. In order that proper steps and procedures may be taken in the minimum amount of time during an emergency situation, the Association shall retain pass-keys to all units. If the locks of any units are changed or altered, the unit owner must provide the Association with a duplicate key to all front door locks. Should an emergency arise that requires entry by the Association and there is no key available the unit owner will be charged for the cost of obtaining a key. Should any of the emergency services require entry into a unit that we do not have access to and they have to break-in, all costs of repairs shall be borne by the unit owner.

20. In accordance with Section 718.111(5), Florida Statutes, the Board of Directors of the Association, or the agents or employees of the Association have the irrevocable right to access to each unit during reasonable hours, when necessary, for the maintenance, inspection, repair or replacement of any common elements or for making emergency repairs necessary to prevent damage to the common elements or to another unit or units.

BUILDING APPEARANCE AND MAINTENANCE

21. The balconies, patios, doors, windows and deck railings shall be used only for the purpose intended. No rugs or mops shall be shaken or hung from any of the units and no clothes, sheets, blankets, towels, bathing suits, laundry or any other kind of articles shall be hung out of a unit or exposed on the common elements or limited common elements. No drying of laundry will be permitted outside of the condominium unit on either common elements or limited common elements. Unit owners shall not throw cigarette butts or other debris from their patios or balconies. Only plants and patio-type furniture are permitted. Electric grills are also permitted. Residents shall be allowed to store two (2) bicycles on their balconies or patios. Gas or charcoal grills are not permitted on the limited common elements or common elements under these rules and the ordinances of the City of Saint Petersburg.

22. The personal property of all unit owners shall be stored within their condominium unit or in their balcony or patio storage closet.

23. The common elements, including hallways, stairwells, stairs, elevators, landscaped and grassed areas, shall be used only for the purpose intended. They must not be obstructed or encumbered or used for any other purpose. No garbage cans, supplies, containers, plants, carriages, or shopping carts, chairs, benches, tables, and bicycles or any other articles of a similar type and nature may be left in or on any part of the common elements. The Association shall not be responsible for any damage to personal items placed in the common areas. The common elements must be kept free and clear of any refuse debris and other unsightly materials. No store shopping carts are to be kept anywhere in or on any part of the common elements. If there are any spills (not normal wear and tear) on any walkway floors leading to a unit, the owner will be charged a minimum fee of fifty dollars (\$50.00) for clean up and/or refurbishing.

24. No unit owner shall show any sign, advertisement or notice of any type on the common elements of his unit. There shall be no "for sale" or "for rent" signs in any form or size placed inside or outside of a unit or attached to the curtains or blinds or any part of the interior or exterior of the condominium unit or on the common elements. The Association will allow the posting of signs for the purpose of an open house. Said signs shall be erected in an area(s) designated by the Association and must be removed immediately following the open house. Any such signs that are not removed will be confiscated by the Association.

25. No window air conditioning units, window fans, exhaust fans, window boxes, plastic gardens, planters will be permitted in the common areas or limited common elements of the condominium.

26. Each unit shall have basic cable TV which shall constitute a limited common element. Unit owners whose balconies or patios face the proper direction to receive a satellite signal shall be permitted to have satellite dishes with the written permission of the Association. Tenants shall be allowed to install satellite dishes with the written permission of the Association. The tenant must also first provide a notarized statement from the owner allowing same. Satellite dishes may be installed only within the confines of that unit's limited common element and must be removed if said service is discontinued or the resident moves.

27. By order of the Fire Marshall, only electric-fired grills are permitted on the balcony or patio of a condominium unit. No open flame shall be permitted on the balconies or patios or any common element or limited common element. Violators are subject to a \$500.00 fine and confiscation of equipment. A charcoal grill is provided for residents' use in the pool area.
28. No unit owner shall place or install any reflective or solar material on any windows without written approval of the Association. All roll-up shades, window tint (with specifications supplied by the Association), venetian blinds, inside shutters or other inside window treatments facing the exterior of the building must be of a neutral color. Unit owners shall not be allowed to make structural or appearance changes to the condominium unit including the placing of screens, жалousies or other enclosures on balconies, patios or other parts of the building without the express written approval of the Board of Directors. Residents with small children or pets shall be allowed to place white or neutral temporary netting on the inside of their balcony railings. "Safety 1st Rail Net" or equivalent, polyester or nylon net with reinforced eyelet bindings for attachment to inside of balcony railing as protection for infants and/or small pets will be allowed. Color to be white to match railings. No one shall be permitted to install lattice, bamboo or any other material on their balcony railings for any reason. Approval forms are available at the Management office.
29. No flammable, combustible or explosive fluid, chemical or substance, including, but not limited to gasoline, kerosene, lighter fluid, shall be kept in any unit or common element except such as are required for normal household use. By order of the Fire Marshall and by these Association rules no resident is permitted to keep generators, propane tanks or propane grills in their units, storage sheds, balconies, or patios.
30. Waterbeds shall not be permitted in any Condominium unit except in those condominium units located on the first floor of the condominium building.
31. Residents will be permitted to display one (1) decoration of not more than 12 inches in diameter at or around their entrance door. To reduce the risk of permanent damage to the common areas or limited common elements i.e. balconies or patios, unit owners will not be permitted to use nails to display the decorations. They must be affixed by other means (i.e., suction cups, over-the-door wreath hangers, hangers for vinyl siding, etc.). Should any damage to the common area **or** limited common elements result from usage of the decoration, it will be the unit owner's responsibility for repair. Any resident who damages any part of the common area or limited common element (balconies or patios) by the placement of said decorations shall be charged a minimum of \$50.00 for the repair or replacement of said damage. Prior to the sale or lease and approval of any condominium unit, management is to conduct an inspection of same and the unit owner will be charged for the cost of the necessary repair(s). If the decoration becomes deteriorated in appearance, Management has been given the right to ask the unit owner to remove or replace the decoration. The Board of Directors or management of Stone's Throw does not assume any responsibility for lost or damaged decorations. ****The only exception shall be the placement of holiday decorations which shall be allowed from Thanksgiving week through the first week of January. All such decorations shall be installed as outlined above.
32. Unit owners shall be allowed to install hurricane shutters in accordance with the specifications previously adopted by the Board of Directors. No unit owner shall be permitted to install hurricane shutters on the perimeter of their balcony or patio. Any owner wishing to install hurricane shutters must contact management for specifications.

DISTURBING NOISES

33. **In consideration of your neighbors, all unit owners are asked to refrain from running their dishwasher, washer/dryer, exercise equipment or any other equipment that may produce unreasonable noise between the hours of 11:00 p.m. and 8:00 a.m.**
34. No resident may permit his family, friends, guests or servants to make any disturbing noises, within their unit, balcony or patio, in the condominium building or on association property that interferes with the rights and comfort of other residents. In accordance with the City of St. Petersburg's noise ordinance, no resident shall play or allow to be played any musical instrument, radio, stereo or television set within their unit or in the condominium building or on Association property between the hours of 11:00 p.m. and 8:00 a.m. if the playing of same shall, in any manner, disturb the residents of his /her or any other condominium building.
35. No loud and boisterous conduct will be permitted on the walkways at anytime.

ELEVATORS

36. Smoking in elevators is prohibited by State law and these Association rules.
37. In the event of a power failure, the elevator may stop between floors. If this should happen, follow the instructions on the working panel and be patient. Help will be forthcoming as soon as possible.
38. Do not use the elevator during severe electrical storms or if there is a fire in the immediate area.

LEASING/RENTAL OF UNITS **APPROVAL PROCEDURE**

39. Each unit owner is responsible for the leasing or rental of his unit and acknowledges that no representations have been made by the Association or any member thereof regarding the feasibility of the purchase of his unit for an investment or lease purpose.
40. The unit owner understands that by leasing/renting their unit, they give up all rights to use the property's amenities (the pool, parking, pool house, jacuzzi and tennis courts). They shall no longer be permitted to use the dumpster to dispose of any garbage or refuse of any nature for the durations of the lease.
41. The Condominium Association or its agent as provided in the Declaration of Condominium must first approve or reject the leasing of a unit. The Board of Directors has delegated this authority to the Property Manager. Prior to approval of a prospective tenant, the owner or their designated agent must provide the Association with a completed Request for Approval of Lessee form, a copy of the lease and a Lease Addendum Agreement. A non-refundable credit report fee of \$60.00, or such fee as the Board of Directors may direct, will accompany the application. The Association will conduct a credit and criminal background check on all prospective tenants and review the application for approval form. The criminal and credit background checks will be reviewed by the association to verify compliance with the standards established by the association. No lease will be approved without the association obtaining an acceptable credit report and acceptable criminal a background check. The unit owner remains totally responsible for the actions of lessee in that the application processing is for record and Declaration of Condominium

purposes only. The Property Manager, as agent for the Board of Directors, will have a maximum of ten (10) business days in which to approve or disapprove the lease application after submission.

42. A lease may not be for a term of less than six (6) months. No more than two (2) leases may be approved per year, per unit absent Board of Director written approval.
43. Sub-letting of units is prohibited. If it is discovered that someone not on the lease is living in the unit as a permanent resident without proper office notification and Board approval, this will constitute a violation of the rules and regulations, and further legal action will be taken.
44. Thirty (30) days prior to expiration of the lease, a new lease or renewal must be executed if the tenant(s) are going to remain in the unit. A copy of the fully executed lease or renewal thereof must be submitted to the management office for their records.
45. The leasing of a unit shall not discharge the Owner from compliance with any of the rules and regulations outlined in the Declaration of Condominium, Articles of Incorporation or By-laws.
46. All provisions of the Declarations, the Articles of Incorporation, By-laws and the rules and Regulations of the Association shall be applicable and enforceable against any person occupying a condominium unit (or a tenant to the same extent as a unit owner). A copy of these Rules and Regulations shall be furnished to each proposed tenant by the unit owner or their designated agent at the time application is made for approval of such lease. Before approval for rental of any unit shall be granted, each prospective tenant must sign and return one copy of the signature page from the Rules and Regulations for the Association's records.

OCCUPANCY OF CONDOMINIUM UNITS

47. In no event (except for occasional temporary occupancy of guests) shall occupancy exceed:
 - a) Two (2) persons for a one (1) bedroom residential condominium unit;
 - b) Four (4) persons for a two (2) bedroom residential condominium unit.

PARKING/VEHICLE REGULATIONS

47. The speed limit within Stone's throw is 15 m.p.h.
48. There is no reserved parking at Stone's Throw Condominium.
49. Parking in front of the buildings is for the sole use of the residents of that building only. Guests and service vehicles must park away from the buildings. Service vehicles are not permitted to park on premises overnight. If any unit has more than one vehicle, you are to park only one vehicle in front of your building and the other vehicle(s) away from the building in a designated parking area. Any vehicle not currently in use shall be parked away from the buildings in designated areas. Under no circumstances, except for the occasional guests of residents, shall a unit be allowed to have more than one (1) vehicle per licensed driver.
50. In accordance with all applicable Handicapped parking laws, use of handicapped parking spaces (located in front of each building and by the clubhouse) are restricted to those vehicles displaying a valid handicapped permit. Violators are subject to a \$250.00 fine by the St. Petersburg Police Department. All permanent and

part time residents who have been issued handicapped placards will be required to provide the Association or their agent a copy of their handicapped permit issued by the state of Florida or their home state.

51. Parking spaces may be used only for the parking of passenger vehicles. No vehicle of any kind shall be permitted to remain on property overnight that displays commercial signage. Such vehicles may be allowed if the commercial signage can be completely covered either by plain magnetic covers or the entire vehicle must be covered. In addition, no vehicle shall be permitted to have ladder racks or other external additions or attachments that indicate any commercial usage. Such vehicles, i.e. trucks, shall be not be used for any type of open storage. Due to parking constraints, all large campers, recreational vehicles, buses, trucks, trailers and boats are prohibited from parking anywhere on the premises. Bicycles must be stored either within the condominium unit, patio or balcony.
52. Repairs and servicing to any of the aforementioned types of vehicles (including, but not limited to: oil changes, draining of radiators, etc.) shall not be made on the condominium property or Association Property, and shall not be permitted on the premises. Additionally, the washing of any vehicles on the condominium property or Association Property shall be permitted only in the designated car wash area located by the tennis courts.
53. No resident shall be permitted to use more than one parking space for a single vehicle. Vehicles are required to park between the lines.
54. Back-in parking shall not be allowed in front of the buildings except for loading and unloading of vehicles.
55. Any vehicle not parked in a designated parking space shall be towed away at the vehicle owner's expense.
56. Motorcycles shall not be permitted to park adjacent to any sidewalk.
57. No gas powered vehicles are allowed on building walkways, patios or balconies by order of the Fire Marshall and by these Association rules.
58. No vehicle shall park in front of the building that extends past the length of the parking space. The length of the vehicle includes any additional equipment, including but not limited to trailer hitches. All such vehicles must park along the wall.

PETS

60. *Unit owners may keep up to two (2) household pets, either two (2) dogs (weighing 20lbs. or less each), 2 cats or two(2) other household pets or any combination of the two (2) in conformance with all applicable, association Bylaws, as well as State and City codes and statutes. Any exception to this rule requires the written approval of the Association. No animals are to be kept, bred or maintained for any commercial purposes and must not constitute a nuisance to the other unit owners. For purposes herein, household pets shall be dogs, cats and birds. As of June 2010, any owner who currently has a pet weighing over twenty (20) pounds shall be permitted to keep said animal until its demise or until it is removed from the condominium but shall not be permitted to replace it with a pet weighing over twenty (20) pounds when full grown. All dog owners, present and future, must register their dog(s) with the Association and present a health certificate or recent invoice, which shall include the weight of the dog. In addition a current photo of the animal must be supplied or one will be taken for Association records.

61. Persons occupying the unit as leasee/tenant shall not be permitted to maintain pets in their unit or on any condominium property at any time without the written permission of the Association and a notarized statement of approval from the owner.
62. No Pitbulls, pitbull mixes, Bull Mastiffs, Great Danes, Rottweilers, Doberman Pinchers, Shepherds, or crossbreeds of the aforementioned will be allowed. No dangerous dogs, as defined in Florida Statute Section 767.11 will be permitted. No horses, cows, hogs, goats, poultry, or other livestock are permitted.
63. All pets must remain on a leash when outside the condominium unit.
64. Dog droppings must be picked up immediately and placed in trash containers in accordance with the City of St. Petersburg's pet ordinance. All cats must be kept within the condominium unit unless the cat is leashed. Failure to keep your cats inside and/or leashed will result in referral to animal control and demand for removal of the cat from the condominium or Association property.
65. Pets are not allowed in recreational areas, including pool, jacuzzi, or pool house.
66. In the event the owner of said pet receives written notice from the Association, that his/her pet constitutes a nuisance, for any reason whatsoever, the owner of said pet shall immediately remove the pet from the condominium or Association property.
67. Residents will not be permitted to feed birds, squirrels, or stray animals on the premises. Residents will not be permitted to leave food on any common area including but not limited to building walkways, balconies, or grounds.

POOL/JACUZZI USAGE

All residents of the Condominium should realize that the swimming pool is an extremely valuable asset of the condominium and that it is the major source of recreation and enjoyment of the residents. While the use of the pool is encouraged, the use and enjoyment of pool/facilities by other residents should be in such a manner, which is consistent with the rights of all residents of the Condominium.

68. Pool/jacuzzi hours should be observed as posted at the pool. Pool/jacuzzi may be used from 9:00a.m. to 11:00 p.m., seven (7) days a week. Use of the pool and jacuzzi is restricted to owners/tenants and their guests. All guests must be accompanied by a resident and all residents must have a **VISIBLE POOL TAG** when in the pool area. All children under the age of 18 must be accompanied by adult or a parent or guardian while in the pool area without exception. Additional photo identification will be required. The pool clubhouse is for the exclusive use of owners, tenants and their guests. The clubhouse is available for use between the hours of 9:00 a.m. and 11:00 p.m. (SEE CLUBHOUSE RULES) Children under 18 are not allowed in the jacuzzi at any time. Our Security Company has been given the right to close the pool area at any time they feel is appropriate for health and safety reasons.
69. There is no lifeguard at the pool. Use care and follow all rules. If you cannot swim or have cardiovascular problems, do not use the facilities alone.
70. Children who cannot swim must be supervised by an adult in the pool. They must wear a flotation device and remain in the shallow end of the pool. Sole responsibility lies with legal parent or guardian for the safety and conduct of any minors while using the pool or jacuzzi and surrounding areas. Such persons shall be held responsible for any and all liability.

71. Four (4) guests per unit are permitted. Pre-approved special permission must be obtained from the Clubhouse/Recreation Committee if you are expecting more than four (4) guests.
72. Playing of radios, stereos, TV's, etc. is permitted only with the use of earphones.
73. Running, diving, jumping, water games, roller-blading, skateboarding or bicycle riding are not permitted in the pool, jacuzzi or pool deck areas. Roller blades, skateboards and bicycles are not allowed in the pool area.
74. State health laws require that you shower or bathe before using the pool or jacuzzi. Proper bathing attire is required for all persons using the pool or jacuzzi.
75. In accordance with Pinellas county Board of Health Regulations, glassware and breakable objects are not permitted in the pool/jacuzzi area. No food or drink is permitted within 4 feet of the water. The consumption of alcoholic beverages in the pool area should be consistent with full use and enjoyment at the pool by other residents. No loud and boisterous conduct will be permitted. For obvious safety reasons, no person who becomes intoxicated will be permitted to use the pool or jacuzzi.
76. Persons who are ill or who have skin lesions or abrasions must not use the pool or jacuzzi.
77. Pets are not allowed in the pool or jacuzzi areas.
78. The use of floats, balls, toys, rafts, inner tubes, scuba equipment, etc. are not permitted in the pool, with the exception of arm and waist flotation devices.
79. Infants in diapers, non-trained children and incontinent adults are not allowed in the pool unless wearing protective swimwear. Specially designed swimwear for infants and adults is permitted.
80. Lounges and chairs must not be reserved. The Association will not be responsible for towels or other articles left on lounge chairs.
81. Pool furniture must not be removed from pool areas.
82. Cover lounges and chairs with towels when sunbathing.
83. The gates of the pool area must remain closed and locked at all times.
84. No resident is to admit anyone who does not have a key and pool tag.

RESERVED USE OF CLUBHOUSE

85. Only current owners and tenants that are legally registered occupants of a unit will be permitted to reserve the Clubhouse for parties.
86. A \$100.00 refundable deposit fee will be required for reserving the Clubhouse. The deposit will be refunded after the Clubhouse is inspected for damages and cleanliness.
87. The Clubhouse may be used only between the hours of 9:00 a.m. & 10:00 p.m.

88. The resident reserving the Clubhouse is responsible for cleaning before leaving the Clubhouse at the end of the party and will be responsible for paying for any damages that may occur. The resident is also responsible for locking up the Clubhouse at the end of the party.
89. No wet bathing suits or clothing allowed in the Clubhouse. (The definition of “wet” is dripping or extremely wet.)
90. No smoking is permitted in the Clubhouse at any time, even with the door(s) open.
91. The number of people will be limited to 25 total for reserved usage of the Clubhouse. When children are involved, one adult is required for every child through the age of five years. Six years and older will require one adult per every four children to insure adequate supervision. The maximum number is still limited to 25 total for Clubhouse usage, except for Board Meetings.
- If the pool is to be used the number is limited to a maximum of 15 total people in the party, and the above ratio of adults to children remains the same.*
92. The Clubhouse Committee or other entity, as determined by the Board from time to time, shall be responsible for taking reservations, collecting any monies, and returning. A Committee member will be responsible for checking the Clubhouse for cleanliness and damages and report to the Treasurer.
93. The Clubhouse furniture is to remain at the Clubhouse and, is not permitted to be moved for usage at the pool area.
- * Remember that the Clubhouse ONLY is being reserved. The pool is for the entire community of Stone’s Throw Residents and is not part of the reservation of the Clubhouse. Violation of rule #7 will result in the violator not being able to reserve the clubhouse in the future. A member of the Committee or Board will be checking the reserved time for violations.

TENNIS COURTS

94. These facilities are for the exclusive use of residents, tenants and their guests.
95. Tennis shoes, sneakers, or other footwear proper for the court surfaces must be worn. Shoes with leather or plastic soles, cleats, or all other types of footwear are strictly prohibited. No bicycles, skateboards, rollerblading, etc. are allowed on the courts.
96. As a courtesy to your fellow residents, if others are waiting, tennis court use is limited to one (1) hour.

WASTE DISPOSAL

97. All garbage must be placed in plastic bags and secured before depositing said garbage directly into the dumpsters.
98. The unit owners shall deposit all garbage in the dumpsters or other trash collection facilities provided by the Association and shall be prohibited from placing private garbage cans on the common elements. In compliance with health and fire safety standards, residents are prohibited from keeping trash outside of their doors or on their balconies or patios. All trash must be deposited into dumpsters immediately.
99. Boxes or bulky containers must be broken and compacted before depositing into the dumpsters.

100. Close dumpster doors at all times. If dumpster is full, use another dumpster. Do not leave trash outside dumpster.

101. In compliance with local ordinances no contractors, including current legally registered residents, shall be permitted to use the dumpsters or other trash collection facilities provided by the Association.

DATE: _____

RESIDENT: _____

UNIT #: _____

RESIDENT: _____