

**BRIGHTON AT CV CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS**

Adopted by resolution of the Board of Directors at a regular meeting held on
02-15-2018 Jerome Walcoe, Pres.
Jerome Walcoe, Pres.

In order to provide for peaceful, safe, and congenial living in Brighton Association and for the good of our community, the Brighton Board of Directors has adopted the following Rules and Regulations.

Unit Owners, occupants, renters, family members, guests, service providers and any other persons permitted on the grounds of Brighton Association by a unit owner, occupant, or renter must abide by the Condominium Documents and the following Rules and Regulations, as amended from time to time.

USE OF UNITS AND COMMON ELEMENTS

1. Each unit can only be used for residential purposes as a single family residence by the Unit Owner, or Tenant. No Owner or Tenant may occupy a Unit before receiving a Certificate of Approval from the Association.
2. At no time may a one bedroom Unit be occupied by more than two residents nor may a two bedroom Unit be occupied by more than three residents.
3. Persons under the age of eighteen (18) may visit and temporarily reside in a unit for not longer than two (2) consecutive weeks and for not more than 30 days in any calendar year. Permanent residency by persons under the age of eighteen (18) years is not allowed.
4. No person shall use the Condominium property or any part thereof in any manner contrary to the Florida Condominium Act, Condominium Documents, or these Rules and Regulations.
5. Unit Owners, Tenants, and Permanent Residents are fully responsible for the conduct of persons they permit to be at Brighton Condominium. No immoral, improper, offensive or unlawful use shall be made of any or all of the Condominium Property.
6. No Unit can be used for any commercial or business purpose. No solicitations for commercial purposes are allowed. No sign, advertisement, notice, solicitation, or other lettering is allowed on Unit windows, patios, or vehicles.
7. Immoral, improper, offensive or unlawful use of Condominium Property is prohibited.
8. No animals (pets) are allowed in any Unit or on Brighton Condominium property. All service and emotional support animals must be on a leash at all times said animal is not inside the unit. A request for approval of a reasonable accommodation must be completed and filed with the Association for the approval/denial.

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9. Except for normal household use, keeping flammable, combustible, or explosive fluids, chemicals, or other substances in any Unit or storage bin is prohibited, including barbecue charcoal and lighter fluid.
10. Refuse and garbage other than recyclable materials and over-sized discarded items must be deposited in the Blue Dumpsters in tied plastic bags that do not leak.
11. Newspapers, magazines, cardboard and recyclable paper must be deposited in the Yellow Dumpster, cartons and corrugated paper boxes must be flattened before depositing.
12. Recyclable glass, plastic containers, aluminum and steel cans can be properly disposed of in the blue recycle bins located at the SOUTH END of the clubhouse parking lot.
13. Discarded over-sized items are picked up on FRIDAY mornings only. Such unwanted items should be held until THURSDAY evening when they may be placed next to the building dumpsters.
14. Vehicles must be in working condition or they must be removed from the property within five (5) working days. Vehicle repair or maintenance, except for emergency repairs such as jump-starts, tire changes, etc. is prohibited on association property. Damage and stains to Condominium Property resulting from any vehicle repair, leak, or otherwise, will be corrected at the expense of the Unit Owner and/or the Vehicle Owner. Park cars in assigned space - NOSE IN, not in Guest spaces. No cars professionally washed or waxed in Brighton Association parking lots. NO CAR COVERS.
15. Any activity or sound including playing a television, radio, recorded music, musical instrument or any similar item that is the source of unreasonable annoyance or disturbance to your neighbors is prohibited.
16. Placement of any plant, shrub, flower, or the like outside a Unit is not permitted without the prior written consent of the Board of Directors.
17. The sidewalk, entrances, passages, elevators, vestibules, stairways, catwalks, halls and other areas outside a Unit must not be obstructed, encumbered or used for any purpose other than egress and egress to and from the premises. No floor mats, bicycles, tricycles, shopping carts, chairs, benches, tables, or any other objects can be kept outside a Unit. Due to safety issues, Unit doors must not be left or propped in the open position. No one shall sit on any of the catwalks.
18. Smoking is not permitted in the elevators, laundry rooms, on the catwalks, sidewalks, stairways, passages, or halls.
19. Washers and Dryers in the laundry rooms may only be used between 8:00 AM and 8:00 PM. Make sure you take your clothes out promptly when they are done. Clean the filter and shut the light in the laundry room. Shut the outer door of the laundry room when leaving. If you spill something, wipe it up.
20. Feeding or leaving food for any form of wildlife, including but not limited to birds, ducks, or animals, is illegal and is not permitted.

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21. Shaking out or hanging articles of any kind from any window, door, patio, or Catwalk is prohibited.
22. Cooking is not permitted on any Unit patio or anywhere outside a Unit. Eating and drinking outside a Unit is not permitted except in an area designated for a specific occasion by the Board of Directors.
23. Alteration, addition, or modification to a Unit or any part of Brighton Condominium common elements is prohibited without the prior written consent of the Board of Directors.
24. Enclosure or structural change of a patio is prohibited without first submitting an alteration approval application with required permits and receiving the written consent of the Board of Directors.
25. Modification or installation of electric wiring or television antenna systems and any change to the appearance of any part of Condominium common elements is prohibited.
26. Material puncture or break in the boundaries of a Unit is prohibited.
27. Except for hurricane shutters, windows, or doors, installed within patio Screening. No awning, enclosure, canopy, shutter, or the like, shall be attached to or placed on a Unit's outside walls, windows, doors or the roof of the building except as provided in the Declaration of Condominium.
28. Unit Owner, Tenant or permanent Occupant should turn off the water to their Unit if the Unit is going to be vacant for more than 72 hours.
29. It is advisable for the Unit Owner to obtain liability insurance prior to completing an alteration application.
30. Unit Owner must use licensed and insured vendors and must provide to the Association proof of liability insurance for any vendor working within their Unit prior to work commencing. If you have work done in your unit, they have to work in your unit or on the grass areas only. Make sure they use precautions not to cause damage to the common areas and to leave the area clean when they are done.
31. Rentals are for a minimum of seven (7) months, maximum one year. You may rent your unit only once in a 12 month period. In order to rent or sell your Unit, You must submit at least four weeks prior to close, a copy of the lease or sales contract, an application form obtained from our management company, and a check for \$100.00. THERE WILL BE NO RENTALS ON NEW SALES AFTER JUNE 1, 2016.
32. When laying tile flooring, apartments on floors two (2) to three (3) must have a bill from the company stating that they are using 1/4" cork sound proof insulation. This is to be kept on file in the Management office. Only carpeting can be placed on bedroom floors, tiles are not allowed. An alteration approval application is required.

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- 33.If you expect a guest, delivery or serviceman, make sure they do not park in a "No Parking" area – these areas are for Emergency Vehicles only.
- 34.No commercial vehicle, trailer, camper or recreation van or the like shall be parked on the Condominium Property. Violators will have their vehicles towed at their expense.
35. Each Unit Owner, his Tenant, Guest or invitee shall obey the Rules and Regulations posted at the pool areas and the tennis courts.
- 36.Oversize vehicles, such as 18-wheel moving trucks, are not permitted on Brighton property. Special arrangements should be made to unload vehicle contents onto smaller vehicles in order to transport the contents to the designated unit. The Unit Owner or Renter will be held fully responsible for any and all damage done to Association property, which includes, but is not limited to grass, landscaping, pavement and buildings. No deliveries after 7:00 PM.
- 37.No renter or new unit owner may occupy the unit before receiving a Certificate of Approval from the Association and having given a copy of the Deed and Closing Statement to Brighton Association and its management company.

REGULATIONS FOR MODIFICATIONS/ALTERATIONS/ADDITIONS

- 1.The Association will be held harmless.
- 2.No work will start without Board Approval.
- 3.Contractor will be licensed, insured and obtain required permits.
- 4.All construction debris MUST be removed by Contractor.
- 5.No material will be thrown from catwalks or placed in dumpsters.
- 6.NO WORK WILL BE DONE ON CATWALKS.
- 7.NO FURNITURE, EQUIPMENT or MATERIAL WILL BE PLACED ON CATWALKS.
- 8.Cork insulation must be used with all tile above first floor.
- 9.Bedrooms and dens will remain fully carpeted above the first floor.
- 10.Association shall retain copies of Contractor's licenses, insurance and permits
- 11.ALL PARTIES including OWNERS, CONTRACTORS AND DELIVERY PEOPLE will be responsible for cleanup and damage to the common areas, such as CATWALKS, DOORS, WALLS and FIRE EXTINGUISHERS.
- 12.Contractors will not use "NO PARKING AREA" for vehicles or work.
- 13.Elevators, dumpsters, catwalks and walkways will be kept clean.
- 14.The Association will be permitted to inspect work in progress.
15. Work to be performed Monday – Friday 8:00 AM – 5:00 PM.

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MAINTENANCE PAYMENT DUE DATE

The monthly maintenance payment is due on the first business day of every month, as is any special assessment payment that may be required by the Board of Directors. If a maintenance payment or special assessment is not received by First Service by the 25th day of the month for which it is due, it is delinquent. A one time late fee of twenty-five dollars (\$25.00) for each delinquent payment will be charged to the Unit Owner's account, along with any accruing interest, costs and legal fees that may occur.

KEY TO UNIT

Pursuant to Condominium Documents of Brighton at CV Condominium Association, Inc. the Unit Owner must give their Building Director a working entrance key or keys to the Unit.

Pursuant to Florida law (F.S. 718.111, subd.5), the Association has the irrevocable right to access to each Unit when necessary for the maintenance, repair, or replacement of any common elements or for making emergency repairs necessary to prevent damage to the common elements or to another Unit or Units

If a Unit Owner fails to comply with paragraph above, the Association may enter the unit for the purposes set forth in paragraph above, the Unit Owner shall pay for any damages or repairs caused by their refusal and by forced entry into the Unit in an emergency situation.

If a Unit Owner or occupant changes or installs a new entry lock to a Unit the Unit Owner must give their Building Director the new or additional working key(s).

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VIOLATION

Failure to comply with any provision of the Condominium Documents or these Rules and Regulations will cause a written violation notice to be sent to the Owner and Occupant. If the violation continues, it may be followed up with legal counsel. The Association will provide fourteen (14) days from the date of the third written violation notice from the management company, in order that the Unit Owner and or occupant may request a hearing.

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Purchaser(s) / Renter(s) signature(s)

Date
