

VILLAS AT LAKEVIEW

CONDO RULES AND REGULATIONS ACKNOWLEDGEMENT

Residents in our community are both homeowners and renters. All residents must respect and follow the condominium rules as set forth in the Condominium Documents given to each owner and signed by you in the "Application for Residency". The purpose of these rules is to maintain and enhance the quality of our living environment for the enjoyment of all residents.

RESIDENTS:

- All new residents must have a complete background check and be approved by the Board of Directors (BOD).
- Only two (2) adults per one bedroom and 4 adults per 2 bedrooms are permitted to reside in a unit - or 2 adults and 2 children.
- **Move-in to the unit CANNOT occur without prior approval from the Board of Directors**
- Any person(s) not specified in the "Application of Residency" and/or unit "Lease" is NOT permitted to occupy the unit. Unauthorized occupants constitute breach lease/rental agreement and will lead to eviction and fines.

Any new person who wishes to reside at Villas at Lakeview *after* the primary unit owner or tenant moves in MUST follow this procedure BEFORE moving in:

- a) Submit an Application for Residency to the Management Company along with application fee per person;
- b) Submit to a background check;
- c) Wait to be approved by the Board of Directors PRIOR to moving into the unit.

Rental criteria: - **Gross monthly income must be at least 2.5 times the monthly rent;** Unverifiable income sources will NOT be considered in calculating rent to income ratios. Three months of bank statements can be used for unverifiable cash income.

If you are self-employed, you must include a copy of your most recent Federal Tax returns, otherwise you must submit copies of your most recent pay stubs or documents confirming the income listed on your application. - The applicant's credit report may not contain derogatory rental information and no judgement or collection account from the former landlord within the 5 (five) years preceding the rental application. - **Credit Report must be available** and presented for each applicant from Retail Merchants/Equifax, or similar Credit Reporting agency. - All adult occupants/applicants must have a **TransUnion Credit Score**, as determined by a mortgage model inquiry, of **650 or greater**.

Criminal History Applicants who have **criminal history reflecting violent felonies, felonies which involve fraud or theft, forgery, ID theft and other felonies will be DENIED** if the crimes were committed within the last 10 years. Any **drug plea, felony or misdemeanor, or charge with pending or no-pros history for possession, manufacture, sale or use within the last 10 years, will be DENIED.**

There are NO EXCEPTIONS to these rules. DISREGARD FOR THIS PROCEDURE CONSTITUTES REASON FOR EVICTION and VEHICLE TOWED AWAY FROM THE PROPERTY.

SUB-LEASE of UNIT is PROHIBITED. Breaking this rule will result in EVICTION.

PARKING:

- All parking spaces are assigned. Your parking space # is: _____
- All cars parked on our property belonging to residents approved by the board must have an RFID sticker to enter the gate.
- Guests **MUST** Park **ONLY** in Guest assigned spaces.
- Guests cannot stay after midnight without registering the vehicle on line. All residents have been given magnets with the web site information. No more than 7 nights per month allowed. Going over the limit will result in car being towed away at car owner's expense. For special situations, please contact the management company.
- Vehicles must be driven into parking spaces, no backing into spaces allowed.
- Do not dislocate or run over the cement parking blocks with your vehicle. Damage will result in fines.
- No commercial vehicles, trailers, boats, motorcycles or scooters allowed on the property.
- All vehicles must be in good working condition and properly registered and insured. Inoperable and/or unregistered vehicles will be towed.
- Maintenance work of any kind on vehicles on property is strictly prohibited.

GARBAGE/DUMPSTERS

- Garbage **MUST** be placed **ONLY** **INSIDE** the dumpster.
- No large items such as mattresses, appliances or furniture can be left by the dumpsters. These items must be removed from the property and taken to the City dumping grounds by the resident. Leaving any of the above on the property will be subject to **FINES** and cost of removal.
- Boxes must be broken apart and placed inside the dumpsters.
- Do **NOT** discard garbage, rubbish, or in places other than the garbage receptacle.

PATIOS / BALCONIES

- No storage items of any kind are permitted on patios and balconies. No shelving, bins, furniture, luggage, desks, or any other objects.
- Patios are restricted to patio-type furniture ONLY, patio tables and chairs are permitted.
- Gas grills are NOT allowed in patios.
- Hanging of laundry or garments in patios or on any rails is strictly prohibited.

WINDOWS

Do not hang any laundry, garments or other objects which are visible from outside of the unit, except for draperies, blinds, shades or other suitable window coverings. Decorative window coverings shall not include any type of reflective film on any glass windows or doors

SIDEWALKS/ENTRANCES/STAIRS/COMMON AREAS

- These areas are NOT to be obstructed or used for any purpose other than ingress and egress to and from the premises; nor shall any carriages, bicycles, chairs, benches, tables or any other objects of a similar type or nature be left outside the apartments.
- Children shall NOT play or loiter in the halls, stairways, driveways or any other public areas.
- Exterior apartment doors shall NOT be blocked or otherwise left open.

CHILDREN

- Children are restricted in certain activities. Children will be the direct responsibility of their parents and legal guardians, including full supervision of them while within the Condominium Property and including full compliance by them with the Rules and Regulations of the Association.
- LOUD NOISES will NOT be tolerated. All children under twelve (12) years of age must be accompanied by a responsible adult when entering and/or utilizing the recreational facilities.

NOISE ISSUES/NUISANCES

- All residents are required to NOT engage in any activities that create a nuisance such that it interferes with the peaceful living of fellow residents.
- **PLEASE BE RESPECTFUL AND CONSIDERATE TO YOUR NEIGHBORS.**
- **NO LOUD MUSIC** that would bother and become a nuisance to your neighbors
- **NO LOUD MUSIC or NOISE after 10 P.M.**

- Construction, repairs, maintenance work in units, as well as regularly scheduled laborers making noise with tools on the property, is **ONLY** permitted Monday through Friday between 8 A.M. to 6 P.M. unless the circumstances are considered an emergency.
- Same applied to moving companies, furniture delivery, Satellite or Cable TV installations, etc. **ONLY** permitted on the property Monday through Saturday from 8 A.M. to 6 P.M.
- **ONLY** leisure activities on SUNDAYS.

TV INSTALLATIONS & SATELLITE DISHES

- Satellite dishes **MUST** be professionally installed **ONLY** in BOD approved locations.
- Any unapproved installation will result in a Violation Letter to the unit owner (and tenant if applicable), and any alterations, repairs, etc., will be at the Owner's expense.
- The only approved location for satellite dish is at the end of the first-floor fence, preferably in the A/C compressors area.
- Dishes **CANNOT** be installed on the buildings, patio rails or poles of any kind in the back yards or patios under any circumstance.
- For the first-floor units, the wiring must run from dish along top the first-floor fence as neatly and inconspicuously as possible into the unit.
- For townhouse units on second and third floor, wiring must run up to balcony and into unit. Wiring to third floor **CANNOT** run outside of building through the wall.
- No drilling any holes in exterior walls of the building.
- No drilling allowed in patio ceilings or walls to hang heavy objects.

PETS • PITBULLS and DOBERMAN PINSCHERS are NOT permitted on Villas at Lakeview property.

- If you own pet(s), a photo of each pet **MUST BE** included in the "Application for Residency".
- A maximum of two (2) pets are permitted per unit. The **MAXIMUM** permitted weight for both pets should **NOT** exceed 40 pounds **TOTAL** (example: 20 lbs. each pet for a total of 40 lbs., or 1 pet weighing **no more than 40 lbs.**). Any questionable weight will result in a request for letter from the Veterinarian confirming the pet's weight **PRIOR** to moving in. **NO** large dogs allowed that would weigh over 40 lbs. when fully grown.
- **Residents MUST pick up after their pets.** Failure to do so will result in Violation letters and Fines.
- Residents' pets **MUST** be kept on a leash at all given time and not allowed to run free on property, for the safety of all community residents.
- Please consult with the Management Company for further details prior to submitting an application. Contact information is affixed up front on the Club House window.

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- If a resident desires to adopt a new pet after moving into our community, the resident **MUST** fill out an application for the pet and submit with photo and veterinarian information to the Management Company for BOD approval. All pets **MUST** have a clean bill of health and current vaccinations. Failure to do so may result in a request for the pet to be removed from the property.
- I, (the applicant's name), renting, owner & association must approve the pet and may be subject to additional security by the unit owner.

SPEED LIMIT

- **THE SPEED LIMIT IN THE COMMUNITY IS 10 MPH.** Please watch for children and people walking around the property.

MOVIN-IN / DELIVERY TRUCKS

- Moving-in trucks, pick-up trucks or cars with furniture and personal contents are **ONLY** permitted to move in Monday through Saturday from 8 A.M. to 6 P.M. Move-ins **NOT** permitted on **SUNDAY**.
- Truck access to Villas at Lakeview property **MUST ENTER** through the **NORTH GATE** and **MUST EXIT** through the **SOUTH GATE**.
- **ANY DAMAGE TO GATES, ARMS AND GATE MECHANISMS WILL BE BILLED TO THE UNIT OWNER.**

I READ AND FULLY ACKNOWLEDGED VILLAS AT LAKEVIEW CONDO ASSOC. RULES & REGULATIONS and I WILL RESPECT THESE RULES and Regulations may be subject to change.

Signed this day: _____

Print Name of Resident

Print Name of Resident

Signature of Resident

Signature of Resident

VILLAS AT LAKEVIEW, A CONDOMINIUM

INITIAL RULES AND REGULATIONS

Under the condominium documents, the Board of Directors of VILLAS AT LAKEVIEW CONDOMINIUM ASSOCIATION, INC. has the responsibility and authority for the operation of the Association, management of the Condominium Property and for the establishment and enforcement of Rules and Regulations.

These initial rules and regulations may be modified, added to or repealed at any time by the Board. Any consent or approval given by the Association under these Rules and Regulations shall be revocable at any time, except for its approval of resales or leases. These Rules and Regulations and all others hereinafter promulgated shall apply to and be binding upon all Unit Owners. The Unit Owners shall at all times obey said Rules and Regulations and shall use their best efforts to see to it that they are faithfully observed by their families, guests, invitees, servants, lessees and other persons over whom they exercise control and supervision. Said Initial Rules and Regulations are as follows:

1. The sidewalk, entrances, passages, elevators, if applicable, vestibules, stairways, corridors, halls and all of the Common Elements must not be obstructed or encumbered or used for any purpose other than ingress and egress, to and from the premises; nor shall any carriages, bicycles, shopping carts, chairs, benches, tables, or any other object of a similar type and nature be stored therein. Children shall not play or loiter in halls, stairways, elevators, or other public areas. For security purposes, all doors leading from the building to the outside or from the garages into the elevator lobbies or stairways or the Condominium building shall be closed at all times and shall not be blocked open.
2. Exterior apartment doors must not be blocked or otherwise left open.
3. The personal property of all Unit Owners shall be stored within their condominium units or assigned storage areas.
4. No garbage cans, supplies, or other articles shall be placed in the halls, on the balconies, or on the staircase landings, 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 or balconies, or exposed on any part of the Common Elements. Fire exits shall not be obstructed in any manner, and the Common Elements shall be kept free and clear of rubbish, debris, and other unsightly materials.
5. No owner shall allow anything whatsoever to fall from the windows, balcony or doors of the premises; nor shall he sweep or throw from the premises any dirt or substance into any of the corridors, halls or balconies, elevators, ventilators, or elsewhere in the building or upon the grounds.

6. Refuse and bagged garbage shall be deposited only in the area provided therefor. In this regard, all refuse must be bagged in sealed garbage bags.
7. Water closets and other water apparatus and plumbing facilities on the condominium property shall be used for any purpose other than those for which they were constructed. Any damages resulting from misuse of any such items in the Condominium Unit or elsewhere shall be paid for by the Unit Owner in whose Unit it shall have been caused or by the Unit Owner whose family, guest, invitee, servant, lessee or other person who is on the Condominium Property pursuant to the request of the Unit Owner shall have caused such damage.
8. Employees of the Association shall not be sent out of the building by any Unit Owner at any time for any purpose. No Unit Owner or resident shall direct, supervise or in any manner attempt to assert control over the employees of the Association.
9. The type, color, and design of chairs and other items of furniture and furnishings that may be placed and used, where applicable, on any terrace or balcony may be determined by the Board of Directors of the Association, and a Unit Owner shall not place or use any item, where applicable, upon any terrace or balcony without the approval of the Board of Directors of the Association.
10. The exterior of the Condominium Units and all other exterior areas appurtenant to a condominium unit, including, but not limited to, balcony walls, railings, ceilings or doors, shall not be painted, decorated or modified by a unit owner in any manner without the prior consent of the Association.
11. Nothing, including, but not limited to, radio or television aerials or antennas, signs, notices or advertisements, awnings, curtains, shades, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans or air conditioning devices, or other items shall be attached or affixed to the exterior of any unit or balcony or exposed on or projected out of any window, door or balcony of any unit without the prior written consent of the Association. No one shall alter the outside appearance of any window of any unit without the written consent of the Association. The consent of the Association to all or any of the above may be withheld on purely aesthetic grounds within the sole discretion of the Board of Directors of the Association. Notwithstanding the foregoing, any unit owner may display one portable, removable United States flag in a respectful way, and on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day may display in a respectful way portable, removable official flags, not larger than 4 1/2 feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps or Coast Guard.
12. No interior of a condominium unit shall be altered in any manner as such would have any effect on the structural elements of the building or its electrical, mechanical, plumbing or air conditioning systems or on any of the Common or Limited Common Elements without the prior written consent of the Association.
13. No unit owner shall make or permit any disturbing noises in the building by himself, his

family, servants, employees, agents, visitors and licensees, nor do or permit anything by such persons that will interfere with the rights, comfort or convenience of the unit owners. No unit owner shall play upon or suffer to be played upon any musical instrument, or operate or suffer to be operated a phonograph, television, radio or sound amplifier in his unit in such a manner as to disturb or annoy other occupants of the Condominium. All parties shall lower the volume as to the foregoing after 10:00 p.m. of each day. No unit owner shall conduct or permit to be conducted vocal or instrumental instruction at any time.

14. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the condominium unit or condominium property by any unit owner or occupant without written permission of the Association.
15. No awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or doors or roof of the building without the written consent of the Board of Directors of the Association. All window coverings must be such color as the Association determined in its sole discretion.
16. The Association may retain a pass-key to all units. In lieu of a pass-key, the Association shall have a duplicate key. In the event the unit owner fails to supply either a pass-key or duplicate key, and entry into the unit by the Association is permitted in accordance with the Declaration, Articles, by-Laws, or these Regulations, the Association shall not be responsible for any cost or expenses incidental to a forced entry into a unit. The agents of the Association and any contractor or workman authorized by the Association may enter any unit at any reasonable hour of the day for any purpose permitted under the terms of the Declaration of the Condominium or By-Laws of the Association. Entry will only be made after pre-arrangement with the respective unit owner or the occupant of the condominium unit. Nothing herein shall relieve the Association of its duty of ordinary care in carrying out its responsibilities nor from its negligence or willful activities that caused damage to a unit owner's property.
17. Complaints regarding the service of the Condominium shall be made in writing to the Association.
18. No flammable, combustible, or explosive fluid, chemical, or substance shall be kept in any unit or limited common element assigned thereto or storage area, except such as are required for normal household use.
19. Payments of monthly assessments shall be made at the office of the Association.
Payments made in the form of checks shall be made to the order of such party as the Association shall designate. Payments of regular assessments are due on the first (1st) day of each month, and if such payments are ten (10) days or later, they are subject to charges as provided in the Declaration of Condominium.
20. No bicycles, scooters, baby carriages, similar vehicles, toys or other personal articles shall be allowed to stand in any driveways, common elements or limited common elements. None of the foregoing items shall be conducted in or from any residential condominium unit.

21. The residential condominium unit shall be used solely for purposes consistent with applicable zoning laws. No trade, business, profession or other types of commercial activity may be conducted in or from any residential condominium unit.
22. A unit owner shall not permit or suffer anything to be done or kept in his condominium unit which will increase the insurance rates on his unit, the common elements or any portion of the condominium or which will obstruct or interfere with the rights of other unit owners of the Association.
23. Advance arrangements shall be made with the Association before moving furniture or bulky personal belongings in or out of the building.
24. Rugs, mats, etc. may not be placed outside the condominium unit entrance doors.
25. Children shall be permitted to be occupants of Units, but are restricted in certain activities. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Condominium Property and including full compliance by them with the Rules and Regulations and all other rules and regulations of the Association. Loud noises will not be tolerated. All children under twelve (12) years of age must be accompanied by a responsible adult when entering and/or utilizing the recreational facilities.

I READ AND FULLY ACKNOWLEDGED VILLAS AT LAKEVIEW CONDO ASSOC. RULES & REGULATIONS and I WILL RESPECT THESE RULES and Regulations may be subject to change.

Signed this day: _____

Print Name of Resident

Print Name of Resident

Signature of Resident

Signature of Resident