

SALT RUN II CONDOMINIUM ASSOCIATION, INC.
A Corporation Not-for-Profit

RULES AND REGULATIONS

These rules and regulations apply to all unit owners, tenants, and their guests. They have been promulgated by the Board of Directors in accordance with their powers and duties set forth in the By-Laws of Salt Run II Condominium.

GENERAL

The objective of these rules is to insure the equal rights of all unit owners to the use and enjoyment of the common areas and units. The rules are designed to promote the safety, comfort and convenience of residents and the preservation and maintenance of the condominium property. Unit owners and tenants are responsible for the conduct of all occupants of a unit, and their guests, visitors and employees while on the premises.

ASSESSMENTS

1. Monthly maintenance assessments are due on the **first** of the month with a \$25 late charge for any monthly assessment received after the **tenth** of the month plus interest **18%APR (FL Statute 718.116)**.

DWELLING UNITS

1. Continuous or disturbing noises shall not be permitted.
2. Towels, articles of clothing, etc., should not be hung on balconies, terraces, or from windows.
3. Balcony and terrace areas subject to public view shall be maintained so that they do not detract from the appearance of the building. No bicycles allowed on front balconies or patios.
4. A total of no more than two cats or two dogs with a weight limit of 45 lb per pet may be kept in a unit at any time.
5. Occupancy of a unit is limited to two persons per bedroom.
6. Any changes or alterations to the exterior, ie, exterior doors, storm doors, windows, lights, etc. require a completed Architectural Review Board Request for modification submitted to the Property Manager for approval by the Board.

COMMON AREAS

Defined as the property located from the front door of each dwelling unit forward, and the property from the edge of the rear patios or balconies forward. These common areas are to be unobstructed. Any changes require a completed Architectural Review Board Request for modification submitted to the Property Manager for the approval by the Board.

1. All garbage and refuse shall be placed directly in the dumpster. Refuse going into the dumpster must be secured in plastic bags whenever possible.
1. Laundry rooms are for use of owners, tenants and their guests only. Users should remove laundry articles immediately upon completion of wash/dry cycle to allow availability

- to the next person. Washers/dryers should not be overloaded. Users shall leave laundry room in a neat and clean condition. No storage of personal belongings allowed.
2. Landscaped areas are available as recreational areas for residents only, provided the activity is not detrimental to the turf. Parents are responsible for the supervision of their children. The Association assumes no responsibility for injuries or accidents.
 4. Children are not permitted to play in parking areas or landscaped areas immediately adjacent to another owner's unit.
 5. Dogs and cats shall be kept on a leash any time they are outside a dwelling unit. All animal feces shall be picked up and disposed of properly.
 6. Any outdoor cooking must be confined to charcoal or gas outdoor grills with due regard to safety and fire hazards.
 7. No individual can authorize any work to be done in the common areas without Board approval.
 8. If a porch enclosure is approved by the Board, the owner must sign a release for any responsibility and for painting and upkeep of said enclosure.
 9. Gardens, plants, flower pots, flowers, decorations or any landscaping by unit owners/tenants that extend onto common areas require an Architectural Review Request for modification submitted to the Property Manager for approval by the Board. They must be maintained in a neat, attractive condition by the unit owner/tenant.
 10. No signs shall be displayed from a unit or on the common elements except those which have written approval from the Board.
 11. Keys to laundry rooms and gates shall not be duplicated and shared with any non-association member. Any unit owner/tenant in need of replacement keys shall contact the Property Manager.

GARAGE UNITS

1. Each of the five garage units shall be used only for parking (not storing) of motor vehicle or boat. All vehicles must have a current tag, be street legal in movable running condition. Boats, trailers, oversized trucks extending beyond the garage unit require approval by the Board. Garage units shall be maintained in a clean and attractive condition by the unit owner or tenant.

Parking Areas

1. Only the vehicles of residents, tenants, guests, employees and delivery or service firms are permitted in the parking area.
2. Boats and boat trailers may not be stored in the parking area. Large trucks and recreational vehicles that exceed the size of a large automobile are also not permitted.
3. Only minor or emergency repairs to vehicles are permitted in the parking area. Cleaning of automobiles is permitted if it does not interfere with the normal use of the parking area.
4. The parking area may not be used for any play activity.
5. Motorized bicycles, motorcycles or any motorized toy shall not be operated in the parking areas except entering and exiting the property.
6. The parking area in front of the laundry room at building 317 is to be used for temporary parking only. No permanent parking.

Effective June 9, 2016