

**CERTIFICATE OF AMENDED AND RESTATED  
RULES AND REGULATIONS FOR  
LAGUNA OF VERO BEACH CONDOMINIUM ASSOCIATION, INC.**

**THE UNDERSIGNED**, being the President and Secretary of **LAGUNA OF VERO BEACH CONDOMINIUM ASSOCIATION, INC.**, a Florida not for profit corporation, hereby certify that at a duly called meeting of the Board of Directors of Laguna of Vero Beach Condominium Association, Inc., held on the 16<sup>th</sup> day of March, 2022, in accordance with the requirements of Florida law, the Bylaws of Laguna of Vero Beach Condominium Association, Inc. and the Declaration of Condominium for Laguna of Vero Beach, as originally recorded in Official Record Book 1777, Beginning at Page 1733, Public Records of Indian River County, Florida, and as subsequently amended, not less than a majority of the Board of Directors affirmatively voted to amend and restate the Rules and Regulations as attached hereto and marked as Exhibit "A."

**IN WITNESS WHEREOF**, the undersigned President and Secretary of the Association have executed this Certificate of Amended and Restated Rules and Regulations, this 22<sup>nd</sup> day of March, 2022.

Karen Dixon  
Karen Dixon

Sheila R. Jensen  
Sheila R. Jensen

**LAGUNA OF VERO BEACH CONDOMINIUM  
ASSOCIATION, INC.**

By: Kathleen Distasi  
President

(CORPORATE SEAL)

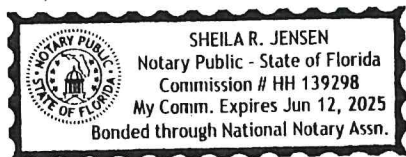
ATTEST:

By: Chada J. Lanseer  
Secretary

**STATE OF FLORIDA  
COUNTY OF INDIAN RIVER**

**I HEREBY CERTIFY** that before me, a Notary Public, personally appeared, in physical presence, Kathleen Distasi and Chada J. Lanseer, respectively the President and Secretary of Laguna of Vero Beach Condominium Association, Inc., who  have produced Drivers' Licenses as identification or who  are personally known to me to be the persons described in the foregoing instrument and who have acknowledged before me that they executed the same for the purposes therein set forth for and on behalf of said corporation.

**WITNESS** my hand and official seal in the state and county last aforesaid this 22 day of March, 2022.



Sheila R. Jensen  
Print Name: Sheila R. Jensen  
Notary Public, State of Florida at Large (Affix Seal)

**EXHIBIT  
A**

**RULES AND REGULATIONS FOR LAGUNA OF VERO BEACH, CONDIMINIUM  
Association, Inc**

These rules replace the rules approved at a duly called meeting of the Board of Directors on January 7, 2020. Substantial rewording of Laguna of Vero Beach Condominium Association, Inc.'s Rules and Regulations. See the January 7, 2020, text for the current language.

Violations of the Association's (Laguna of Vero Beach Condominium Association, Inc.) Covenants and Restrictions must be reported, in writing, with the Property Management Company. Violations will be presented to the Board of Directors who will consider appropriate action.

**All owners are responsible for following the rules and making sure their tenants, guests, and contractors comply with all rules. Failure to comply with any rule may result in a fine up to \$100 a day plus the costs of any damages to the common areas or limited common elements.**

Cameras are in use in many of the common areas and may be used as evidence to fine owners or recover the costs of damage.

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## Conduct and Behavior

### 1. ETHICS

To protect the community, its reputation, and the interactions of Association representatives and owners, Association Board members, officers, owners, tenants, contractors, and guests must exhibit proper decorum. Use of loud, profane, or

abusive language, including, but not limited to harassment or threats, either in person or electronically; actions that cause unsafe conditions or impair the rights or privileges of others in the community; and, physical assault of Board members, officers, agents, members, or guests, are strictly prohibited.

## 2. SOLICITATION

There shall be no solicitation by any person anywhere on Condominium property for any cause, charity, or for any other purpose whatsoever.

## 3. EMPLOYEES and VENDORS

No unit owner, tenant, or guest shall interfere with work performed by any vendor. All vendors must be permitted to complete work as directed by the Property Management Company.

This includes the maintenance person. Owners can open a work order in the First Service portal for any comments or concerns about Condominium Maintenance.

## 4. SMOKING RESTRICTIONS - NO SMOKING

Smoking is prohibited in all common and limited common elements. Tenants, guests, and contractors must have owner permission to smoke within the unit. Discarding cigarette or cigar butts in any common area is prohibited.

# Common Area Rules and Regulations

## 1. FRONT GATE/COMMUNITY ACCESS

- a. Only owners and tenants may register their vehicles for Virtual Guard gate access. Owners and tenants are prohibited from registering any car that is not registered in their name. The Property Management Company at the direction of the Board of Directors reserves the right to ask for proof of car registration. Impersonating an owner or tenant is prohibited and may result in criminal charges in addition to a fine.
- b. Front gate access is by RFID sticker and/or license plate reader. No new owner or tenant will be provided access until they have provided an approved valid lease or proof of ownership of the unit.
- c. Property access is restricted to owners, tenants, guests, and contractors. Residents may register their guests with Virtual Guard via phone or the Virtual Guard application. The front gate is monitored 24/7.
- d. Tailgating a vehicle to enter the property is prohibited. The arm closes after each vehicle. Virtual Guard provides tailgate incident reports to the Property Management Company that can be used for fining and to recover damages to the gate or gate arm.
- e. Unregistered guests that enter the gate and do not stop and register at the kiosk are trespassing and risk their vehicle being towed at their own expense.

- f. Driving through the exit gate and bypassing the Virtual Guard system is prohibited.
- g. Vehicles must stay to the right when driving through the front gate roundabout. Vehicles are not permitted to stay to the left and cutoff other vehicles.
- h. Owners and tenants are prohibited from registering permanent guests without notifying the Property Management Company in writing and entering the guest information on the website. Permanent guests that are not registered are subject to deletion from the Virtual Guard system. Permanent guests include guests staying more than 2 nights. Smart PINs or phone calls to the Virtual Guard must be used not the permanent guest feature without the Property Management Company being notified in writing.

## 2. COMMON FACILITIES

- a. The commonly used facilities available for use by the unit owners within the Condominium are for the use of unit owners, tenants, and guests. A unit owner may not use the common facilities while their unit is rented.
- b. Guests must be registered with the Property Management Company. Only owners can request guests be allowed access to the amenities without the owner or tenant present. Unregistered guests are prohibited from using the facilities.
- c. Any damage to the buildings or to the common elements or equipment caused by any unit owner, tenant, guest, or contractors shall be repaired at the expense of the responsible unit owner.
- d. There are common area bulletin boards located in the gym hallway and directly outside the clubhouse office. Owners and renters may post on these bulletin boards for sale items. The bulletin board in the clubhouse is exclusively for the community and should not be used for realtor advertisements.
- e. Fishing in the lake is prohibited.

## 3. SWIMMING POOL

- a. Pool hours are dawn to dusk. No nighttime swimming.
- b. All persons using the swimming pool must be appropriately attired.
- c. If you have recently applied suntan oil, you must shower thoroughly before entering the swimming pool.
- d. Pool safety equipment shall be kept in a place and shall not be used, except for its intended purposes.
- e. Coast Guard approved vests or other aids are allowed.

- f. You must be able to swim if you bring a floating seat in the pool. Floating seats should only be used when they do not interfere with the enjoyment of others using the pool.
- g. Flotation toys are not allowed.
- h. No ball playing in the pool or on the pool deck.
- i. No running, jumping, skating or any other activity which creates danger or annoyance in the swimming pool area is allowed. Tiles are slippery when wet.
- j. Animals are not permitted in the swimming pool area.
- k. If suntan oil is used, a beach towel must be used to cover pool and patio furniture
- l. Any person who lacks control of their bowels must wear a swim diaper when in the pool.
- m. Glass containers are strictly prohibited anywhere on the pool deck.
- n. No drinking or eating while in the pool or within 4' of the pool's edge.
- o. Pool umbrellas must be closed when leaving the pool area or in high winds.

#### 4. GAZEBO/TENNIS BUILDING/CLUBHOUSE

- a. These facilities are for the enjoyment of unit owners residing on Condominium Property, tenants, and their registered guests. More than six non-residents in a group constitutes a "party". Each guest must be registered with the Property Management Company. Parties are not allowed except for Association-sponsored events, which will be open to all residents.
- b. There are two grills for residents use on a first come/first served basis. The grills can only be used until 10:00 PM, using the grills after 10:00 PM is prohibited.
- c. The grills must be turned off and cleaned after use. Please allow the grill time to cool down before replacing the cover. Failure to follow this rule may result in damage that will be charged to the owner.

#### 5. RAQUET BALL COURT/FITNESS CENTER/BILLIARD ROOM:

- a. Open 5:30 a.m. until 10:00 p.m.
- b. Equipment should be wiped down between use.
- c. Any broken equipment should be reported to the Property Management Company.
- d. Appropriate attire is required (cover ups are required if you are wearing a swimsuit and all males are required to wear a shirt).
- e. No bare feet, shoes must be always worn.

## 6. STAIRWAYS, CORRIDORS AND PARKING AREAS

- a. At all times, there must be room for a gurney and/or emergency personnel or law enforcement to enter the condominium free of obstructions.
- b. No personal items shall be placed in the meter rooms.
- c. Bicycles must be placed or stored in the designated bike racks or in a unit, and not stored in the hallways. Bicycles must be always locked, when not in use and kept in good condition, covers are permitted. Bicycles that have both rusty chains and handlebars will be considered abandoned and removed from the property.
- d. Children are not to play in stairways, corridors, or parking areas.
- e. No skateboards, electric skateboards, roller skates, or inline skates may be used on the property.

## 7. ROOFS

Unit owners, tenants, and guests are not permitted on the roofs for any purpose whatsoever.

## 8. FIRE DOORS

Unit owners, tenants, and guests shall not use the fire doors for ingress and egress, except in emergency situations.

## 9. NOISE

- a. Radios, televisions, and other instruments, which may create noise, should be turned down to a minimum volume between the hours of 10:00 p.m. and 8:00 a.m.
- b. Cell phone conversations should not take place in common areas between 10:00 p.m. and 8:00 a.m.

## 10. MOTOR VEHICLES:

- a. Vehicles must follow the 10mph speed limit on the property.
- b. No vehicle shall be parked in such a manner as to impede or prevent access to parking spaces.
- c. Car covers are allowed only in the area designated by the Board of Directors. If a car cover blows off or becomes loose, the Management Company will remove the cover.
- d. Vehicles cannot be repaired on Condominium Property except in the event of an emergency. Loud mufflers, loud radios, backfiring vehicles, vehicles leaking oil, or any fluids, and vehicles smoking are not permitted to be on Condominium Property.

## 11. GARAGES

- a. The door on an unattended garage must not be left open.

Adopted at 3/16/2022 BOD Meeting

- b. The storage of flammable articles is prohibited (gas cans, propane tanks and other combustible substances).
- c. The installation of high-power consuming appliances is prohibited in garages (refrigerators, deep freezers). This includes the charging of EVs (Electric Vehicles).
- d. Garages cannot be used for commercial purposes (woodworking, home business applications, small business operations, or any form of commerce).
- e. Garage transfers between owners are permitted. A copy of the transfer form must be provided to the Property Management Company. Failure to provide proof of transfer may result in loss of access if another owner provides proof for the same garage.

## 12. PARKING:

- a. Parking is on a first come first served basis. Only one (1) vehicle may be parked in a parking space adjacent to the building. Additional vehicles must be parked on the exterior parking spaces.
- b. Vehicles must be always locked. Failure to lock your vehicle may result in items being stolen from your vehicle.
- c. Pickup trucks must be backed into the exterior spaces and are not permitted in the interior spots.
- d. Large SUVs or Vans that obstruct a clear view of the street must be parked in the exterior parking spaces.
- e. ALL vehicles on Condominium Property must be registered with the association through Virtual Guard and have current license plates and vehicle registration with the DMV.
- f. No vehicles on Condominium Property may be parked in such a way that they impede or obstruct traffic, or access to any parking space.
- g. No advertising signs, logos, or "For sale" signs can be displayed on a Residents' vehicle. Any signs on a noncommercial vehicle painted on the vehicles MUST be covered with magnetic overlay sheets, while parked on the Condominium Property. These are readily available for sale in Vero Beach.

## 13. Electric Vehicles

- a. Children's electric vehicles are prohibited on the Condominium Property.
- b. Electric cars may not be charged using any outlet from garages, or any common Condominium Property outlet. They may not be charged using a condo unit outlet, since the cable would cross common areas, and post a

significant risk of injury. Electric vehicles can be charged at any of the public charging stations available in the city and county. Alternatively, electric vehicle owner may choose to install a charging station and a separate electric meter in their garage, at their own expense including permits and electrical upgrades. Requests should be submitted to the ARC Committee for approval.

#### 14. Recreational Vehicles

Recreational Vehicles (as defined by Florida Law) are not permitted on the Condominium Property. Residents who own Recreational Vehicles MUST Park them elsewhere.

#### 15. Moving Vans

- a. Virtual Guard must be contacted and provided with moving van information including company name and timeframe at least 7 days prior to move in/move out.
- b. Moving vans and trailers cannot be kept on the Condominium Property for more than two (2) consecutive nights.
- c. Moving vans must be parked out of the way and not obstruct the free flow of traffic.
- d. They must be parked on the outside parking spaces, and not be parked in the spaces adjacent to the buildings.

#### 16. Motorcycles and Boats

- a. Boats may be stored in garages at the Condominium Property provided they are small enough to be kept inside with the garage door closed.
- b. Motorcycles, scooters, or any other vehicle that is not a car or truck are prohibited unless stored in a garage.

#### 17. Commercial Vehicles

The term "commercial vehicle" as used herein means any vehicle that displays any signage, tools, or equipment that is of a commercial nature, or any vehicle with or without signage, tools, or equipment that is primarily designed to be used for commercial purposes, regardless of whether or not it is presently being used for commercial purposes.

- a. Owners, tenants, and overnight guest are prohibited from parking a commercial vehicle.
- b. Commercial vehicles may only be parked on site when a contractor is on site completing work. If the work spans more than a day, the vehicle must be parked elsewhere overnight.

## 18. Vehicle Repairs

- a. No disabled vehicles may remain on the Condominium Property for more than 24 hours. Failing this, the owner must remove the vehicle from Condominium Property, or the vehicle may be towed at the owner's expense.
- b. Vehicle that backfires or expel exhaust or fumes, leak oil. other fluid or have loud mufflers, are not permitted at Condominium Property. Violators will receive a warning, and if the problem is not corrected in 7 days, the owner of the condominium unit will be subject to a fine \$100.
- c. All vehicles must be parked correctly between the painted parking space lines.

## 19. Car Washing

Owners and tenants may wash or clean their vehicles ONLY beside the spigot across from the maintenance shed. A hose and spray head are provided for that very use.

# Unit Owner Rules and Regulations Within the Boundaries of the Condominium Unit

## 1. LAGUNA OF VERO BEACH LEASING RULES

- a. No lease or rental of a Unit may be for a period of less than thirty (30) continuous days. This applies to all occupancies for which consideration has been paid, regardless of whether the occupancy rights have been granted pursuant to a license, use-right, booking, home-sharing, or other arrangement under these circumstances no occupancy pursuant to a new lease shall be allowed until thirty (30) days have elapsed since the first day of the lease. No more than two leases may commence during any calendar year.
- b. New lease applications must be submitted no less than 30 days prior to move in to allow time for background check, Board of Directors approval, verification of common area security deposit, verification all fees and water bills are current, Welcome Committee meeting, and Condominium Property access setup. Failure to submit your lease with no less than 30 days' notice will push out the move in date.
- c. The Association charges a transfer fee in connection with the approval of the leasing of the Units, up to the highest amount allowed by law. There is no fee for the renewal of an existing lease.
- d. The Association requires a deposit be placed in escrow by the Lessor of a Unit in the amount of \$1,000 or one (1) month's rent, whichever is less. The deposit may be utilized by the Association to repair damage to common elements resulting from the actions of such tenant, and for the payment of

any fines assessed by the Association against a tenant for a violation of these Rules and Regulations.

- e. Applications for lease renewal must be submitted to the Property Management Company at least 15 days prior to the expiration of the term of the lease. All access to the Condominium Property will expire on the expiration date of a lease unless the renewal is approved. Owners who extend lease agreements but fail to notify the Management Company at least fifteen (15) days prior to the expiration of the term of the lease, will be fined One Hundred Dollars (\$100) a day.
- f. There must be at least one tenant that is 18 years or older on a lease.
- g. Children of tenants who are 18 years of age or older and occupy a Unit with the tenant must be parties to the lease and undergo background and credit checks.
- h. Except in the case of an emergency effecting the common area or neighboring Unit, tenants must contact their Lessor and not the Property Management Company to request repairs. The Property Management Company provides services to the unit owners only. Condominium Property is not a rental property and we do not have a rental office to deal with non-emergency questions. This distracts the Property Management Company from doing business and puts the Association at risk.

## 2. PET RULES

- a. Unit owners are permitted to have pets, so long as the aggregate weight of the pets does not exceed 50 lb. at the adult weight. All dogs must be registered annually. Puppies that are of a breed whose adult weight will exceed 50 pounds are not allowed. Owners and tenants will be fined the maximum of \$1000 and possibly risk eviction for violating this rule.
- b. Tenants are permitted to have pets only when prior permission is given by the unit owner. This includes purchasing a pet anytime during the term of the lease. If written approval is not provided by the unit owner to the Property Management Company, the owner will be fined \$100 a day and may be forced to evict their tenant if the tenant does not obtain permission and register the pet and pay the annual dog fee. A tenant may be evicted, or lease renewal may be denied if a tenant misrepresents the dog's weight.
- c. Owners and tenants are not permitted to pet-sit or have visiting pets that do not belong to residents at the Condominium Property.
- d. Pets must be on a leash and under the owner's or lessee's control at all times when outside the unit and may not, in any event, create a nuisance.
- e. Pet walking is limited to the pet walking areas located on the outer edge of the parking lots and the grass between the parking lots and the boundary of the Condominium Property.

- f. Pets are not allowed in the interior lake area, the grass areas and sidewalks between the residences and the parking lots, all rooms in the clubhouse, tennis courts, pool and the fenced-in deck area surrounding the pool.
- g. Owners must clean up after their pets and dispose of the waste in the designated receptacles located in the pet walking areas.
- h. Pet owners must register dogs each January with the Association's Management Company. The process requires completion of a Pet Registration Form, proof of current weight and rabies vaccination by a veterinarian, and a \$50 fee for each dog to defray the cost of maintaining the pet stations on the Condominium Property. A tenant may be evicted, or lease renewal may be denied if a dog is not properly registered.

### 3. MAINTENANCE - ASSOCIATION ACCESS TO UNITS

- a. All unit owners and/or tenants must provide to the Association a key to their unit for service access. If service providers are refused entry after reasonable notice, that shall constitute a violation of these Rules and Regulations and will be subject to a fine of One Hundred Dollars (\$100.00) per day.
- b. Unit owners may also be subject to charges for the service call, the cost of changing locks if necessary and any legal expenses incurred to obtain access.

### 4. UNIT SIGNS

No sign, notice, or advertisement shall be inscribed or exposed on or at any window or any part of the Condominium Property, nor shall anything be projected out of any window or door in the Condominium or the roofs thereof.

### 5. TRASH AND RECYCLING

The trash and recycling area is under video surveillance. Violators are subject to a fine and any costs caused of damage of their negligence. Trash collection containers may be used only between 8:00 a.m. and 10:00 p.m. Garbage may not be stored on the patio or left outside your door.

#### a. Household/Kitchen Trash

Only kitchen trash that does not require more than a 13-gallon trash bag may be placed in the compactor. If it does not fit in a 13-gallon bag or smaller, you cannot dispose of it in the compactor. Do not hit the button – it is an emergency button to stop the machine. Hazardous waste may not be disposed of in the trash compactor.

#### b. Bottles, Cans, and Newspapers.

- 1) All clean bottles and cans must be disposed of in the recycling bins located next to the trash compactor behind the doors. These items may be comingled.

- 2) Newspapers may be thrown in the bottle and can recycling bins. NO JUNK MAIL or other paper is allowed.
- 3) NO PLASTIC BAGS may be thrown in the recycling bins. There is a garbage container specifically for plastic bags in the recycling area. Plastic bags in recycling equipment may cause damage to the recycling equipment. Any damage done to the recycling equipment will be passed on to the owner who was captured on video disposing of recycling in plastic bags.
- 4) Food containers, aluminum foil, Styrofoam, shoes, pots and pans or any other items must be thrown in the trash compactor or brought to facilities outside of the Condominium Property. Our service does not provide for these items to be recycled.

c. Cardboard boxes

All corrugated boxes must be broken down and placed in the cardboard bin located in the trash area. No boxes may be thrown in the trash compactor.

d. All other trash

- a Do not dispose of materials of any description by leaving them inside or around the trash compactor area.
- b Construction debris, large items, furniture of any size, clothing, tools, appliances, hazardous waste, Christmas trees, rugs, etc. must be dropped off at the free disposal sites provided by the county.

## 6. EXTERIOR APPEARANCE

- a. The exterior of the Condominium and all areas appurtenant to the Condominium shall not be painted, decorated, or modified by any unit owner in any manner without the prior written consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association.
- b. No awnings, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans, or air conditioning devices shall be used in or about the Condominium, except as shall have been approved by the Association, which approval may be withheld on purely aesthetic grounds within the sole discretion of the Association.
- c. No windows may be tinted without the prior written consent of the Association and installation of drapes or curtains visible from the exterior of the Condominium shall have white or off white, black out type liners used, which liners must be approved by the Association.
- d. No television or other outdoor antenna, system of facility shall be erected or maintained on the Common Elements.

- e. Satellite dishes are prohibited on Common Elements and may not be attached or fastened to the roofs, walls, or balcony railings, nor overhang the balcony or lanai in any way. Satellite dishes may be placed within the Limited Common Elements, such as the balconies, but may not overhang or be fastened in any way to the structure.
- f. No changes by an owner or tenant are allowed to the common area without the prior written approval of the Board of Directors. The common area Condominium Property is maintained by the Association. Unit owners and tenants are not allowed to modify the Condominium Property or interfere with the maintenance to the Condominium Property done by the Association's vendors and contractors. Failure to comply with this rule will result in a fine and a charge for any costs to restore the common area Condominium Property to the original state.

#### 7. WINDOWS, BALCONIES, and LANAIS

- a. Plants, pots, receptacles, and other movable objects must not be kept, placed or maintained on ledges of windows, terraces or balconies where they can fall and hurt someone.
- b. No planting is allowed in front of lanais without the prior written approval of Association. Plants that are in front of lanais were planted by the previous owners on common Condominium Property and cannot be replaced or modified without the prior written approval.
- c. No objects shall be hung from balconies, terraces, or windowsills.
- d. Unit owners shall not throw cigars, cigarettes, or any other object from balconies doors, windows, or terraces.
- e. Pursuant to the Florida Fire Code, no propane gas grills may be used in residential areas on Condominium Property, therefore residents are prohibited from storing propane tanks in their apartments, garages, or lanais. Electric portable and tabletop grills are permitted if the model meets the United Laboratories (UL) requirements and does not to exceed 200 square inches of cooking surface, or other similar apparatus.
- f. Unit owners shall not allow anything to be thrown or to fall from balconies, doors, windows, or terraces.
- g. Owners must keep their balconies and lanais clean from dirt and debris. It is violation to allow dirt from your plants to run off your balcony. This results in dirt stains between floors which is damage to common Condominium Property. Plants causing this type of damage must be removed and owners may not only be fined but charged for any costs to clean the common area damage.
- h. No balconies or lanais may be enclosed, but screening is permitted in accordance with architectural guidelines. Unit owners are responsible for maintenance of their screens and ensuring water drains off the lanais. All

requests must be through the ARB. Owners should be aware that lanais are limited common elements maintained by the Association. Screen enclosures are a privilege not a right. The Association has the right to require lanai screens be removed at the owner's expense when the Association needs to perform maintenance or repairs to the lanai.

- i. Balconies and lanais may not be used for storage. They are meant for patio furniture and patio décor only.
- j. Nothing may be hung from the walls, ceilings, or railings of the patios unless approved by the Board of directors through the Architectural Review Committee (ARB).
- k. Window weep holes must be kept free of debris. Clogged weep holes may cause damage to the common area and surrounding units. Unit owners are responsible for damage caused to other units caused by their clogged weep holes.

#### 8. Hallways and Walkways

- a. Garbage cans, laundry, dry cleaning, supplies or other articles shall not be placed in the halls, on walkways, or on staircase landings.
- b. No unit owner or lessee shall allow entrance doors to remain open for any purpose other than immediate ingress and egress unless an approved screen door has been installed or someone in the unit can monitor the door.

#### 9. OWNER MAINTENANCE AND REMODELING

- a. The water main valve must be a brass ball valve. This valve must be turned off when leaving the unit for 24 consecutive hours or more. In addition, the water heater switch must also be turned off.
- b. Owners need to comply with the ARC rules and regulations. ARC forms must be completed and approved for all work requiring an ARC approval. Failure to obtain ARC approval may result in fines and expenses paid by the owner to be ARC compliant.
- c. Remodeling work should only occur Monday thru Saturday from 8AM to 6PM. Only emergency or utility repairs are allowed any other hours.
- d. Except when permitted by Indian River County, all work done to a condominium unit is required to be performed by a licensed and insured contractor. All such work requires proper approval by the ARC Committee.

#### 10. HURRICANE PREPARATIONS

- a. Each unit owner or lessee who plans to be absent from the Condominium during the hurricane season must prepare the unit, including removal of the patio furniture or loose objects prior to departure and by designating a responsible firm or individual to care for the unit during the unit owner's or tenant's absence.

- b. Hurricane shutters can only be installed during a hurricane “watch” or hurricane warning”. The Property Management Company will send out email blasts notifying owners that a watch or warning is in effect. Shutters may only be installed at this time. If you plan to designate a firm or individual to perform this work, you must notify the Property Management Company before the work is performed.