

Telephone

-- Provided by General Telephone Company. The request for and installation of telephones in individual units is the responsibility of the respective individual unit owners. The payment of any bills relating to such telephone service shall be the responsibility of the respective unit owners.

XI.  
RULES AND REGULATIONS

(1) Not use or permit the use of his unit for any other purpose than as a single-family residence and maintain his unit in a clean and sanitary manner.

(2) Not permit or suffer anything to be done or kept in his unit which will increase the insurance rates on his unit or the common elements, or which will obstruct the rights or interfere with the rights of other members or annoy them by unreasonable noises or otherwise; nor shall a member commit or permit any nuisance, immoral or illegal act in his unit or on the common elements.

(3) Conform to and abide by the By-Laws and uniform rules and regulations in regard to the use of the units and the common elements, which may be adopted in writing from time to time by the Board of Directors of the Association and to see that all persons using owner's property, by, through or under him do likewise.

(4) Allow the Board of Directors or the agents and employees of the Association, including the Developer, to have access to each unit from time to time during reasonable hours as may be necessary for the maintenance, repair or replacement of any common elements therein or accessible therefrom, or for making emergency repairs therein necessary to prevent damage to the common elements or to another unit or units to determine compliance with these restrictions, reservations, covenants, conditions and easements and By-Laws of the Association.

(5) Show no sign, advertisement or notice of any type except petitions for meetings of the Association and notices thereof pursuant to F.S. §718.112(2)(f)(g) and (k) on the common elements or his unit and erect no exterior antennas and aerials, except as provided by uniform regulations promulgated by the Association, and there shall be no "for sale" sign in any form or size placed inside or outside the windows of the unit or attached to the curtains or venetian blinds or any other part of the condominium unit inside or outside.

(6) Make no repairs, additions or deletions to any plumbing or electrical wiring within a unit except by licensed plumbers or electricians authorized to do such work by the Board of Directors of the Association or its agent. Plumbing and electrical repairs within a unit shall be paid for and be the financial obligation of the owners of the unit, whereas the Association shall pay for and be responsible for plumbing and electrical repairs within the common elements, unless otherwise provided for in Chapter 718, Florida Statutes, effective as of the date of the recording of this document.

(7) Not allow or permit to be displayed laundry or clothing on the porches and/or patios of the condominium units or anywhere within the said units which would be visible from the outside of the units.

(8) Not be permitted to use city water to water the lawn or shrubbery.

(9) Keep patio areas and porches clean, neat and orderly at all times.

(10) Not make or cause any structural alteration to and in the building, specifically including, but not limited to, screening, or enclosure on private patios and/or affixing outside shutters to windows, the design and make to be approved by the Association and/or removal of any additions or improvements or fixtures from the building, or do any act that will impair the structural soundness of the building.

(11) Not cause to be constructed, built and/or installed any additional air conditioning or fan equipment attached to the walls, windows or doors or displayed in such a manner as to be seen from the outside of the building.

(12) Not cover by shutters, awnings, screens, or otherwise, any outside windows or doors of his unit without first obtaining the prior written consent of the Developer and of the Association.

(13) Proviso: Provided, however, that until the Developer has completed and sold all of the units of the condominium, Developer shall be deemed to have a vested and substantial interest in the condominium and therefore neither the Association nor the unit owners or their use of the condominium shall interfere with the completion of the contemplated improvements and the sale or lease of the units. The Developer may make such use of the unsold units, the common areas and the limited common areas as may facilitate such completion, sale and/or lease, including, but not limited to, the maintenance of a sales office and models for the showing of the property and the display of signs, or any other means to facilitate completion, sale and/or lease.

(14) Not permit any contractor or repairman to perform any repairs or improvements to the exterior of the building without the express approval of the Developer or the Association. The purpose of this rule is to assure continuity of the outside appearance of all buildings.

(15) Parking shall be limited to passenger automobiles or passenger stationwagons. Any other type of vehicle is specifically excluded, including but not limited to trailers of any kind, whether boat, house or utility, campers and trucks. Washing of any vehicles shall not be allowed on the premises.

(16) A pet (not exceeding 15 lbs) shall be allowed at time of purchase of a condominium unit by the owner. Thereafter a pet may not be replaced and thereafter no pets will be allowed for that unit when owned by the owner that has or had a pet. In the event of a dispute a majority vote of the Board of Directors of the Association shall be conclusive and binding. Pets shall mean house pets and not annoying dangerous animals. Whether or not a dangerous or annoying shall be determined by the Developer, the Management Company or the Board of Directors of the Association. Also, if owner has a pet, all city ordinances must be complied with by said owner and the Condominium Association shall designate areas for exercise or other physical activities or necessities, and only those areas shall be used.