

FOXMOOR VILLAGE CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

THE FOLLOWING ARE RULES AND GUIDELINES THAT ALL RESIDENTS MUST OBSERVE. THIS IS NOT AN EXHAUSTIVE LIST OF ALL REQUIREMENTS CONTAINED IN CONDOMINIUM DOCUMENTS, HOWEVER, THEIR OBSERVANCE BY ALL RESIDENTS SHOULD ASSIST IN MAKING CONDO LIVING PLEASANT AND SAFE.

1. EACH UNIT IS ENTITLED TO ONE DESIGNATED PARKING SPACE. AN ADDITIONAL VEHICLE SPACE (IN GUEST PARKING) MAY BE AUTHORIZED BY THE BOARD OF DIRECTORS, AT THEIR DISCRETION, ON A SPACE AVAILABLE BASIS
2. ALL VEHICLES MUST BE REGISTERED AND PARKING DECAL DISPLAYED. CHANGES IN VEHICLES REQUIRE RE-REGISTRATION AND A NEW DECAL . VEHICLES MUST BE PARKED FACING IN, SO THE LICENSE AND PARKING STICKER CAN BE SEEN FROM THE CENTER OF THE PARKING LOT. SERVICING AND REPAIR OF VEHICLES ON CONDOMINIUM PROPERTY IS NOT PERMITTED.
3. PARKING OF COMMERCIAL VEHICLES, OTHER THAN THOSE MAKING DELIVERIES OR REPAIRS IN A UNIT ARE NOT PERMITTED ON CONDOMINIUM PROPERTY. (SEE BYLAW#23 FOR THE FOXMOOR VILLAGE CONDOMINIUM ASSOCIATION FOR DEFINITION OF COMMERCIAL VEHICLE AND OTHER PARKING RESTRICTIONS).
4. CONTACT MANAGEMENT FOR A VISITORS PERMIT. VISITOR'S PERMITS WILL BE ISSUED FOR SHORT TERM PARKING ONLY AND ARE NOT VALID TO EXTEND A UNIT'S PARKING PRIVILEGE BEYOND A SECOND VEHICLE.
5. IF YOUR OR YOUR VISITORS VEHICLE LEAKS FLUIDS, PLEASE CLEAN IT UP IMMEDIATELY. OIL, ETC., DETERIORATES THE BLACKTOP SURFACE AND THE COST OF REPAIRS PERFORMED BY THE ASSOCIATION WILL BE CHARGED TO THE RESPONSIBLE UNIT OWNER. PARKING PRIVILEGES FOR AN UNREPAIRED VEHICLE MAY BE SUSPENDED BY THE BOARD.

6. ALL PETS, WHEN OUTSIDE THE OWNER'S UNIT, MUST BE LEASHED AND IN CONTROL OF A RESPONSIBLE PERSON WHO MUST PICK UP AND SANITARILY DISPOSE OF THE ANIMAL'S BODY WASTE. PET SIZE IS LIMITED TO 40 POUNDS. THERE ARE NO EXCEPTIONS TO THIS RULE.
7. THE ASSOCIATION REQUIRES EACH UNIT RESIDENT TO FURNISH A KEY TO THEIR UNIT. THIS IS FOR EMERGENCY USE ONLY. LOCKS MAY NOT BE CHANGED WITHOUT FIRST NOTIFYING THE BOARD OF DIRECTORS AND PROVIDING THEM WITH A COPY OF THE NEW KEY.
8. ALTERATIONS TO THE EXTERIOR OF THE UNITS, INCLUDING SCREEN DOORS, ENCLOSURES, PAINTING OF LANAIS, TINTING OF GLASS, ETC. REQUIRE ADVANCE APPROVAL BY THE BOARD OF DIRECTORS.
9. IF THERE IS A CHANGE IN THE NUMBER OF OCCUPANTS IN A UNIT, THE BOARD OR MANAGER MUST BE INFORMED. NUMBER OF OCCUPANTS IS RESTRICTED BY THE CONDOMINIUM DOCUMENTS BASED UPON THE NUMBER OF BEDROOMS IN A UNIT.
10. UNITS MAY NOT BE SOLD WITHOUT THE APPROVAL OF THE BOARD OF DIRECTORS, AS REQUIRED BY ASSOCIATION DOCUMENTS. LEASING OF UNITS IS NOT PERMITTED.
11. FOR SAFETY REASONS AND TO KEEP OUR HOMES LOOKING NEAT AND PLEASANT FOR ALL, THE FRONT ENTRY WAYS AND WALKWAYS MUST BE KEPT CLEAR OF PERSONAL BELONGINGS, BICYCLES, AND TRASH ETC., AT ALL TIMES.
12. FOR THE HEALTH AND SAFETY OF ALL, PLEASE PLACE ALL GARBAGE INSIDE DUMPSTER. ALL CARTONS SHOULD BE FLATTENED.
13. ALL TRASH AND GARBAGE MUST BE SEPARATED FROM RECYCLABLE MATERIALS. THERE ARE SPECIAL CONTAINERS FOR NEWSPAPERS, CANS, GLASS BOTTLES, AND PLASTIC CONTAINERS. PLEASE HELP US KEEP THE COSTS OF DISPOSAL DOWN, BY RECYCLING.

14. DURING THE MONTHS OF NOVEMBER THRU APRIL, INCLUSIVE, TO CONSERVE ENERGY AND KEEP WATER CLEAN, WHEN DONE USING THE SWIMMING POOL, PLEASE COVER IT, UNLESS SOMEONE IS THERE WHEN YOU LEAVE. PLEASE BE CAREFUL WHEN ROLLING UP THE COVER, IT IS EASILY TORN. CHILDREN UNDER 16 MUST BE ACCOMPANIED BY AN ADULT.

15. THE BICYCLE RACK IS FOR YOUR CONVENIENCE. PLEASE USE IT AS OTHER OUTSIDE STORAGE OF BICYCLES IS PROHIBITED.

16. TO INSURE LONGER LIFE FOR THE GARDEN HOSES, PROVIDED FOR YOUR CONVENIENCE FOR CAR WASHING, PLEASE RELEASE THE PRESSURE ON THE HOSE, BY OPENING THE NOZZLE AFTER TURNING THE WATER OFF.

17. LOUD MUSIC OR OTHER NOISE THAT DISTURBS YOUR NEIGHBORS IS NOT PERMITTED.

18. BAR-B-QUE, GRILLING IS NOT PERMITTED ON THE LANAI. GRILLING IS PERMITTED ON THE LAWN IN BACK OF YOUR UNIT, BUT GRILLS CANNOT BE STORED THERE. GAS GRILLS ONLY, NO CHARCOAL.

THIS IS ONLY A SUMMARY OF THE RULES AND DOES NOT SUBSTITUTE IN ANY WAY FOR THE REQUIREMENTS OF STATE LAW, THE CONDOMINIUM ARTICLES OF INCORPORATION, THE DECLARATION, THE BY-LAWS OR SCHEDULE "A" RULES AND REGULATIONS. IF YOU HAVE ANY QUESTIONS AFTER READING THESE DOCUMENTS, AN INTERPRETATION MAY BE OBTAINED FROM THE MANAGEMENT COMPANY OR A MEMBER OF THE BOARD OF DIRECTORS.