

## **RULES AND REGULATIONS OF PALMETTO PARK**

Owners, Tenants and Guests are asked to kindly abide by the rules and regulations for your peaceful enjoyment of Palmetto Park, and peaceful enjoyment by other Owners, Tenants, and Guests. We remind you, these rules and regulations are enforceable.

- A. All Units shall remain of like exterior color and appearance. No one may alter or modify any part, including the entrance doors, windows, shutters, screens, etc., nor plant, replant, or replace any trees, bushes, or sod, without written permission from the Board.
- B. No loud noises or obnoxious odors (including loud music and/or television) shall be permitted nor shall anyone interfere with the rights of other Unit Owners or annoy them.
- C. Each Unit shall be used only for residential purposes and no business or trade shall be permitted within your Unit or on the property.
- D. No animals of any kind shall be raised, bred, or kept in any part of the common elements. Unit Owners are permitted a pet of not more than 30 pounds, Seeing Eye dog or "hearing" dog excepted. Any pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Condominium property upon three (3) days notice from the Association to the Unit Owner containing the pet.
- E. Owners and Tenants shall keep and obey all laws, ordinances, regulations, requirements and rules of all governmental agencies, divisions, or subdivisions, insofar as the same pertain to the control or use of the Unit; and Unit Owners shall promptly pay Unit Owners share of all common expenses.
- F. No structure alterations or changes shall be made within the Unit without prior approval of the Board of Directors of the Association.
- G. Each Unit Owner, lessee, or occupant shall maintain at all times in good condition and repair the portions of the Unit that are the responsibility of the Unit Owner, including but not limited to entry ways, porches/patios, interior walls, floors, ceilings, water, electric and plumbing systems and parts and components thereof, sanitary facilities, fixtures, equipment and lamps provided however, the Association shall, on behalf of all Unit Owners, be responsible for painting and/or cleaning exteriors and those items outlined in the Declaration of Condominium of record.
- H. No lighting fixtures, wire, TV antennas, air conditioners, aerials or structures of any kind shall be erected, constructed or maintained on the exterior of the building(s) without prior written permission of the Board of Directors.

- I. No wire, clothes lines, hangers or drying facilities, nor any garbage or refuse receptacles shall be permitted or maintained in the exterior of any Unit or in any part of the common elements, except by the Association. NO CLOTHES, RUGS, SPREADS, DRAPES, OR HOUSEHOLD ARTICLES OR GOODS OF ANY SORT SHALL BE DRIED, AIRED, BEATEN, CLEANED, OR DUSTED BY HANGING OR EXTENDING THE SAME FROM ANY WINDOW OR DOOR.
- J. No Unit may be partitioned in any way whatsoever. The Association may not permit partition of a Unit in any way whatsoever.
- K. No electric machine or apparatus of any sort shall be used or maintained in any Unit which causes interference with the television reception in other Units.
- L. No Unit Owner shall commit or permit anything to be done or kept in his Unit which would be a health, safety, or fire hazard or which will increase insurance rates on his Unit or on common property.
- M. No Unit Owner or Tenant shall commit or permit any nuisance, immoral, or illegal act in his Unit or in or on the common elements.
- N. No signs of any type shall be maintained, kept, or permitted on any part of the common elements, on in or on any Unit where the same may be viewed from the common elements, except for those signs specifically approved in writing by the board of Directors (this includes "For Rent" and/or "for Sale" signs.).
- O. All Unit Owners, Tenants, and Guests will comply with all use restrictions, rules, and regulations of Palmetto Park and any persistent violation of same, the violator thereof shall be required to leave the premises, at the direction of the Association. Unit Owners of such Unit being occupied by the violator shall be held responsible for any damages to the common elements committed by such Guest or Tenant. All Unit Owners shall see that their respective Tenant(s) or Guest(s) comply with all such rules, restrictions, and regulations of Palmetto Park.
- P. There shall be no more than two (2) motor vehicles per Unit allowed to park on the common or limited common elements. Parking is also prohibited on the street or any grassy or landscaped area. The following vehicles or vessels ARE NOT PERMITTED under any circumstances: BOATS, CANOES, TRAILERS, MOTOR HOMES, PICKUP TRUCKS, TRUCKS OR VANS WITH COMERCIAL LANGUAGE ON EXTERIOR. NO DILAPIDATED OR JUNKED VEHICLES OF ANY KIND.
- Q. ALL OCCUPANTS shall abide by all Bylaws, Rules and Regulations and Restrictions concerning occupancy and use of the common and limited common elements.

- R. THE LETTING, RENTAL, OR LEASING of a Unit by a Unit Owner, may not be done for a time period of less than one month. Unit Owners will file the appropriate application with the board of Directors together with the appropriate fee for handling, as dictated by the Declaration of Condominium.

### **POOL RULES**

ALL RULES AND REGULATIONS CONCERNING THE USE AND ENJOYMENT OF THE SWIMMING POOL AND POOL AREA WILL BE OBSERVED AND STRICTLY ENFORCED.

BE CERTAIN YOUR GUESTS UNDERSTAND THE POOL RULES. RULES ARE POSTED AT THE POOL.

The content of these rules have been taken from the text of the Declaration of Condominium; together with action of the Board of Directors and ratification of same; and shall be enforced by the Association, to maintain the peaceful enjoyment and safety to all at PALMETTO PARK.