

RIO ESPANA CONDOMINIUM

RESIDENT RULES & REGULATIONS

1. **REFUSE** - All garbage, refuse, waste, shall be placed in TIED PLASTIC BAGS and placed in garbage chute located in laundry room on each floor. DO NOT LEAVE ANY REFUSE ON THE FLOOR. If it does not fit in the chute, it must be carried to the first floor trash room and disposed of there.
2. **ACCESS TO UNITS** - Condo management shall retain a pass key to each unit. No renter shall alter any lock, install new locks, or install, post or attach any notice or sign of any type on doors of the said premises. Building manager MAY ENTER ALL UNITS for pest control purposes and any emergency that could affect the common area of the building.
3. **DAMAGES** - Renters are liable for all damages resulting from acts of neglect or any and all damages as a result of non-conformance to rules and regulations. Renters shall be liable for all damages to building caused by taking in, moving, or removing furniture or other articles of any kind. Failure to notify building manager will constitute a breach of the Rules. MOVE-INS INCLUDING DELIVERIES ARE ALLOWED MONDAY THROUGH SATURDAY FROM 9:00 A.M. UNTIL 6 P.M. There will be NO MOVE-INS ON SUNDAYS. Only the NORTH ELEVATOR may be used for moving of any furnishings, appliances, etc. WALL PADS MUST BE HUNG IN ELEVATOR AND CARPET MUST BE LAID ON FLOOR. They can be found in the recreation room closet. Unit owner is responsible for any damage caused by movers, contractors, etc. ALL CONTRACTORS MUST CLEAN UP DAILY and must be out of building by 6:00 P.M.
4. **NOISES** - No renters shall make or permit any disturbing noise in the building by themselves, family, employees, agents, visitors and licensees; nor do or permit anything by said persons that will interfere with the rights, comforts or convenience of others. Children must be kept reasonably quiet so as not to disturb the quiet enjoyment of all residents at all hours. Children must not be allowed to run or play in hallways or elevators at any time. No renter shall play or allow the playing for any musical instrument or operate or allow any sound producing objects in said premises which would be a disturbance or any annoyance to other occupants of the building between the hours of 11:00 P.M and 8:00 A.M. Consideration must be shown during all other hours of the day.
5. **PETS** - NO ANIMALS of any kind shall be kept or harbored in the said premises without written consent of management and owner and/or their agents. All dogs MUST BE CARRIED IN AND OUT OF THE BUILDING AT ALL TIMES OR MUST BE HELD UNDER CONTROL WITH A LEASH. No animal over fifteen (15) pounds (fully grown) shall be allowed in the building at any time. Renters shall have no more than one pet. Pet waste must be picked up by owner of pet and properly disposed of in garbage receptacles. You MUST NOT ALLOW YOUR DOG TO RELIEVE himself at any foyer entrance area. PETS ARE PROHIBITED IN THE POOL AREA. DO NOT WALK YOUR DOG in this area of the property at any time. PETS MUST NOT BE ALLOWED TO ROAM THE HALLWAYS OF THE BUILDING. PETS SHALL BE KEPT FROM EXCESSIVE BARKING or other noise making at all times. CAT LITTER MUST BE PLACED IN PLASTIC BAGS, TIED TIGHTLY AND DISPOSED OF PROPERLY. IF PET REGULATIONS ARE NOT FOLLOWED, you will be in violation of the terms of your lease and if necessary, you will be evicted for violation.
6. **POOL AREA** - Renters shall be permitted use of the pool, hot tub and pool facilities, only during such hours as posted. POOL AREA CLOSSES AT 10:00 P.M. Renters and their guests shall comply with all Rules and Regulations pertaining to pool and hot tub as shall be made from time to time by management for the benefit, maintenance, safety and operation of same. NO EATING OR DRINKING IN THE POOL. ANY CHILD USING POOL MUST BE ACCOMPANIED BY AN ADULT. Children must be respectful of adults using the pool and hot tub. The hot tub is NOT A WADING POOL and no children under the age of thirteen (13) will be allowed in the hot tub UNLESS ACCOMPANIED BY AN ADULT. Children are not allowed in the pool area before 9AM each day. CHILDREN USING THE POOL AREA MUST BE REASONABLY QUIET AT ALL TIMES. PARENTS OR RELATIVES MUST KEEP CHILDREN UNDER CONTROL.

7. **GLASS CONTAINERS** - GLASS CONTAINERS ARE NOT PERMITTED AT POOL, HOT TUB OR DOCK AREAS AT ANY TIME. Be very aware of carrying open containers in hallways as you may be fined for any spills that are not cleaned up. IT IS YOUR RESPONSIBILITY to help keep the building clean. This is your home too!
8. **NO SMOKING** - NO SMOKING allowed in hallways, elevators, recreation room or any other area which may be considered a common element indoors. There are trash urns outside at both entrances for your convenience. EXTINGUISH YOUR SMOKING MATERIALS BEFORE ENTERING THE BUILDING.
9. **FIRE MARSHALL REGULATIONS** - By order of the marshal, unit entry doors may not remain open for any purpose other than immediate ingress or egress. NO MATS ALLOWED outside condo entrance doors. All stairwell doors must be closed at all times.
10. **CAR WASHING** - NO CAR WASHING will be allowed except in designated area. There may, at times, be notices restricting car washing by order of the city.
11. **PARKING AREA** - Vehicles with signage will be parked on south side of building. No renter will be allowed to use the parking lot for STORAGE OF ANY VEHICLE. No repairs of any type other than changing a tire are allowed on the property. Any vehicle with a flat tire for more than 24 hours or an expired tag MAY BE TOWED AT RENTER'S EXPENSE. There will be no dismantling or overhauling of motor vehicles, trucks, boats, motorcycles or similar objects on common elements or limited common property.
12. **PARKING PLACARDS** - Vehicles for all short term renters must have a placard issued by the building manager. The placard must be visible on the right side of the dashboard and will include dates said renter will be in residence. All vehicles must have a valid license tag. All vehicle information will be kept in the building manager's office. UNAUTHORIZED VEHICLES NOT HAVING A PLACARD WILL BE TOWED FROM THE LOT AT VEHICLE OWNER'S EXPENSE. A notice will be placed on any vehicle that does not have a placard requesting vehicle's owner to come to the building manager's office within 24 hours to properly register. The unauthorized vehicle will be brought to the Board's attention, after the 24 hour period, at which time the vehicle will be towed. All guests (more than 24 hour duration) shall be registered with the building manager.
13. **CONDITION OF CONDO** - No renter shall abuse, misuse, damage, alter or maintain an unsanitary condition in any unit. Renters are expected to clean and keep their condos in a sanitary condition. If not, their lease may be terminated.
14. **NO ITEMS HUNG OUTSIDE** - Laundry of any type or any item of a personal or unsightly nature SHALL NOT BE HUNG or spread to dry out or air in public view ON ANY TERRACE OR BALCONY, nor shall any terrace or balcony be utilized as a storage area.
15. **LAUNDRY ROOMS** - All laundry rooms WILL BE CLOSED AT 10:00 P.M. NIGHTLY and may not be used BEFORE 8:00 A.M. each morning.
16. **WINDOW COVERINGS** - Renters shall install or have installed appropriate window coverings. Bed sheets and paper, etc. are NOT ACCEPTABLE coverings.
17. **SHIRTS/COVER-UPS/SHOES** - All renters must wear shirts, cover-ups, and shoes while walking III common areas of the building. NO EXCEPTIONS.
18. **INSTALLATION OR ADDITIONS** - Renters will not install any wall coverings or any additional fixtures such as ceiling fans without written permission from landlord and building manager.
19. **GRILLS** - The use of charcoal burners, gas grills, or any open flame-producing equipment on terraces or balconies is prohibited. Renters using condo grills are RESPONSIBLE TO CLEAN AFTER EACH USE AND TO TURN OFF THE GRILLS.
20. **ACCESS TO BUILDING** - When leaving property through either the southwest or northeast security gates, be sure

to close gate behind you. **DO NOT ALLOW STRANGERS** to walk in behind you from any entry door. Ask them to use the entry telephone for access. Your 954 area code phone can be programmed to the front entry door to allow your visitors access.

21. **SHOPPING CARTS** - Shopping carts are provided for your convenience. It is your responsibility to return them to their proper place under the east stairwell.
22. **UNIT OCCUPANCY** - A unit shall be used for one (1) family and their guests and the occupancy of each unit shall be limited **AT ALL TIMES** to the number of persons for which its sleeping quarters have been designed. **EXAMPLE** -one (1) bedroom can accommodate four (4) persons; two (2) bedrooms can accommodate six (6) persons.
23. **APPLICATION PROCESS FOR RENTERS** - It is the responsibility of each owner to explain to their renter that it is necessary to sign an application form that has been approved by the board and accompanied by a nonrefundable fee of
24. **COURTESY CALL** - For safety reasons, a courtesy call to building manager when renter will not be on premises for any long period of time.
25. **DOCK USAGE** -**SWIMMING, DIVING OR FISHING FROM DOCK OR BULKHEADS IS PROHIBITED.** Laundry of any type or any item of a personal use or unsightly nature shall not be hung or spread to dry out or air in public view on any vessel or dock. No advertising or soliciting will be permitted on any vessel. The vessel shall not be used for business, illegal purposes, hotel or transient guest purposes.
26. **HOUSE RULES** -Any breach of these rules and regulations now in effect or as hereafter amended shall entitle the Association to 'the same relief it would be entitled to under Section 718.303, Florida Statutes, in the event of a breach of a provision of the Declaration of Condominium.

GENERAL RULES/COMMON COURTESY

PARKING - ALL VEHICLES ARE REQUIRED TO HAVE A PARKING STICKER/TAG. PLEASE SEE MANAGER IF YOU DO NOT HAVE A PARKING PERMIT. UNDOCUMENTED VEHICLES WILL BE TOWED AT YOUR EXPENSE.

SHOPPING CARTS ARE PROVIDED FOR THE USE AND CONVENIENCE OF OUR OWNERS/TENANTS. WHEN USED THEY ARE TO BE RETURNED TO THE 1ST FLOOR STAIRWELL.

PET OWNERS - WE ARE A PET FRIENDLY BUILDING. HOWEVER YOU ARE EXPECTED TO PICK UP AFTER YOUR PET DOES ITS BUSINESS AND THROW IT IN THE TRASH. YOU ARE ALSO NOT ALLOWED TO LET YOUR DOG RUN IN THE HALLWAYS, FOR OBVIOUS REASONS.

NO PETS ARE ALLOWED TO VISIT.

DO NOT LEAVE ENTRY/EXIT DOORS OPEN AT ANYTIME.

NO TOWELS SHOULD BE HUNG OVER PATIO OR DECK RAILINGS.

TURN OFF LIGHTS WHEN LEAVING THE REC ROOM.

POOL - RETURN POOL FURNITURE CHAIRS/CHAISES TO WHERE THEY BELONG IF YOU HAVE MOVED THEM.

NO CHILDREN UNDER 14 YEARS OF AGE ALLOWED IN HOT TUB.

NO GLASS OR BREAKABLES AT POOL AREA. NO FOOD OR DRINK ALLOWED IN THE POOL OR THE HOT TUB.

LOWER UMBRELLA WHEN LEAVING POOL AREA.

LAUNDRY ROOM - CLEAN LINT FILTERS AFTER USING DRYERS.

IF YOU ARE HAVING ANY WORK DONE OR DELIVERIES MADE TO THE BUILDING, PLEASE INFORM DRIVERS TO PARK THEIR VEHICLES IN THE ROW THAT IS MARKED GUEST NEAREST TO A1A.

ALL DELIVERIES TO THE BUILDING MUST USE THE NORTH ELEVATOR AND MUST PUT PADS AND FLOORING DOWN BEFORE USING ELEVATOR.

NO ITEMS SHOULD BE LEFT OUTSIDE YOUR ENTRY DOOR. THE HALLWAYS MUST BE KEPT CLEAR IN CASE OF AN EMERGENCY.

IF YOU ARE A RENTER AND HAVE ANY QUESTIONS REGARDING BUILDING RULES, PLEASE CONTACT YOUR OWNER OR LEASING AGENT* OR THE MANAGER.

PLEASE REMEMBER THIS IS OUR HOME, NOT A HOTEL

WE HAVE NO STAFF CLEANING UP AFTER US

***PLEASE NOTE** - A COMPLETE COPY OF OUR RULES AND REGULATIONS CAN ALSO BE OBTAINED FROM THE MANAGEMENT OFFICE.

THANK YOU FOR YOUR COOPERATION.

THE MANAGEMENT AND BOARD OF DIRECTORS OF RIO ESPANA