

THE MANORS AT FOUNTAIN LAKES, A CONDOMINIUM

INITIAL RULES AND REGULATIONS

The Rules and Regulations hereinafter enumerated as to the Association Property, Condominium Property, the Common Elements, the Limited Common Elements, and the Units, shall be deemed in effect until amended by the Board of Directors of the Association, and shall apply to and be binding upon all Unit Owners. The Unit Owners shall always obey said Rules and Regulations and shall use their best efforts to see that these Rules are faithfully observed by their families, guests, and invitees, servants, lessees, and persons over whom they exercise control and supervision.

Definitions:

Common Elements: Everything except the interiors of the individually owned condominium units plus windows, doors, and screens. Common areas include all the land and the building structures. Common elements are owned by all the unit owners together and are for the use and enjoyment of all. Everyone must be considerate in their use of common areas.

Limited Common Elements: Areas reserved for the exclusive use of a specified unit. Examples are the garages, the private patios on end units, the lanais and the air conditioning equipment located outside the unit building (maintained by the unit owners)

Units: The individually owned area inside of the shell structure, to include drywall, tile, carpeting, appliances, cabinetry, and all personal property. It is recommended that each unit owner carry personal insurance to cover their individual unit as defined above.

The Rules and Regulations are as follows:

Building Appearance and Maintenance

- a. The streets, sidewalks, driveways, walkways, and entrances must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the Units, nor shall any carriages, toys, bicycles, wagons, shopping carts, chairs, rafts or other flotation devices, skateboards, roller blades, benches, tables, or any other object of a similar type and nature be left therein or thereon. No benches, tables, chairs, bird feeders, wind chimes, flags or windsocks are permitted on stairways, balconies, or railings. No flag poles or support brackets may be affixed to the buildings. Satellite dishes (or any other antenna-like device) may not be affixed to the building at any location other than inside the individual unit lanai. Any damage to the common areas caused by a unit owner or their guest, tenant, employee, contractor, or pet shall be repaired at the expense of the unit owner.
- b. Personal property of Unit Owners shall NOT be stored outside their Units. Unit Owners may keep normal outdoor furniture on their lanais.
- c. No garbage cans, supplies, containers, or other articles shall be placed in or on the walkways, hallways, balconies and entryways, nor shall any linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind or other articles be shaken or hung from any of the windows, doors, walkways, balconies or entryways, or exposed on any part of the Limited Common Elements or Common Elements; and the Limited Common Elements and the Common Elements shall be kept free and clear of refuse, debris and other unsightly material.
- d. No Unit Owner shall allow anything whatsoever to fall from the windows, walkways, balconies, entryways, or doors of the Unit, nor shall an Owner sweep or throw from the Unit any dirt or other substances outside of the Unit or on the Limited Common Elements or Common Elements of the Condominium.
- e. Refuse and garbage shall be properly stored and deposited only in the area provided therefore immediately prior to scheduled pickup. All garbage must be bagged.
- f. No Unit Owner shall make or permit any disturbing noises by the Unit Owner, their family, servants, employees, agents, visitors, or licensees, nor do or permit anything by such persons that will interfere with the rights, comforts, or convenience of other Unit Owners. No Unit Owner shall play or permit to be operated a stereo, television, radio, or musical instrument in such a manner as to unreasonably disturb or annoy other occupants of the Condominium.
- g. No barbecuing or outdoor cooking is permitted on walkways, balconies, courtyards or lanais or any portion of the buildings to include the garages. It is intended that outdoor cooking be done at the facilities provided at the Fountain Lakes club house area.

Rules and Regulations to be Approved by The Manors Association Board of Directors on April 19, 2023

- h. No sign, advertisement, notice or other similar material shall be exhibited, displayed, inscribed, painted, or affixed, in or upon any part of the Units, Limited Common Elements or Common Elements by any Unit Owner or occupant without written permission of the Association.
- i. No inflammable, combustible, or explosive fluid, chemical or substance, shall be kept in any Unit or Limited Common Element, except those necessary and suited for normal household use.
- j. Unit Owners, residents, their families, guests, servants, employees, agents, or visitors shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roofs of the buildings.

Alteration of Condominium. Unit Owners are specifically cautioned that their right to make any addition, change, alteration, or decoration to the exterior appearance of any portion of the Condominium is subject to the provisions of the Declaration of Condominium. For example, no Unit Owner may apply any type of film or covering to the inside or outside of window or door glass without the prior approval of the Association. All such additions, changes or alterations must be presented in writing to the Board of Directors for approval, accompanied by written plans or drawings and specifications. The Board of Directors shall approve such requests only if the Association is protected against or indemnified as to mechanic's liens and/or claims arising from such work.

Emergencies in Owner's Absence. In order that proper steps and procedures may be taken in a minimum amount of time during an emergency, the Association may retain passkeys to all Units. If a Unit Owner changes a lock, the Owner shall provide the Association with a duplicate key.

Any Unit Owner who plans to be absent from their Unit for an extended period must prepare the Unit prior to their departure in the following manner:

- a. By removing all furniture, plants, and other objects from the lanai
- b. By designating a responsible caretaker to care for the Owner's Unit should their Unit suffer any damage caused by storms, hurricanes, winds, or other violent acts of nature. The management company (if applicable) and the Association shall be provided with the name of each Unit Owner's aforesaid designated caretaker. Such caretakers will notify the Association prior to making any entry to the Unit during the Owner's absence.

Pets: The Owner of each Unit may keep not more than two (2) small breed (under 20 pounds) pets of a normal domesticated household type (such as cat or dog) in the Unit. The pet must be always leashed or carried under the Owner's arm while on the Condominium Property outside of the Unit. No reptiles, amphibians, poultry, or livestock may be kept in the Condominium, but tropical fish or caged birds are permitted in the Unit (but not on lanais as to caged birds). The ability to keep such a pet or animal is a privilege, not a right, and the Board of Directors is empowered to restrict the keeping of such pets) and may order and enforce the removal of any such pets which become a source of annoyance to other residents of the Condominium. All pet excrement is to be picked up immediately and disposed of every time the animal is walked. **NOTE:** Tenants are NOT allowed to have pets in their units whether the owner approves.

Parking. Each unit is provided with a garage for the purpose of parking one vehicle. In addition, there are outside spaces at each building for guests or an additional vehicle. Any vehicle parked outdoors must display a mirror tag identifying the vehicle as owned by a particular unit. Only one mirror tag is provided for each unit. Cars parked outside without mirror tags are subject to being towed/booted at the owner's expense. Since there are insufficient outdoor spaces to accommodate a second car for every unit, consideration for one's neighbors is paramount. Using the garage for storage of personal belongings is not an acceptable reason to park more than one vehicle outside.

No commercial vehicle, work vehicle, or any vehicle with more than two axles or disabled vehicle shall be permitted to be parked or stored on the Condominium Property unless kept fully always enclosed within a garage. No vehicle shall be parked anywhere but on paved areas intended for that purpose or in garages. Parking on lawns or landscaped areas is prohibited. No vehicle shall be used as a domicile or residence, either permanently or temporarily. Work vehicles are generally described as vehicles used in the operation of a business or service, usually windowless and without rear seating capability and/or having ladder racks, etc. Mini vans are permitted if they are not used in the operation of a business or service.

Use of Fountain Lakes Facilities. Owners and tenants of The Manors are entitled to use the recreational facilities at Fountain Lakes. All rules and regulations as posted at the Fountain Lakes facility are to be followed by all Manors owners and tenants.