

## **GARDENS OF FOREST LAKES**

### **Rules and Regulations**

These Rules and Regulations apply to all owners, tenants, their guests, licensees and invitees.

- 1.** No unit shall be used for any purpose other than residential.
- 2.** No signs of any kind shall be displayed within the boundaries of the condominium property, with the following exception. One professional quality sign may be posted in the grassy area directly in front of the building where a unit for sale or for rent is located and at intersections to direct to the unit. The sign dimensions may not exceed 24" by 18 ". The permitted signs may be installed no earlier than Saturday morning at 11 A.M. and must be removed no later than at 5 P.M. the following day, Sunday.
- 3.** The speed limit for all roadways, parking areas and driveways within the boundaries of the condominium property is ten (10) miles per hour.
- 4.** All residents' vehicles must display identification stickers obtained from the management company and shall be placed on the left rear corner window. All vehicles shall be front forward parked. No double/diagonal parking. No street parking or parking in No Parking/Fire Lane. No vehicle storage allowed. Residents have one numbered space assigned to their unit. Only park in assigned numbered space. Unassigned spaces are open to all. Vehicles towed at owner's expense.
- 5.** There shall not be allowed any storage on the premises or overnight parking of any trailers, campers, boats, commercial (i.e. advertising lettering, flags, logos, banners or obviously visible equipment, machines, tools, toolboxes, debris), fleet/work vehicles, or other vehicles or modes of transportation other than an automobile or other non-commercial/personal vehicle that is properly licensed and in operating condition. No vehicle covers. Vehicles towed at owner's expense. No boats, canoes etc can be stored on or hanging outside of vehicles.
- 6.** Dumpsters are provided for garbage/trash disposal only. The owner/resident is responsible for removal of large items; for sources of pickup, call the management company.
- 7.** Pets are permitted on the premises only upon written approval by the Board of Directors. No pets shall be allowed which the sole and exclusive opinion of the Board of Directors, said pet may be dangerous, an annoyance or nuisance to other unit owners. All pets must be walked only in areas designated and pet owners must clean up behind their pets. The rights to pet ownership can be revoked at the discretion of the Board. Expenses incurred by the association due to pet violation may be passed on to the unit owner.
- 8.** All common stairways, landings, entryways, breezeways, and passages shall be kept clear at all times. They may not be used as storage areas on either a temporary or a permanent basis. No tricycles, scooters, wagons, carriages, chairs, benches, tables, toys, trash or other items shall be permitted to remain for any period of time on these common elements. Only bicycles may be stored in racks provided by the Association. If bicycles do not fit into rack, they cannot be stored. All bikes must be tagged with the owner information for identification purposes and are stored at the owner's risk and expense. No outside storage of personal items.
- 9.** All drapes, blinds, and other window treatments visible from the outside exterior shall be in a white, off-white or light beige color. All damaged/broken screens and windows must be repaired/replaced. Solar film may be placed on any window of a unit that is visible from any portion of the common elements. Solar film must be consistent, being applied to all window panes and must be properly maintained and replaced if damaged/faded. No reflective/foil tint permitted. The standard exterior colors of the building shall not be altered.

**10.** No owner shall perform any act nor allow any condition to exist that may impair the structural soundness or integrity of another unit or impair any easement, or which will adversely affect the value of the units. No electrical machinery, device or apparatus of any sort shall be used or maintained in any unit which causes interference with the television or radio reception of any other unit.

**11.** No awnings, projection or other enclosures shall be attached to the outside walls, patios, porches or balconies. Installation of a sound-deadening barrier is required if replacing existing flooring with ceramic or laminate flooring in the 2nd floor units.

**12.** Towers, poles, wires, and antennas are not permitted on the exterior of any unit or on any part of the common elements.

**13.** No illegal, noxious or offensive activity shall be permitted or carried on upon any part of the common elements, nor shall anything be permitted or done thereon which is or may become a nuisance or source of embarrassment, discomfort or annoyance to the neighborhood. Use of the common elements shall be in such a manner as to not abridge the equal rights of the other authorized users of the common elements to the use and enjoyment thereof.

**14.** The unit owner shall be liable to the Association for damage to the common elements caused by the unit owner, family, invitees or lessees. No unit owner shall permit any use of his unit or make any use of the common elements, which will increase the cost of insurance above that required when the unit is used for approved purposes or which will cause any such insurance to be cancelled or threatened to be cancelled.

**15.** The 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 invitees or lessees. The amount of any increase in its insurance premiums occasioned by use, misuse, occupancy or abandonment of a unit or its appurtenances, or of the common elements shall be paid, by the unit owner.

**16.** If any unit owner shall have been notified their actions are in violation of these rules and regulations or the restrictions contained in the Declaration of Condominium, and such owner shall continue such activity, then it shall be lawful to prosecute any proceedings at law or in equity against the person or persons violating any of these Rules and Regulations.

**17.** The patio surface color may be the original or match the breezeway color only. The patio may be enlarged to 6' x 10' using only poured concrete to same height as the original patio. The property outside the dimensions of the patio is GOFL Association common area and personal items are not allowed in this area.

**18.** Patios and balconies are limited common elements of the Association. Items such as patio chairs, patio tables, plants are consistent with their intended use and, as such, are allowed. All permitted items must be in good condition and must be immediately removed if damaged, broken, disheveled. No personal items including but not limited to, storage containers, toys, ice chests, machines of any type, appliances including barbeque grills of any kind, any items that are not permitted in breezeways/entryways (Rule #8), interior type furnishings allowed. No dead/un-maintained plants, no shades, sheets or any covering type items allowed. No banners or flags (advertising, sports, political, etc) can be hung in these areas. Only board approved patio/decorative lights allowed. No items can be hung from balconies. Board reserves the right to take action to have any noncompliant items removed.

July, 2023