

RULES AND REGULATIONS

OF

VILLAGE EAST CONDOMINIUM ASSOCIATION, INC

Updated May 13, 2022

*****NEW RESIDENTS MUST INITIAL EACH PARAGRAPH*****

In addition to the provisions of the Declaration of Condominium of Village East, a Condominium (the "Declaration"), and the Articles of Incorporation ("Articles") and Bylaws ("Bylaws") of VILLAGE EAST CONDOMINIUM ASSOCIATION, INC., the following rules and regulations, together with such additional rules and regulations as may be adopted hereafter by the Board of Directors (the "Board") of the Condominium Association (the "Association"), shall govern the use of Units, Common Elements, Limited Common Elements and other property owned by the Association or subject to use rights held by the Association ("Association Property"), and the conduct of all Unit residents, owners, and/or invitees, whether Unit Owners, approved lessees, or the guests of Unit Owners or lessees. All defined terms herein shall have the same meaning as in the Declaration, Articles and Bylaws. The term "Unit Owner" as used in these Rules and Regulations shall be deemed to include the employees, guests, invitees and lessees of the Unit Owner, as applicable.

- 1. Unless specific portions of the Common Elements are designated by the Board for such purpose, no portion of the Common Elements shall be used for the storage or placement of furniture or any other article, including, but not limited to, plants, boxes, cans, tires, shopping carts, bicycles, shoes, or other articles of clothing and the like. Balconies shall not be used as storage areas nor shall umbrellas be permitted on balconies. No Drying of Clothes or towels on balconies.

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Initial: _____

- 2. No Unit Owner or occupant shall make or permit to be made any disturbing noise in the Common Elements or in the Units by himself, his family, friends, tenants, employees, servants or invitees, nor permit anything to be done by any such persons as would interfere with the rights, comfort or convenience of other Unit Owners or occupants. No Unit Owner or occupant shall play or allow to be played any musical instrument, radio, TV, stereo, tape recorder or the like if the same shall unreasonably disturb or annoy any other Unit Owners or occupants. Without limiting the general applicability of the foregoing, the following times shall be maintained as "quiet hours" during which additional noise restrictions may be required by the Board: 10:00 p.m. through 7:00 a.m. Monday through Friday and 11:00 p.m. through 8:00 a.m. Saturday and Sunday. **Hours of construction are weekdays 8:00 a.m. – 5:00 p.m. and Saturday from 10:00 a.m. – 6:00 p.m.** Unit Owner or occupant noise grievances should be submitted to the management office in writing.

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3. No rugs shall be beaten on Common Elements, nor dust, rubbish or litter swept from the Unit or any other room thereof onto any of the Common Elements. Unit Owners and occupants must deposit all rubbish or litter in the designated areas and receptacles provided for such purpose.

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4. Persons shall not be permitted to loiter or play in any portion of the Common Elements not specifically designated for such purpose.

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5. Owners or tenants who are moving into or out of the Condominium Property shall do so between the hours of 8:00 a.m. and 9:00 p.m. The repair of all damage to the Common Elements resulting from the moving and/or carrying of furniture and/or other articles therein shall be paid for by the Unit Owner or the person in charge of such articles.

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6. No one shall interfere in any manner with the lighting in or about the buildings and Common Elements.

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Initial: _____

7. No awnings or window guards shall be used except as shall be put up or approved by the Board, and no signs of any kind (except for temporary real estate signs, as permitted by the Bylaws or other signs permitted by law) shall be placed in windows or on doors or other exterior surfaces, or balconies, or the Common Elements without the prior written approval of the Board. Notwithstanding the forgoing, the Declarant or its agents may place in windows or on doors or on other exterior surfaces or parts of the Common Elements signs relating to the sale or rent of any Units which it owns.

Initial: _____

Initial: _____

8. Unit Owners and occupants, their employees, servants, agents, visitors, licensees and their families will obey the parking regulations posted at the parking areas, and any other traffic regulations promulgated in the future for the safety, comfort and convenience of the Unit Owners and occupants. All Association residents must have their vehicles registered with the management office and have a Village East sticker I.D.

displayed in the back window. Any vehicle illegally parked in an Owners space and any vehicle parked without Association identification in the windshield and/or without prior approval of the Board, will be deemed illegally parked and shall be subject to vehicle de-mobilization with use of a boot or vehicle may be towed away at vehicle owners expense. No oversized, no commercial vehicle, no vehicles with any advertisement lettering and no vehicles with ladder racks, tools or tool boxes are permitted to be parked overnight on property at any time.

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9. The Unit Owners and occupants shall not cause or permit the blowing of any horn from any vehicle in which his guests, family, tenants, invitees or employees shall be occupants, approaching or upon any of the driveways or parking areas serving the Condominium, except as may be necessary for the safe operation thereof.

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Initial: _____

10. The Owners and occupants of the Units shall in general not act or fail to act in any manner which unreasonably interferes with the rights, comfort and convenience of other Unit Owners and occupants.

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11. Unit Owners will faithfully observe the procedures established from time to time by the Board, the managing agent or the manager with respect to recycling and the disposal of garbage, rubbish and refuse. Trash service is provided daily. Regular daily trash should be placed in proper trash bags and placed in front of your building daily from 6:00 a.m. through 10:00 a.m. only. Putting trash out at other times or leaving trash bags in the hallways and corridors or anywhere on common grounds is a violation and will result in a fine. Discarding of bulk trash is prohibited in the Village East community. What constitutes bulk trash may be determined by the Board of Directors in their sole discretion using their best business judgment. Unit owners will be charged for the actual cost of removal of bulk trash items discarded in the Village East community whether the violator is the unit owner or a tenant, guest, invitee, or contractor associated with the unit owner. This cost will be applied to the unit owner's account ledger as an individual charge pursuant to Section 7.4 of the Bylaws.

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12. All draperies, shades, blinds and other window coverings hung, displayed or installed at or in the exterior windows of any Unit shall be of materials and construction

manufactured for purposes of serving as window coverings, as determined by the Board, and shall be white or off white. All blinds displayed or installed at or in the exterior windows of any Unit shall be of a style which is identical to the blinds originally installed by the Declarant. Sheets, towels, bedspreads, aluminum foil and other similar materials not manufactured for purposes of serving as window coverings, as determined by the Board, shall not be hung, displayed or installed at or in the exterior windows of any Unit. Notwithstanding the foregoing, a Unit Owner may respectfully display one portable, removable United States flag pursuant to section 718.113(4), Florida Statutes.

Initial: _____

Initial: _____

13. No Unit Owner or any of his agents, servants, employees, licensees, or visitors shall at any time bring into or keep in his Unit any flammable, combustible or explosive fluid, material, chemical or substance, except for normal household use. No BBQ's that are run by propane gas or charcoal can be used or stored on property. Storing or using these cooking devices will result in a fine.

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Initial: _____

14. Installation of antennas, including satellite dishes, shall be governed by the "Rules for Installation of Antennas". The Federal Communications Commission (the "FCC") adopted a rule effective October 14, 1996 (the "FCC Rule"), preempting certain restrictions in the governing documents of planned communities concerning the installation, maintenance, and the use of direct broadcast satellite, television broadcast, and multipoint distribution service antennas (collectively, "antennas"). Since the FCC Rule is subject to change or modification, the Board reserves the right to adopt, amend and/or modify the Association's rules governing installation, maintenance, and use of antennas, which rules may be more restrictive than current regulations and which may, in the discretion of the Board, be applied retroactively. The Association recommends satellite dishes be installed to balcony railings or patio fencing. Nothing should be installed directly onto the buildings or roof.

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Initial: _____

15. Subject to the provisions in the Bylaws and Declaration, dogs, cats and other domestic pets are allowed, provided that the same shall not disturb or annoy other Unit Owners or occupants. Any inconvenience, damage or unpleasantness caused by such pets shall be the sole responsibility of the respective owners thereof. All such pets shall be kept under the direct control of their owners at all times and shall not be allowed to run

free or unleashed or to otherwise interfere with the rights, comfort and convenience of any of the Unit Owners or occupants. All dogs must be registered in the Associations database for DNA. Costs of \$50.00 for DNA sampling are incurred by the pet owner and payable and tested upon application to the Association. Owners and Occupants are responsible for cleaning up of dog excrements. All bagged dog excrement MUST be placed in the proper receptacle and not left on common property. Fines shall apply in each case of violation of said rule.

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Initial: _____

16. No objects of any kind shall be stored in the closets containing the heating, ventilation and air conditioning system or hot water heaters serving a Unit.

Initial: _____

Initial: _____

17. It shall be prohibited to use excessive amounts of soap when operating any dishwasher or clothes washer within a Unit.

Initial: _____

Initial: _____

18. No objects of any kind shall be utilized which block the ventilation of air from under the front door of a Unit.

Initial: _____

Initial: _____

19. No objects shall be hung from any sprinkler head serving the Condominium nor shall any action be taken which would block or otherwise interfere with the proper operation of any sprinkler head.

Initial: _____

Initial: _____

20. Smoking within the Common Element hallways, stairways, and other public enclosed areas within the Condominium is prohibited.

Initial: _____

Initial: _____

21. Except as otherwise permitted by the Board and except as otherwise permitted by law, no names or other signage may be displayed on the exterior side of the front door of

any Unit, upon any mailbox, or within any portion of the Condominium which is visible from Common Element hallways.

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Initial: _____

22. Nothing shall be thrown from the windows, balcony, or doors of any Unit.

Initial: _____

Initial: _____

23. All persons shall be properly attired when appearing in any public spaces within the Condominium.

Initial: _____

Initial: _____

24. Except for such purposes permitted by the Board, access to the roof of the Condominium shall be prohibited.

Initial: _____

Initial: _____

25. No person shall interfere in any manner with the sprinkler system, heating, cooling, water, electrical, cable, telephone, alarm or other systems serving the Condominium or the Association.

Initial: _____

Initial: _____

26. The manager of the Condominium shall maintain keys that will open the front door lock(s) of each Unit. The front door lock(s) for a Unit may only be altered upon prior notification of the Condominium manager. The Condominium manager shall provide a copy of all keys within two (2) days after any front door lock shall be altered. The key maintained by the manager is not intended to be used as a convenience key for the Owner's invitees or for lock-outs. Any Owner who wishes the manager to allow others entry by such key must do so in writing.

Initial: _____

Initial: _____

27. The emission of offensive cooking or other odors within the Condominium is prohibited.

Initial: _____

Initial: _____

28. All leases and rentals of a Unit shall be subject and subordinate in all respects to the provisions of the Declaration and Rules and Regulations of the Condominium. The Owner of a leased or rented Unit shall be jointly liable with his tenant for compliance with the Condominium Documents and/or any claim for injury or damage to persons or property caused by the acts or omissions of the tenants and/or those for whom the Owner is responsible. The Unit Owner shall be responsible for making sure his/her tenant receives a copy of the Declaration and Rules and Regulations of the Association. *All tenants are required as of June 2015 to post a \$1000.00 refundable deposit to the association. These funds to be used in the event that the tenant damages any portion of the common area.

Initial: _____

Initial: _____

29. Servants, domestic help and employees of the Unit Owners may not gather or lounge in the Common Elements or Association property.

Initial: _____

Initial: _____

30. In order to protect the Condominium property, each Unit Owner who plans to be absent from his Unit during the hurricane season must prepare his Unit prior to his departure.

- a) Removing all furniture, plants and other objects from each Unit Owner's porch, terrace, or balcony, where applicable; and
- b) Designating a responsible firm or individual to care for his Unit should same suffer hurricane damage, and furnishing the Board with the name of such firm or individual.

Initial: _____

Initial: _____

31. There shall be no solicitation by any person anywhere in the Condominium Building for any cause, charity, or any purpose whatsoever, unless specifically authorized by the Board. All door-to-door commercial solicitation is prohibited. Placing of materials in mailboxes or on or within any portion of a Unit is prohibited, unless specifically authorized by the Board.

Initial: _____

Initial: _____

32. All holiday decorations, ornaments, lights and others cannot be placed outside of a Unit more than 30 days prior to and remain 30 days after any holiday.

Initial: _____

Initial: _____

33. Under the Rules and Regulations each Unit Owner shall be responsible for the actions of his family members, guests, invitees, tenants, contractors and other persons for whom they are responsible, as well as for the actions of persons over whom they exercise control and supervision.

Initial: _____

Initial: _____

34. All applicable laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed. Violations of laws, orders, regulations or requirements of any governmental agency having jurisdiction to the Common Areas or any Unit shall be corrected by, and at the sole expense of, the Unit Owner and, as appropriate, the violator.

Initial: _____

Initial: _____

35. Any waivers of the Rules and Regulations and/or consents or approvals in violations of the Rules and Regulations given by the Board shall be revocable at any time and shall not be considered as a waiver, consent or approval of identical or similar situations unless set forth in writing by the Board.

Initial: _____

Initial: _____

36. Any of the Rules and Regulations contained in this document do not amend any provisions of the Declaration. In the event of conflict between the two, the provisions of the Declaration shall prevail.

Initial: _____

Initial: _____

37. The use of the Recreation/Common Areas of the Condominium Property shall be subject to the following:

- a) An Owner shall be responsible for the actions and conduct of his family members, guests, invites and tenants. Good conduct and safety shall be observed and shall be enforced.
- b) Damage to the Association property, including Recreational areas or equipment therein, which caused by any Owner shall be repaired or replaced at the expense of the Owner.
- c) The use of the Recreational Areas by anyone other than an Owner or the family members, guests or tenants of the Owner is strictly prohibited and shall be at risk of those involved and not, in any event, the risk of the Association or its Management.

- d) Pets shall not be permitted in these areas.
- e) It is prohibited to litter or cause debris to be in the Common Areas or Recreational Areas. No garbage cans other than those provided by the Association shall be placed or left within the Common Areas and Recreational Areas.
- f) No lifeguard will be on duty at the swimming pool. Pool hours will be mandated by the Board of Directors and will be posted at the pool.
- g) No nude swimming is allowed at any age in the pool. Infants and toddlers with diapers must wear protective, leak-proof pants.
- h) Pool furniture and equipment shall not be removed from the pool area.
- i) All gates are to be kept closed at all times. It is prohibited to keep a gate open.

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Initial: _____

38. The Board reserves the right to amend or alter these Rules and Regulations at any time.

Initial: _____

Initial: _____

I/WE HAVE READ THE ABOVE RULES AND REGULATIONS AND FULLY UNDERSTAND THE RULES AND REGULATIONS OF THE VILLAGE EAST CONDOMINIUM ASSOCIATION, INC.

UNIT# _____

PRINT NAME: _____

SIGNATURE: _____

PRINT NAME: _____

SIGNATURE: _____

PRINT NAME: _____

SIGNATURE: _____