

Rules and Regulations
Chevy Chase I Condo Assoc.

Order: K3LGD3MCS
Address: 605 Quail Keep Dr
Order Date: 08-13-2025
Document not for resale
HomeWiseDocs

RULES AND REGULATIONS

CHEVY CHASE CONDOMINIUM ASSOCIATION, INC.

(The Association) Amended as of 3/2017

The rules and regulations for our association are intended for the safety, well-being, and enjoyment for all who live in our community. They are to help us to protect and preserve our most valuable assets: our families and our homes. **Every effort has been made provide a comprehensive list to you; however, just because it's not expressly stated here, does not mean that it's permitted. If you have a question about something not listed here, please ask the board, or refer to our bylaws.**

In addition to the any other obligations set forth in the Declaration of Condominium and Bylaws for Chevy Chase Condominium Association, Inc., every unit owner is expected to follow the rules and guidelines set forth below.

GENERAL

1. Abide by the Declaration and Bylaws in regard to the use of the unit and common elements, which may be adapted in writing from time to time. Ensure that all persons using the owner's property do likewise.
2. Promptly pay any assessments levied by the association.
3. Assessments by taxing authorities for the payment of Ad Valorem taxes and special assessments are the responsibility of the unit owner, not the association.
4. Ensure that the use of the unit does not violate any laws, ordinances, or regulations of any governmental body which may have jurisdiction over it.
5. Allow the Board of Directors or agents of the association to enter the unit for the purpose of maintenance, inspection, repairs, or improvements, or in case of an emergency threatening the unit or the common elements, per Florida Statute 718.
6. Questions, concerns and complaints regarding the service and maintenance of the condominium should be made in writing to the manager or the agent designated by the board.
7. The property management company is employed for the purpose of providing for the efficient operation and management of the condominiums. Therefore, do not direct, or in any manner attempt to assert any control over any of the employees or attempt to utilize them for your private business.
8. Soliciting and garage sales are prohibited.
9. Estate sales, due to the death of unit owner, must be approved by the Board of Directors and require at least ten days advance notice. Approval will not be unreasonably withheld.

10. Each unit shall have one key to the pool gate and lavatory facilities. There is a \$50.00 fee to purchase a replacement key. At no time should you give your pool key to anyone other than a temporary visitor or guest.
11. No commercial business of any kind involving customers coming to a unit is permitted; this is a city law.
12. **Florida Fire Prevention Code (NFPA 1:10.11.6) prohibits the use of hibachis, grills or other similar devices used for cooking, heating, or any other purposes on any balcony, lanais, under any overhanging portions, or within 10 ft. of any structure. In addition, so hibachi, grill, or other similar devices used for cooking shall be stored on a balcony, lanai.**
13. These provisions, rules and regulations are subject to change, modification, or amendment pursuant to the authority provided by the bylaws of the association.

UNIT INTERIOR

1. Clean, maintain and keep in good repair all interior surfaces and fixtures.
2. Repairs to plumbing, electrical wiring or that are structural in nature, must be performed by state licensed and insured contractors and are the financial obligation of the unit owner.
3. All interior plumbing is the responsibility of the unit owner. In addition, the water line that runs from the meter to the outside of the unit is the owner's responsibility. There have been several water leaks from the line behind the toilets, resulting in water damage. Please check or replace these to prevent leaks.
4. Do not allow any garbage or trash to accumulate in or around the unit, the common elements, or the limited common elements. Garbage receptacles, yard waste, and recycling bins are to be put outside only the night before a scheduled collection day. They must be kept in the garage at all other times.
5. Do not use, or permit the use of the unit, for any purpose other than as a single family residence (as defined in Section 7.2 of the Declarations). Do not divide or subdivide a unit for the purpose of sale or lease.
6. All personal property, including bicycles, scooters, motorcycles and toys, other objects, etc., should be stored in the condominium unit or in the garage.
7. Flammable, combustible or explosive fluids, chemicals or substances, are prohibited, except such as required for normal household use and must be stored in an approved container.

8. Refrain from disturbing your neighbors with excessive loud noises whether from musical instruments, televisions, stereos, guests or other sources.
9. Reflective coatings or other substances applied to the windows of the unit is prohibited except as may be approved by the board.
10. Do not permit or suffer anything to be done or kept in his unit which would increase the insurance rates on his unit or the common elements.

UNIT EXTERIOR

1. Not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof of any of the buildings in the condominium. Unit owners shall not allow residents, guests, servants, employees, agents or visitors at any time or for any reason whatsoever to enter upon or attempt to enter upon the roof of any building in the condominium.
2. Do not make any alterations, repairs, or replacements to any exterior portion of the building, the common elements, or to the limited common elements.
3. Do not hang laundry, antennas, aerals or other objects, outside the unit or the building. Such items may be removed without notice at the expense of the unit owner. This does not preclude the association from installing a master antenna system on the condominium property for the benefit of all members.
4. Do not install screens or other enclosures on concrete patio slabs provided for first floor units without the consent of the association.
5. Do not exhibit, display, inscribe, paint or affix, any sign, advertisement, notice (including temporary for sale or for rent signs) lettering or other objects on the building or common elements without the written consent of the board of directors of the association. Realtor signs for sale of a unit are permissible, but must be removed once the board approves the sale.
6. Maintain and keep clean, gutters, driveways, walkways, screens, windows and awnings. Power washing may be needed periodically.
7. Repair or replacement of windows, fireplaces, chimneys, skylights, doors, garage doors, exterior light fixtures and awnings are the responsibility of the unit owner. Board approval required for replacement.
8. Maintenance, repair, cleaning and replacement of lanais (including the roof) are the responsibility of the unit owner.
9. Driveways are a limited common element of the unit, to be used by the unit owner, tenant, guest or a service vehicle doing service work for the owner during the day.
10. Do not obstruct the sidewalks, walkways, or entrances, of any condominium unit or use them for any purpose other than ingress to and egress from the units.

11. Landscaping is permitted with small plants or flowers (generally within three feet of the unit) with approval from the board, and must be maintained by the unit owner, not the association; this duty passes to the new owner in the event you sell your unit. Large bushes and trees of any kind are prohibited due to potential root damage to building foundations, driveways and sidewalks.
12. Potted small plants only (no trees) or hanging plants (but not plant hangers affixed to the exterior of the building) and decorative items are permitted only on limited common elements, in a designated area such as on the driveway itself and a small area of the walkway to the front door, within 3-4 feet. Consult the board if you have questions. Bird feeders and fruit trees are not permitted because they attract rodents and other pests. The unit owner is expected to maintain such items and keep them in good condition. All such items will need to be brought indoors in the event of a storm due to the risk of flying debris.
13. Per Florida Statute, unit owners may fly the **AMERICAN FLAG**; this is the **ONLY FLAG** that may be **FLOWN** from the unit on the building.

PARKING

1. Overnight parking on the streets between **12:01 AM and 6:00 AM** is prohibited to ensure access to emergency vehicles. Parking on the sidewalks is prohibited at all times because the weight of vehicles can crack and damage the sidewalk Please ensure that any guests or visitors are made aware of this. Any vehicle in violation of this rule is subject to towing at the owner's expense.
2. Overflow parking for guests is permitted at the pool and is limited to one vehicle/unit.
3. Due to limited spaces parking at the pool, pool parking is primarily for unit owners and guests who are using the pool
4. Temporary parking at the pool is allowed for contractors doing business for the Association or unit owners during the day. The pool parking is not designed to be a permanent long term parking for vehicles. Consult the board of directors for any exception and approval to these Rules.
5. Only vehicles which are licensed for noncommercial, passenger use are permitted to be parked in driveways.
 - a. Commercial vehicles, trucks and vans are not permitted, other than trucks or vans primarily used to carry passengers. Must not have any tools, ladders, etc., in the bed of the truck.
 - b. Buses, boats, travel trailers or any other types of trailers, pods, mobile homes, motor homes, RV's, dumpsters, or anything else, etc., is prohibited. This includes items stored in trucks that are visible.
 - c. Commercial vehicles may be parked temporarily (not more than ten continuous hours) for service, pick-up and delivery purposes only.
 - d. Boats on trailers, motor homes, and RV's may be parked for up to one day (not more than twenty-four continuous hours) and not more than once in any fourteen-day period for loading and unloading purposes only.

- e. Vehicles which cannot operate on their own power or do not display a current license tag shall not remain on the condominium property for more than twenty-four hours.
- f. Major repair of vehicles is not permitted on the condominium property. Owners are responsible for cleanup of driveways and damage to driveways after any minor repair of vehicles.
- g. For the purposes of this Rule, the definitions as used in Chapter 320 of the Florida Statutes will prevail.

PETS

- 1. Unit owners are allowed a maximum of two pets, such as cats or dogs. Other domesticated animals such as fish are also allowed. **Height should not exceed 16" when full grown.**
- 2. **NO AGGRESSIVE DOGS.**
- 3. Pets must be adequately secured and retained by a leash that is hand held at all times. This is a county law.
- 4. Pet owners are responsible for picking up and disposing of any animal waste from the condominium property.
- 5. Pets are to be kept quiet at all times and should not create a hazard or health risk to any other unit owners. Any pet which creates a nuisance or disturbance shall be permanently removed from the condominium property upon ten days written notice from the board.
- 6. Pets or animals cannot be kept for commercial purposes or for breeding.

EXTENDED ABSENCE FROM UNIT

- 1. It is suggested that you prepare your unit prior to departure for one week or longer in the following manner.
- 2. Remove any furniture, plants and other objects from the patio, courtyard, terrace or balcony
- 3. Designating a responsible caretaker to care for your unit should it sustain any damage caused by storms, hurricanes, winds or other acts of nature?
- 4. Give the association the name and contact information of your caretaker.
- 5. Turn off water to prevent leaks and water damage. Any water damage incurred is the responsibility of the unit owner. **IT IS STRONGLY ADVISED THAT TURNING OFF THE WATER EVEN FOR A SHORT TIME IS THE BEST WAY TO PREVENT A MAJOR LEAK.**
- 6. In the event a visitor or visitors will be staying at the unit when the current permanent owner occupying the unit is away for an extended period of time, or when the permanent occupying owner is not occupying the unit, the owner needs to notify ahead of time the Association through our management company (QPM) **BY COMPLETING A LEASE APPLICATION IN ACCORDANCE WITH THE DECLARATION BY-LAWS, SECTION 16.3(B)(1) RECORDED October 2016 "LEASING" WHICH CAN BE OBTAINED THRU OUR MANAGEMENT COMPANY AND MUST BE APPROVED BY THE BOARD OF DIRECTORS.**

Order: K3LGD3MCS
Address: 605 Quail Keep Dr
Order Date: 08-13-2025
Document not for resale
HomeWiseDocs

- a. Our documents do not allow any type of short term rentals whether a day, a week or more. Only 12 month leases are allowed and approved.
 - b. Unit owner will be responsible and liable for any damage done to the common elements as per our documents.
7. **GUEST REGISTRATION FORM:** In the event that if a family member or members will be staying in the unit as a guest temporarily while the unit owner is not occupying the unit (is out of town) please register your family members with the management company (QPM) so that we are aware who is occupying the unit while the unit owner is away. This is to protect the Association as to who is occupying the unit in case of an emergency. Please fill out the Guest Registration form that is provided by our management company so that this can be approved by the board.
- a. No Pets allowed
 - b. Unit owner will be responsible or liable for any damage done.

LEASING/SELLING A UNIT

Per our by-laws, a new owner must own and occupy the unit for **a minimum of two years prior** to leasing their unit, see by-laws recorded October 2016. When **SELLING** or **LEASING** your unit, you are required to submit an application completed by the buyer or tenant to the Board of Directors for approval **prior** to taking occupancy and must be accompanied by a processing fee of \$100.00/adult.

BOARD MEETINGS

The following Rules and Regulations concern the rights of unit owners at meetings of the Board of Administration and Committees Meetings. The subject Rules and Regulations are made pursuant to Florida Chapter 718.112(2) and Rule 7D-23.002, Florida Administrative Code:

BOARD MEETING RULES

An open session will be held at the beginning of the board of Directors or Committee meeting during which unit owners will be given the opportunity to speak on Agenda items subject to the following:

- a. A unit owner can speak one time for a maximum of three minutes on Agenda items. The Board is not obligated to respond or to debate.
- b. Comments are restricted to Agenda items only. A unit owner does not have the right to speak with respect to items not specifically designated on the Agenda. However, the Board, at its discretion, may permit a unit owner to speak on such non-Agenda items, after all agenda items have been completed.
- c. Failure to comply with these Rules will cause the meeting to be "out of order" and the Board has the right and responsibility to return "order" or to recess or adjourn the meeting.

Order: K3LGD3MCS
Address: 605 Quail Keep Dr
Order Date: 08-13-2025
Document not for resale
HomeWiseDocs