

## GATELAND VILLAGE CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

The Condominium Rules and Regulations hereinafter enumerated shall be deemed in effect until amended by the Board of Directors and shall apply to and be binding upon all unit owners. The unit owners shall at all times obey said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their guests, invitees, lessees and persons over whom they exercise control and supervision. Said Rules and Regulations follow.

Whereas, the present Board of Directors of Gateland Village Condominium, Inc. wish to enforce the Rules and Regulations of Gateland Village Condominium so as to reestablish the uniform appearance and to improve the property values within Gateland Village;

Now, Therefore, be it resolved that the Board of Directors does hereby adopt and confirm the following Rules and Regulations this 15th day of December 2022.

1. The sidewalks, driveways, roads, easements, entrances, passages, stairways, balconies, meter rooms and all of the common elements must not be obstructed or encumbered or used for any purpose other than ingress or egress to and from the premises; nor shall any carriages, motorcycles, tricycles, bicycles, wagons, shopping carts, toys, skateboards, rollerblades, shoes, chairs, benches, plants, tables, or any other object of similar type and nature be stored or placed therein without written notice from the Board of Directors. Front doors shall not be left open at any time. Note that this rule does not apply to normally parked cars or otherwise approved vehicles or trailers.
2. While the personal property of all unit owners should be stored within their condominium unit, outdoor items immediately outside a Unit may be allowed at the current Board's discretion. Unit owners will not store anything in the meter rooms of the buildings.
3. No garbage cans, supplies, bottles, flower pots, containers or other articles shall be placed on the balconies, staircase landings, entrance or common area in an unsightly manner. Linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or other articles, shall not be shaken or hung from any windows, doors or balconies, or exposed on any part of the common elements. Fire exits shall not be obstructed in any manner, and the common elements shall be kept free and clear of rubbish, debris and other unsightly material.
4. No unit owner shall allow anything whatsoever to hang from or fall from the window, balcony or doors of the premises nor shall anyone sweep or throw from the premises any dirt or other substance into any of the common elements or elsewhere.
5. Refuse and garbage shall be deposited only in the area provided therefore. Cartons must be broken down. Unit owners/occupants must arrange to dispose of their discarded furniture and appliances, these items may not be placed in or beside the trash receptacles. All garbage is to be placed only in the trash receptacles - NOT THE RECYCLING BINS.
6. No area of the common elements is to be used for storing or parking non-conforming vehicles, unless approved by the Board of Directors

"Non-Conforming Vehicles" shall be defined as any vehicle other than a private automobile. By way of illustration, but not limitation, "non-conforming vehicles" shall include any vehicle not equipped

for family or passenger use, panel vans designed for commercial purposes, trailers of any kind, campers, recreational vehicles, mobile homes, and any vehicle with commercial signs ANYWHERE, on the vehicle. Any vehicle that is considered too wide or too long by the Board of Directors will be required to park in the north lot or other approved location.

All vehicles must be currently registered and have proof of current registration, and proof of insurance through the state of Florida, as required by Florida Law. Vehicles whether registered or not, which cannot operate properly, or legally, on its own power shall not remain on the property for more than 48 hours without written approval from the Board of Directors. NO repairs of any kind shall be done on the premises, except for tire repairs to enable a car to be mobile. Any vehicle in violation of the above shall be subject to being immediately towed without notification at the owners expense, in addition to such other remedies as may apply. Derelict or wrecked vehicles are subject to immediate towing. Temporary storage of a vehicle may be granted by the Board of Directors. Vehicles deemed unsightly or too large for parking inside the complex must be stored outside of the property. Motorcycles are permitted with board approval - they are specifically to be screened for noise. Motorcycles and cars deemed too noisy will not be permitted to park on the property. Use of vehicle horns other than for emergency use is prohibited. Horn use to call someone's attention from a unit is forbidden. Loud stereo playing from vehicles is forbidden. Loud exhausts are prohibited.

7. No portion of the common elements shall be used for ingress or egress of non-conforming vehicles or other personal property, exceptions being commercial vehicles making deliveries or providing services.

8. Employees of the Association shall not be sent off the condominium property by any unit owner for any purpose at any time, nor should they be asked to do personal chores of any kind on Gateland time.

9. Each unit owner has been assigned one parking place for use by the unit owner or occupant. Guest spots are used only after the primary spot is used. A unit owner or occupant may not use two (2) numbered parking spaces unless an owner relinquishes a spot in writing. A unit owner which has three (3) or more vehicles owned by occupants shall park the excess vehicles in the guest parking lots only. Parking in another unit's space is subject to towing. No double parking is allowed and is subject to immediate towing.

10. Any vehicle found parked on the grass at any time is subject to IMMEDIATE towing without prior notice, and at the expense of the owner.

11. The use of a hose for washing vehicles, filling inflatable pools, and any things deemed inappropriate by the Board of Directors is strictly prohibited.

12. Items of furniture, any stored items, and clotheslines placed or used on any screen porches may be objected to if, in the opinion of the Board of Directors, such items are unsightly or constitute a nuisance and if so, such items shall be removed immediately.

13. No unit owner shall make or permit any disturbing noises on or around the building, by himself, his family, or visitors, Nor to do or permit anything by said persons that will interfere with the rights, comforts, or convenience of other unit owners. There is a noise ordinance. You can work from 9AM-6PM week days and 9AM-3PM Sat. No construction permitted on Sundays.

14. No radio, television, or air conditioning installation or other wiring shall be made without the consent of the Board of Directors. Access to the roof shall be restricted to Licensed and Insured Companies ONLY. No unit owners or occupants shall be permitted on the roofs of the buildings. All roof access panels shall remain locked at all times. Any aerial, antenna, or satellites erected or installed on the roof or exterior of the building without the written consent of the Board of Directors, shall be subject to removal without notice, and at the cost of the unit owner for whose benefit the installation was made. 24 hour lead time must be allowed as a notification to the office/board to access the roof, and the Board must be notified of roof access.

15. No sign, advertisement, notice, or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the condominium units, vehicles, or mailboxes by any unit owner. The unit owner(s) or occupant(s) shall not cause anything to be affixed, attached to, hung, displayed, or placed on the exterior walls of the buildings, including but not limited to mailboxes, awnings, canopy or other projections of their unit, nor the doors or windows thereof; nor shall they grow any type of plant, shrubbery, flower, vine, or grass outside of their unit; nor shall they place any fixture or equipment outside their unit without written permission of the Board of Directors. No clotheslines or similar device shall be allowed on any portion of the condominium property by any unit owner/occupant.

16. No one may alter or cause to be altered any part of the common elements. No owner/occupants shall make any alterations in the portions of the improvements of the condominium which are maintained by the Association, or remove any portion thereof, or make any additions thereto, without written approval of the Board of Directors. All repairs or internal installations of the unit, including but not limited to water, power, sewage, telephones, air conditioners, plumbing, doors, window frames and panes, lamps, and other items applicable to the unit shall be at the unit owners expense. Units are serviced by individual electrical service and are the responsibility of the unit owner. An owner shall not make structural modifications or alterations in his unit or installations located therein without approval of the Board of Directors.

17. Exterior storm windows must be approved by the Association, and must be removed in a timely manner. Blinds, shades, screens, and any or all types of window or door coverings may be objected to if, in the opinion of the Board of Directors, such items are unsightly, or constitutes a nuisance; and if so, such items shall be removed immediately.

18. The use of recreational facilities shall be restricted from 9:00 am until 11:00 pm, or as indicated on the sign by the pool. The recreational facilities are for the use of occupants 18 years and older. Children under the age of 18 must be accompanied and supervised by an adult over the age of 18 at all times. The Clubhouse is available for private parties for unit owners. The cost is \$300.00, and a refundable Security/Cleanup deposit of \$200.00 if required for use of the clubhouse. No Alcoholic Beverage is permitted. Such parties must end at 11:00pm.

19. Long Term Rentals – A long term rental by a unit owner (lessor) to a lessee can be made only by a written lease. A lease may be for a term of only one (1) year and is renewable only upon approval of the Board of Directors. A copy of the lease must be submitted with the Board of Directors. Leases will not be granted or renewed while the unit is delinquent in maintenance dues. The association lease addendum must be signed by owner and tenant.

All lessees must be interviewed by the screening committee. Any unit owner allowing a lessee to occupy the unit without proper screening and deposit will be liable for the expenses of the Association to evict

the lessee, and any other penalties as are allowed. An application for approval must be completed by the lessor and the lessee including a copy of the lease, NOTE: Occupancy date is required. Tenants must not occupy the unit before approval. A screening fee of \$150 per adult/family unit must be accompanied by the rental application, deposit, and lease. A screening will not be performed unless the application is complete with fee attached. The before stated rules apply to leases being renewed as well. Only one lease will be granted in a 12 month period. A copy of all renewal leases must be submitted to the Association prior to annual renewal.

20. Speed Limits within the confines of the complex shall not exceed ten (10) miles per hour.

21. An absentee owner shall not permit visitors to occupy their unit without prior notification of the Board of Directors.

22. It is imperative that all unit owners or lessees carry home owners insurance for their protection.

23. All notices, inquiries, or complaints to the Board of Directors shall be made in writing, signed and dated. When written response is requested, or expected, it shall be considered an inquiry. When a unit owner files a written inquiry by certified mail to the Board, a written response will be required within thirty (30) days. There shall be no more than one inquiry in any given thirty (30) day period, or periods as applicable. Only inquiries sent by certified mail require responses in writing.

24. Use of the recreation hall is restricted to approved parties.

25. Permission in advance from the Board of Directors, in writing, is required for exclusive use of the recreation facility for up to forty-five (45) people. NO ALCOHOLIC BEVERAGES OF ANY KIND ARE PERMITTED IN COMMON AREAS/ELEMENTS.

26. There shall be no ball playing of any sort that may cause damage to vehicles, units or buildings. This includes but is not limited to parking lots, roadways, and grassy areas.

27. Pets are allowed for owners occupying their units up to 25 pounds, with up to 4 cats and two dogs up to 25 pounds each or smaller dogs with a combined weight not exceeding 50 pounds permitted per unit. Dog owners must clean up their waste and kept on a leash. Renters are not allowed any pets.

28. Keys to all units must be made accessible to the Association for maintenance of the buildings.

29. A unit owner wishing to speak at a Board of Directors Meeting may speak once, and no longer three minutes on any agenda subject under discussion

30. Any violations of these rules and regulations shall be handled in accordance to Article VII section 3 of the by-laws.

31. No business or commercial activity shall be conducted in a unit or the common areas. No debris from outside of Gateland Village may be disposed of in the dumpsters at Gateland Village.

32. The unit owner shall occupy and use his unit as a single-family private dwelling for himself and members of his family (and social guests) and for no other purpose. No guest may occupy a unit for more

than 30 days in the calendar year, which period may be cumulative. No guest may occupy the unit if it would increase occupancy beyond four persons.

33. The unit owner shall not permit for suffer anything to be done or kept in his unit which will increase the rate of insurance on the condominium property, or which will obstruct or interfere with the rights of other unit owners or annoy them by unreasonable noises or otherwise, nor shall the unit owners commit or permit any nuisances, immoral or illegal act in or about the property. Generators and grills must be 10-15 feet from the building.

34. Rules concerning the pool, poolside area, and other common facilities shall be established by the board of directors and must be adhered to by all unit owners, occupants, and guests. The unit owner shall make all occupants and guests aware of all rules.

35. A fine of \$100.00 may be levied by the Board of Directors for each violation of any provision of the Declarations by-laws, or these rules, up to \$1,000.00. (Refer to Article VII Section 3 of the by-laws).

36. Flooring installation on the second floor must be done with adequate soundproofing. A soundproofing sample must be submitted before work can commence and photos of installed soundproofing must be given to the office/board.

The Board of Directors will notify any unit owner who is in violation of these rules by certified mail, or by personal service on the unit owner/occupant. A hearing will be held by the Board of Directors no sooner than fourteen days after the notice of such service. The alleged violator shall be notified of the date, time, and place of this hearing along with a statement of the specific provision of the association documents that have allegedly been violated.

No less than 3 unit owners shall be appointed as a grievance committee. They shall be present at the violation hearing and shall approve or disapprove by majority vote any fine considered by the Board of Directors. The action of the committee shall be final.

#### Pool Area Rules

1. All cigar and cigarette butts are to be disposed of in the trash bins.
2. Children with diapers or those under two years of age may not use the pool. Children under 18 years of age must have parental supervision.
3. No large toys such as inflatable boats may be used in the pool.
4. Rough playing is not allowed in the pool.
5. No running, jumping, or diving is allowed in the pool.
6. Any action which may be dangerous or disruptive in and around the pool area is prohibited. Radios or TV's are to be played softly so not to disturb others nearby.
7. No pets are allowed in the pool area.

8. No one unit may have more than 5 guests in the pool area at any given time. Owners must be present with their guests. (No one shall monopolize the pool use at the expense of others rights to quiet enjoyment at the same facility).

9. Food is to be consumed at the picnic tables only, and must be cleaned up after finishing. No glass containers are allowed. No Bar-B-Q grills allowed in pool area.

10. Posted pool hours must be adhered to. 9AM – 9PM

11. Proper attire, (No thongs topless etc.), proper language and family friendly behavior.

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President