

Laurelwood Condominium I Association, Inc.

RULES AND REGULATIONS (condensed)

Following is a very condensed version of the restrictions set forth in the governing documents. For complete and detailed information, please refer to the Declarations, Restrictions, By-Laws, and any Rules adopted by the association.

- One cat is permitted, as well as birds or fish. Dogs are not permitted.
- Units may not be leased until the owner of record has owned the unit for more than 12 months. Leases must be for a period of no less than 12 months and no more than one lease is allowed in any 12-month period. Leases are limited to 10% of the total units at any given time. A unit owner desiring to lease must notify management to have their name added to the waiting list. No corporate rentals. Any occupancy of the unit in the owner's absence by family or guests for more than 7 consecutive days shall constitute a lease even if no compensation to the owner is received. Such occupancies shall be subject to all restrictions and enforcements. For any such occupancy that is more than 3 days but less than 7 days, the occupants must register with the management company or a fine of \$50 per day may be implemented.
- Maximum of 2 vehicles allowed per unit. Trucks over ¾ ton, recreational vehicles of all types, boats, and trailers are not allowed to park overnight. Commercial vehicles of any type or oversized trucks are not allowed to park in Laurelwood except when providing commercial services during daytime hours. Motorcycles may not be ridden, run, or operated within the peripheral boundaries of Laurelwood.
- Units shall be used as single-family residences only. Ownership of units is restricted to one unit per unit owner.
- A maximum of 2 occupants in one-bedroom units and 4 occupants in two-bedroom units is allowed. Guests are allowed up to a maximum of 6 weeks in any 12-month period and occupancy during such visits is limited to 4 occupants in one-bedroom units or 6 occupants in two-bedroom units.
- No unit owner, guest, or tenant shall commit or permit any nuisance, immoral, or illegal acts in the unit or on common elements. No unit owner, guest, tenant or invitee shall mar or deface any common element component. Unit owner is responsible for all actions of the above.
- No signs of any nature may be posted on the units and common elements. All rules posted at the swimming pool must be obeyed. In addition, the following are not allowed in the pool area: pets, glass containers or breakable items, toys or flotation devices (except children's personal safety devices), bicycles, skate boards, etc.
- **All alterations or additions made to the units or common elements, inside or outside, require an Alteration Application approval by the Board of Directors.**

By this signature, I confirm that I have read and agree to follow all rules set forth above and in the governing condominium documents and will ensure that all guests, tenants, and invitees do as well. I have retained a copy.

Signature

Date

Signature

Date

Laurelwood Condominium I Association, Inc.

COMMON AREA GUIDELINES

POOL RULES & REGULATIONS

1. Umbrellas must be closed when not in use and in inclement weather, and chairs returned to upright positions.
2. Running, horse play, boisterous conduct, unnecessary splashing, throwing balls and other objects in the pool or pool areas are not permitted.
3. No inflatable flotation devices or toys are permitted; safety arm floating devices are permissible.
4. No radio (without earphones) or loud noise is permitted in the pool area.
5. A parent or grandparent must accompany children under 16 years of age. Other adult supervision may be with prior approval of the Laurelwood Condominium Association Board.
6. ALL POOL RULES MUST BE OBEYED. Failure to do so will result in imposition of restrictive hours of usage.
7. Positive identification must be provided when requested.
8. THESE RULES ARE IN ADDITION TO THOSE POSTED IN THE POOL AREA.

GENERAL RULES & REGULATIONS

1. Owners are responsible for any damage caused by the children of tenants or guests. Children's safety is the responsibility of the parent.
2. No disturbing the "quiet enjoyment" of other residents will be permitted.
3. No radios or loud noises are permitted anywhere in the common areas.
4. Children are not permitted to play under carports, in or near cars, walkways, cabana, lawns, trees, or shrubbery.
5. Children may not use bicycles, tricycles, skateboards, scooter, pedal cars, or roller skates on condominium property. Remote control toys are also forbidden.
6. No ball, frisbee, or similar toy may be used on this property including the common elements. This includes throwing of balls or other play items at or on buildings.
7. Tampering with any common element systems is not permitted. This includes all sprinklers, faucet shut-offs, electric box turn-offs, cabana and pool furniture and furnishings.
8. No toys mentioned above or playpens, and strollers may be stored in the limited common elements such as front entry area or carports.

ALL OWNERS, especially those with tenants are advised to familiarize themselves with the above.

ALL NEW OWNERS AND/OR TENANTS are hereby advised to familiarize themselves with the above. Violation of these rules will cause legal action to be taken to insure compliance as outlined in the condominium documents. The Association waives all liability responsibility.

THE ABOVE RULES ARE NECESSARY DUE TO THE NATURE OF LAURELWOOD CONDOMINIUM, ORIGINALLY BUILT AS AN ADULT COMMUNITY. BUILDING PLACEMENT AND LAND USAGE DOES NOT PERMIT FACILITIES FOR CHILDREN OR PLAY AREAS IN THE COMMON AREAS.

Laurelwood Village Condominium Association
Repair Responsibility May 2011 updated April 2014

Air Conditioner

Air Conditioner condenser, air handler, Freon and electric lines, air ducts and vents – Owner

Building Exterior

Roof repair – Association

Roof repair to any addition to original building – Owner- [Repair done with Board approval](#)

Wood rot to fascia and soffit – Association

Wood rot where original construction joins addition – Owner - [Repair done with Board approval](#)

Wood rot gable ends – Association

Soffit ventilation damage - Association

Gable end ventilation wood and screens – Association

Stucco damage not caused by owner – Association

Exterior paint damage not caused by owner - Association

Windows including glass breakage – Owner - [if window replaced, Board approval needed](#)

Doors – Owner - [Replacement/Repair done with Board approval](#)

Front door wood destroying organism (termite) damage – Association

Storage shed damage not caused by owner – Association

Building Interior

Drywall damage not caused by owner – Association

Professional drying of drywall damage not caused by owner negligence - Association

Texture coating and painting – Owner

Damage to personal possessions, carpet, cabinets, fixtures in unit – Owner

Wood destroying organism (termite) damage structural wood & door frames – Association

Wood destroying organism (termite) damage baseboards - Owner

Carport

Repair of holes through metal roof, structural rust and damage not caused by owner to carport – Association

Dirt and condensation on carport ceiling – Owner - [Work done with Board approval](#)

Drainage

Gutter and downspout repair and cleanout – Association

Gutter and downspout installed on additions - Owner

Original drain in rear courtyard repair and cleanout – Association

Poor Drainage in rear courtyards if courtyard has never been modified - Association

Poor Drainage in rear courtyards if courtyard has been modified by an addition/alteration to the building, drains, concrete patio and/or landscape – Owner

Electrical

Electric service to meter – Electric Company

Electric service from meter to electric panel – [Owner](#)

Electric panel to all outlets and switches – Owner

Irrigation Sprinkler System

Irrigation in common areas – Association

Irrigation in rear courtyards – Owner

Irrigation in rear courtyard to be supplied by Association

Landscape

Landscape and grass installed by Association the control of pests that damage landscape and grass – Association

Landscape and grass installed by Owner or located in rear courtyard – Owner

Pests & Wild Animals

Fire ants all areas – at Owner's discretion

Ants, roaches, spiders, all insects – Owner

Termites – Association

Wild animals in attic – Association

Wild animals inside unit or rear courtyard- Owner

All wild animals not in unit or rear courtyard – at Association's discretion

1st time all wild animal holes and dens deeper than 3 feet – Association will fill in using dirt and broken concrete

Plumbing

Plumbing repairs street side of water shutoff including water shutoff – Association

Relocation of water shutoff in one bedroom units - Owner-with Board approval

Plumbing repairs unit side of water shutoff including pipes in the wall – Owner

Water heater and all plumbing fixtures – Owner

Sanitary sewer stoppage affecting one unit located within the walls of unit not caused by owner negligence – Owner

Sanitary sewer stoppage affecting more than one unit located outside the walls of unit not caused by owner negligence – Association

Rear Lanai Entrance 1 Bedroom:

option #1: for Rear Lanai Entrance 1 bedroom if enclosed - storm/screen door, bronze in color

option #2: for Rear Lanai Entrance 1 bedroom if not enclosed - wood gate to match original gates.

Rear Lanai Entrance 2 Bedroom:

option #1: for Rear Lanai Entrance 2 bedroom if enclosed - Aluminum storm/screen door-Bronze color with wooden gate, top and bottom, optional

option #2: for Rear Lanai Entrance 2 bedroom if not enclosed - Wood gate to match original gates, top and bottom with top being optional

option #3: for Rear Lanai Entrance 2 bedroom - Wood gate top and bottom with metal security door inside

Association insurance excludes the following per Florida Statute 718:

The coverage must exclude all personal property within the unit or limited common elements, and floor, wall, and ceiling coverings, electrical fixtures, appliances, water heaters, water filters, built-in cabinets and countertops, and window treatments, including curtains, drapes, blinds, hardware, and similar window treatment components, or replacements of any of the foregoing which are located within the boundaries of the unit and serve only such unit. Such property and any insurance thereupon is the responsibility of the unit owner.

The association is not obligated to pay for any reconstruction or repair expenses due to property loss to any improvements installed by a current or former owner of the unit or by the developer if the improvement benefits only the unit for which it was installed and is not part of the standard improvements installed by the developer on all units as part of original construction, whether or not such improvement is located within the unit. This paragraph does not relieve any party of its obligations regarding recovery due under any insurance implemented specifically for such improvements.

This revision - April 2014 -supercedes any and all previous repair responsibilities protocols.

Collection Policy Established 2012

Laurelwood Condominium Association, Inc.

Provided to the owners for informational purposes only

1. Assessments are due on the first day of the month.
2. Assessments are past due on the 10th of the month.
3. Late letter will be sent to owner by the 15th of the month including \$25.00 late fee determined by Board and 18% interest.
4. Association's attorney notified to send Intent-to-Lien letter if assessment not paid by the 15th of the following month. Owner is responsible for all legal fees, late fees and interest.
5. If property is a rental, tenant and owner will be notified that tenant must deliver rent to Association until Association is paid in full or tenant will be evicted.
6. If assessment not paid 30 days after Intent to Lien letter sent, attorney will file lien.
7. Owner may submit a payment plan to be approved by Board; lien will still be filed.
8. 30 days after filing lien, attorney will send Intent to Foreclose letter to owner.
9. 30 days after intent to Lien letter sent, attorney starts foreclosure.
10. Foreclosure.