

# GARDENS OF FOREST LAKES

## Rules and Regulations

The following Rules and Regulations are intended for the welfare, safety and common good of all residents of the Gardens of Forest Lakes, A Condominium. These Rules and Regulations apply to all residents, owners, tenants, as well as their guests, licensees and invitees. Any deviation to these Rules and Regulations require written authorization by the Board of Administrators of the Association.

1. No peddling or soliciting is allowed, and 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.
5. There shall not be allowed any storage on the premises or overnight parking of any trailers, campers, boats, commercial (i.e. advertising lettering or obviously visible equipment/debris) vehicles, or other vehicles or modes of transportation other than an automobile or other non-commercial vehicle that is properly licensed and in operating condition. Unauthorized vehicles parked on association property for more than forty-eight (48) hours are subject to being towed at the owners' expense.
6. Dumpsters are provided for garbage/trash disposal only. To discard furniture or other large items, contact the management office and they will make arrangements for pickup.
7. Pets are permitted on the premises only upon written approval by the Board of Administrators. No pets shall be allowed which weigh more than twenty-five (25) pounds at maturity, or if in the sole and exclusive opinion of the Board of Administrators, 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. An annual fee may be charged to units with pets at the Board of Administrators' discretion.
8. All common stairways, landings, 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, shopping carts, chairs, benches, tables, toys, trash/garbage, or other items shall be parked or permitted to remain for any period of time on these common elements. Bicycles may be stored in bicycle racks provided by the Association. All bikes must be tagged with the owner information for identification purposes. Any bicycle that is left lying in the breezeway and is not tagged will be confiscated by the Association.
9. All drapes, blinds, and other window treatments visible from the outside exterior shall be in a white, off-white or light beige color. No solar film shall be placed on any window of a unit that is visible from any portion of the common elements. The standard exterior colors of the building shall not be altered.
10. All fixtures and equipment installed within a unit shall be maintained and kept in good repair by the owner of such unit. 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. Exterior radio, tower, pole, wire, aerial, antenna, clotheslines, hangers are not permitted on the exterior of any unit or on any part of the common elements. No clothes, sheets, blankets, towels, bathing suits, laundry or any other kind of articles shall be hung out of any unit or exposed on the common elements. Satellite dishes allowed only with prior written consent of the Board of Administrators.

13. Occupants of units shall not make or permit noises, such as from musical instruments, radios, televisions, and amplifiers that disturb others. 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.

14. 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.

15. 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.

16. Owners shall be permitted to use only electric grills on the balcony or patio. Charcoal and gas grills are not permitted to be used within 10 feet of the building. (Per Fire Marshall)

17. Unit sales, leases or rentals require the approval of the Association. Notice shall be provided to the Board of Administrators by submitting the Forest Lakes Condominium Association Approval and Lease form. All applications must be submitted 10 days prior to unit occupancy along with a non-refundable application fee. Only entire units may be leased and only the lessee, family, servants and guests may occupy the unit under authority of any lease. A lease term shall not be less than six (6) months.

18. 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, but only to the extent that such expense is not met by the proceeds of insurance carried by the Association, 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, by the unit owner.

19. 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 for any other owner or the Board of Administrators on behalf of all other owners, to prosecute any proceedings at law or in equity against the person or persons violating any of these Rules and Regulations either to prevent him or her from so doing or to recover damages or any other remedy allowed at law for such violation.

20. The Board has the authority to permit owners to modify roofs over lanais subject to conditions established by the Board.