

# WOODMONT NORTH CONDOMINIUM ASSOCIATION

## RULES AND REGULATIONS

As revised and approved by the Executive Board, November 18, 2009

*All unit owners, their families, visitors, invitee, employees, agents and tenants shall adhere to and comply with the Rules and Regulations of the Woodmont North Condominium Association.*

1. The walkways, entrances and driveways shall not be obstructed or used for any purposes other than ingress and egress from the units.
2. The exterior of the units and all other areas appurtenant to a unit shall not be painted, decorated or modified in any manner without the prior consent of the Executive Board, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Executive Board.
3. No Communication, security or surveillance devices of optical, audio, electronic, mechanical or otherwise may be installed on the exterior of the building or directed at any common area. **Without prior written consent of the Executive Board.**
4. No exterior lighting may be installed, replaced or otherwise illuminate any common or limited common area without prior written consent of the Executive Board. **Without prior written consent of the Executive Board.**
5. No article shall be hung or shaken from the doors, windows or balconies or placed upon the outside window sills of the units except as otherwise permitted hereunder.
6. Personal articles shall not be allowed to stand in any of the common areas.
7. No dogs or similar animals shall be raised, bred or kept in any unit..
8. No unit owner shall make or permit any noises that will disturb or annoy the occupants of any of the units or do or permit anything to be done which will interfere with the rights, comforts or convenience of other unit owners. No immoral or unlawful use shall be made of the property or any part thereof.
9. Each unit owner shall keep his unit in good state of preservation and cleanliness. Each unit owner shall neatly trim and maintain in good health all vegetation planted on or within his unit or any "limited common element" assigned thereto and visible from the outside.
10. No awnings, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans or air conditioning devices which are visible from the outside shall be used in or about any unit except as shall have been permitted by the Executive Board, which approval may be withheld on purely aesthetic grounds.
11. All refuse and garbage shall be disposed of in the facilities provided by the Association for such purpose and only at such times and in such manner as the Executive Board may direct. Burning of trash is prohibited.

12. No sign, notice or advertisement shall be inscribed or exposed on or at any window or other part of the units except as shall have been approved in writing by the Executive Board, nor shall anything be projected out of any window in the units without similar approval.
13. The agents of the Association and any contractor or workman authorized by the Executive Board may enter any unit at any reasonable hour of the day for any purpose permitted under the terms of the Bylaws or Declaration. Except in case of emergency, entry will be made by prearrangement with the unit owner.
14. No vehicle belonging to a unit owner or a member of the families, visitors, invitee, employees or tenants of a unit owner shall be parked in such a manner as to impede or prevent ready access to another parking space. The unit owner, his employees, visitors, agents, tenants and family will obey any reasonable traffic regulations promulgated by the Executive Board for the safety, comfort and convenience of the unit owners. **No repair of vehicles shall be made at the property.**
15. The parking lots shall be used only for parking four-wheeled passenger vehicles. No other vehicles, including by way of example, but not limited to, trailers of any variety, boats, mobile homes or commercial trucks may be parked on any portion of the Condominium without the prior consent of the Executive Board. The term "commercial vehicle" may include, but is not limited to, any vehicle, not necessarily a truck or van, which openly advertises a business and or exposes ladders, tools or other work and/or construction materials to the public view. Absence of a commercial vehicle registration or license plate will not preclude the Executive Board from imposing a fine if the vehicle otherwise violates this rule.
16. Any damage to the property caused by any unit owner, his employees, visitors, invitee, agents, tenants or family, except to the extent covered by insurance, shall be repaired at the expense of the unit owner.
17. Parents shall be held responsible for the actions of their children and their children's guests.
18. No unit owner shall use or permit to be brought into any unit or enclosed common area any flammable material, such as gasoline, kerosene, explosives, fireworks or other articles deemed hazardous to life, limb or property.
19. Rules and Regulations pertaining to the tennis court and pool areas shall be adhered to by all unit owners, their families, employees, visitors, invitee, agents, or tenants.
20. Complaints regarding management of the property or the actions of others shall be made in writing to the Executive Board.
21. Any consent or approval given under these Rules and Regulations, by the Executive Board or the Association shall be revocable at any time by the Executive Board or the Association.
22. These Rules and Regulations may be modified, added to or repealed at any time by the Executive Board or the Association.
23. Parking of bicycles on common areas, such as hallways, stairwells, interior entrance areas and storage area hallways is prohibited. Residents are directed to park or store bicycles in the

designated outside racks, inside the individual storage lockers or inside the unit. Violations shall incur monthly fines of \$50.00 until the violation has been corrected.

24. The improper disposal of trash or bulk items by residents shall incur a fine of \$100.00 per occurrence, plus bulk item disposal costs. Subsequent fines shall increase by \$50.00 per occurrence, plus bulk item disposal costs.
25. The use of skates or skate boards on the property is prohibited. Fines of \$50.00 per occurrence may be imposed, increasing \$50.00 for each subsequent violation.
26. All types of solicitation of unit residents are prohibited. Fines of \$50.00 per occurrence may be imposed, increasing \$50.00 for each subsequent violation.
27. Loitering in common area hallways or grounds is prohibited. Fines of \$50.00 per occurrence may be imposed, increasing \$50.00 for each subsequent violation. Use of the hallways as play areas by children shall be considered loitering and a violation.
28. Unless otherwise directed by a unit owner, a minimum of \$7.25 per month will be charged for continued electric service to vacated units.
29. The use of propane gas grills only shall be permitted on the patios or balconies of the units, as long as the use does not annoy other unit occupants. Charcoal grills are prohibited.
30. Parking and Auto Registration:
  1. All residents must register their cars and trucks with the management office for individualized numeric tagging.
  2. All vehicles parking on the property must have current registration tags and inspection stickers. All vehicles must be in good operating condition.
  3. Commercial trucks, vans and trailers, except as exempt by the Association, are prohibited from parking on the property.
  4. Parking of motorcycles is prohibited on the property.
  5. Violations of any of the above may result in towing at the unit owner's or resident's expense.
31. Pet Policy:
  1. One feline cat, per unit, is authorized a unit owner.
  2. Cats are to be unit bound at all times. Unit owners, their employees, visitors, invitee, agents, tenants or family may be fined \$50.00 per occurrence for allowing their cat onto any portion of the common area and will be held responsible for any damage to the common area caused by their cat.
32. Assessment Policy:
  1. In addition to the provisions in the Declaration and Bylaws of the Association, the Executive Board has moved and passed a resolution to assess a \$30.00 late charge on all assessments not paid by the tenth of the month.

33. Miscellaneous Charges:
1. "3407" Certificate \$150.00
  2. Replacement Condominium Documents \$150.00
  3. Given that any miscellaneous charges are billed to a unit owner and not paid within a 30 day period, a late charge of \$30.00 per month shall be assessed.
34. Lease Policy:
- a) A \$25.00 per month charge will be assessed any unit owner violating any clause of Paragraph 31.
  - b) An unaltered copy of all executed lease agreements must be filed with the management office within ten (10) days of execution.
  - c) No unit may be rented without a written lease. All leases must contain the lessee's name and social security number. No unit may be leased for transient or hotel purposes, or for an initial term of less one (1) year. No unit may be leased for less than its entire square footage. The minimum notice of lease termination for any rental unit shall be sixty (60) days.
  - d) All lessees shall be subject to the covenants, conditions and restrictions set forth in the Declaration, Bylaws and Rules and Regulations of the Association and a default of the aforementioned shall constitute a default under the lease. **It shall be the lessor's responsibility to provide the lessee with a copy of the Association's Rules and Regulations.**
35. Emergency Services Policy

In the event the Executive Board is required to dispatch management personnel, contractors or subcontractors to address an emergency situation in or resulting from a condition within a unit which affects either that unit, other units or the common elements, the costs therefor shall be in addition to any actual damages incurred to the common elements or limited common elements or any other unit. These costs shall be borne by the owner of the unit where the condition originated.