Fanshaw at CV CONDOMINIUM ASSOCIATION, INC

RULES AND REGULATIONS

Adopted by resolution of the Board of Directors at a regular meeting held on September 26, 2019.

In order to provide for peaceful, safe, and congenial living in Fanshaw Association and for the good of our community, the Fanshaw 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 the Fanshaw 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.

Violation of these Rules and Regulations may be reported and if not corrected may be subject to legal action on the unit.

USE OF UNITS AND COMMON ELEMENTS. (IN DOCUMENTS)

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. Persons under the age of eighteen (18) may visit and temporarily reside in a unit for no 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.
3. 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.
4. Unit Owners, Tenants, and Permanent Residents are fully responsible for the conduct of person they permit to be in Fanshaw Condominium Association. No immoral, improper, offensive or unlawful use shall be made of any or all of the Condominium Property.
5. 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.
6. No animals (pets) are allowed in any unit or on Fanshaw Condominium property. Excluding Service or Emotional Support.

I/We have read and agree with all the rules & regulations

Purchaser(s)	Renter(s)	Date
_____	_____	_____

(IN DOCUMENTS)

7. Except for normal household use, keeping flammable, combustible, explosive fluids, chemicals, or other substances in any unit or storage bin is prohibited, including barbeque charcoal and lighter fluid.
8. 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.
9. 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.
10. 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 ingress and egress to and from the premises. No floor mats, bicycles, tricycles, shopping carts, chairs, benches, tables, or other objects can be kept outside a Unit due to safety issues. Unit doors must not be left or propped in the open positions. No one shall sit on any of the catwalks.
11. Shaking out or hanging articles of any kind from any window, door, patio, or catwalk is prohibited.
12. Cooking is not permitted on any Unit patio or anywhere outside a Unit.
13. Alteration, addition, or modification to a Unit or any part of Fanshaw Condominium common elements is prohibited without the prior written consent of the Board of Directors.
14. Working hours for contractors and Unit owners are Monday thru Saturday 8:00AM to 5:00 PM.
15. 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.
16. Material puncture or break in the boundaries of a Unit is prohibited.
17. Except for hurricane shutters, window, 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.

(/We have read and agree with all the rules & regulations.

Purchaser(s)	Renter(s)	Date
_____	_____	_____

18. 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 dumpster pad area only and be covered by (example) plywood, tarp or something that protects the dumpster from damage. Make sure they use precautions not to cause damage to the common areas to leave the area clean when they are done.
19. Rentals are Twelve (12) months only. 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.
20. Tiles in the bedrooms are only allowed on the first floor, no other floor.
21. 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.
22. Each Unit owner, his Tenant, Guest or invitee shall obey the Rules and Regulations posted at the pool areas and the tennis courts.
23. No renter or new Unit owner may occupy the Unit before receiving a Certificate or Approval from the Association and having given a copy of the deed and Statement to the Fanshaw Association and its management company.
24. Vehicles must be in working condition, and license plate registration must not be expired or they must be removed from the property. Vehicle repair or maintenance except for emergency repairs such as jump-starts, tire changes, etc. is prohibited on Associations 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 car in assigned space-NOSE IN, not in Guest spaces. No cars professionally washed or waxed in Fanshaw parking lots. Only car covers showing license plates are acceptable.
25. Eating and drinking outside a Unit is not permitted except in an area designated for a specific occasion by the Board of Directors.

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Purchaser(s)	Renter(s)	Date
_____	_____	_____

(RULES)

26. Oversized vehicles, such as 18-wheel moving trucks, are not permitted on Fanshaw 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.
27. Refuse and garbage items must be deposited in the dumpsters in tied plastic bags that do not leak.
28. Newspapers, magazines, cardboard and recyclable paper must be deposited in the recycle dumpster. Cartons and corrugated paper boxes must be flattened before depositing.
29. Discarded oversized items are picked up on FRIDAYS only. Such unwanted items should be held until THURSDAY evening when they may be placed next to the building dumpsters.
30. 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.
31. Feeding or leaving food for any form of wildlife, including but not limited to birds, or animals, is illegal and is not permitted.
32. 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.
33. Unit owner, Tenant or Permanent Occupant must turn off the water to their Unit if their Unit is going to be vacant.
34. If you expect a guest, delivery or service person, make sure they do not park in a “No Parking” area – these areas are for Emergency Vehicles Only.
35. Smoking is permitted in the unit and unit patios and parking lots only. There is no smoking in the following areas such as catwalks, stairs, landings, sidewalk, laundry rooms elevators, storage areas or any other Fanshaw common area.

I/We have read and agreed with all the Rules & Regulations.

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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 FirstService by 25th day of the month for which it is due. It is delinquent. A 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, cost and legal fees that may occur.

KEY TO UNIT

Pursuant to Condominium Documents of Fanshaw 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).

AUGUST 19, 2021, Additional Rules

1. The only audio and video equipment and devices that may be used to record a meeting is equipment which does not produce distracting sound or light emissions.
2. Audio and video equipment must be assembled and placed in position before the meeting starts.
3. Anyone video recording or audio recording a meeting cannot move about the meeting room.
4. Anyone video recording or audio recording a meeting may not engage in behavior that is disruptive to the meeting.
5. Anyone wanting to video record or audio record a meeting must give advance written notice to management at least twenty-four (24) hours prior to the start time of the meeting if they intend to video record or audio record the meeting.
6. Any video recording or audio recording of a meeting may not be streamed or uploaded to any social media site, blog, application or other or place on the Internet that is open to the public and that is not limited to only being accessed by the members of this Association, nor may any video recording or audio recording of a meeting be disseminated by e-mail or any other electronic means except to members of this Association.

I/We have read and agreed with all the Rules & Regulations.

Purchaser(s)	Renter(s)	Date
_____	_____	_____