***MOONGLOW CONDOMINIUM***

**House Rules & Regulations**



*The goal of these rules and regulations is to protect the liability and resale value of our units without interfering with the privacy of the residence. All residents (owners and renters) are required to adhere to these rules. All federal, state, county, and municipal laws and ordinances are considered part of the rules and regulations of this complex. Condominium owners are ultimately responsible for violations and/ or damage cause by their tenants.*

1. *Maintenance fees are due the first day of each month. Late fee of $25.00 will be applied after the 15th of every month...*
2. *Children are not permitted to play, bike, roller blade, etc. on the walkways, hallways or balconies within the complex.*
3. *There is to be no clothing hanging on the handrails and terraces. Also, no clutter or trash is to be left outside the units. If you need to throw out furniture or heavy trash, please make arrangements to have it picked up.* ***ALL PATIOS AND BALCONIES ARE TO BE KEPT CLEAN****. (E.g. No plants, furniture, or any other items are permitted in walkways and balconies.)*
4. *Do not discard waste, water from second floor balcony.*
5. *Door units must be closed at all times.*
6. *Guests would be subject to approval by the condominium association and it should be notified in advance.*
7. *Please moderate the volume of radios, stereos, and televisions. (Music & others noises until 10:30pm)*
8. *No "For Rent/Sale" signs are to be placed in front of the building.*
9. *The owner of a condominium unit shall have the right to lease his/her unit. All owners must obtain approval from the board before renting to new tenants. (Renter screening fee is $75.00) All leases shall be in writing and shall be submitted to the Association. No lease shall be for less than ONE (1) year.*
10. *New condominium owners will be charged $100.00 per stopple letter.*
11. *The condominium documents state that there will be no more than TWO (2) people occupying a unit with one bedroom and no more than ONE (1) person occupying the studio. Therefore any unit owner that is in VIOLATION of this rule must conform to it within 30 days of receipt of the notice. Furthermore, if there are more living within the units as stated above the unit owner will be charged an additional $25.00 per person per month.*
12. *The area around each air condition is to be kept clean and dry.*
13. *For security purposes, the main entrance gates (front and back)* ***MUST***
14. *Be closed at all times, except when persons are entering or departing the premises.*
15. *There are absolutely* ***NO PETS*** *allowed in any of the units****.***
16. *Car wash, repairs and/or oil changes in front or back of building is NOT PERMITTED (Florida Law Ordinance).*
17. *DO NOT leave clothes unattended in the washer or dryer. Keep the area clean.*
18. *No out door cooking.*

19. *Suggestions or complaints concerning our home, **"MOONGLOW"** shall be made in writing to the Board of Directors and placed in the office mailbox so that these needs can be addressed.*

20. *Any and all soliciting, salesmen, and/or deliverymen will not be permitted within condo property unless the actual recipient/owner/tenant is present.*

21. *One or two board's members have to interview the new tenants before they move.*

22. *A deposit of One hundred Dollars ($100.00) is required at least one a week prior to the moving in or out the units. All residents should take care not to damage hallways, lights, any gates or landscaping areas when moving in or out of the units. The unit owners will be responsible for any damage caused by moving companies or other incidents during the moving process. If there no damages caused to the common areas, the deposit will be fully refunded.*

23. *Any renovation of the unit or repair to the equipment, structures etc, need to be referred to the Condominium Manager Association to be approved by the President and/or Vice President. If owner take it upon himself to make any repairs he/she will be help responsible for all the cost and damages.*

24. *No owner, tenant or guest is allowed to do any alterations to the unit, which may impair the structural integrity of the building (doors, windows etc) No installation of color blinds or color curtains inside glass doors (white or bone is recommended). N installations of cleaning devises, wiring for electrical or telephone use, television antennas, air conditioning unit or other machines or equipment which protrudes though the walls or the roof of building or is otherwise visible through glass doors or windows on the exterior of building except those as authorized by the Board.*

25. *Lease Addendum: The association to take unpaid assessments directly from tenants in condos with absentee owners refers to owners that have their apartments rented and still fails to pay their maintenance fees, assessment, etc. This Amendment may be enforced by collecting the payments due directly from the renters until all amounts due is collected in full.*

26. *UNIFORMITY IN THE CONDOMINIUM: The Board Directors of Moonglow Condominium vote to record the new rule in favor of uniformity of white or beige color curtains for all doors and windows. This is to maintain consistency and good presentation of the condominium.*

27. *No unit shall be sold to any business or company. It shall only be sold to individual. This Condominium is meant for families and not for business or companies.*

28. *A rule has been established that no potential owner/tenant is authorized to move in to any unit unless all the condominium requirements are complied. The potential owner/tenant needs to fill out an application, present a copy of the driving license and a check or money order in the amount of $75.oo (per person) for the screening. The potential owner/tenant is required to pass the screening without any police record and be granted an interview by the members of the Board of Directors. The potential owner/tenant should have a clear understanding of all the rules and regulations of the condominium. In addition, all owners should interview their potential tenants and inquire about any police record prior to the required screening by the Moonglow Condominium. The Board of Directors reserves the right to approve or disapprove any applicant.*

29. *The Florida Clean Indoor Air Act ("the Act"), contained within Chapter 386 of the Florida Statutes, provides a uniform statewide code to keep public places and public areas reasonably free from tobacco smoke. The Act prohibits people from smoking, except in designated smoking areas contained within the common elements. However, association's can never permit smoking in the common element hallways, corridors, lobbies, aisles, water fountain areas, restrooms, stairwells, entryways, or conference rooms. All other indoor "common areas" are also "no smoking", unless the Board has specifically designated the area as a smoking area. Smoking may occur outdoors unless the Board has adopted a no smoking policy with respect to outdoor areas.*

***IF YOU FAIL TO CONFORM TO THE ABOVE RULES YOU WILL BE ASKED TO APPEAR BEFORE "THE MOONGLOW CONDOMINIUM" ASSOCIATION BOARD OF DIRECTORS, AND YOU CAN BE FINED UP TO $50.00 PER DAY.***



**In case that I don't obey this rules and Regulations, this Florida Residential Lease Agreement will be broken and I have to move.**

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| Sign | Print | Date |

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| Sign | Print | Date |