

COURTYARDS AT QUAIL WOODS CONDOMINIUM ASSOCIATION, INC.

RULES & REGULATIONS

1. COMPLIANCE. Each Unit Owner shall be governed by and shall comply with the terms of the Declaration of Condominium (the “Condominium Documents”), the Articles of Incorporation and Bylaws of the Association, and any and all regulations adopted pursuant thereto, as they may be amended from time to time. Failure of the Unit Owner to comply therewith shall entitle the Association or other Unit Owners to the relief provided for in the following sub-paragraphs in addition to the remedies provided by the Condominium Act, the Condominium Documents, or the Bylaws. If you have reasonable evidence that a unit in the community is not in compliance with the Rules and Regulations, please contact the Property Manager. **Owners, Tenants/Occupants, and Guests must comply with these Rules and Regulations.**

2. OCCUPANCY. Each Unit shall be used only as a Single-Family residence and for no other purpose. Occupancy is limited to a maximum of two (2) persons per bedroom plus two (2) additional persons who may reside in a Unit. No more than two (2) persons per bedroom plus four (4) (including Unit Owners, Tenants, Residents, their Families, Guests and any other Occupants) may sleep overnight in a Unit. No Unit may be divided or subdivided into a smaller Unit nor any portion sold or otherwise transferred.

Units may not be used for commercial or business purposes. Unit Owners and Occupants may use Units for “home office” or “telecommuting” purposes, provided that such uses do not involve customers or clients coming onto the Condominium Property, the posting of any signage in the Condominium, the storage of equipment, products, or materials in the Condominium, nor more than two (2) regular deliveries per day of correspondence or similar items from customary express delivery services.

No improper, offensive, hazardous or unlawful use shall be made of any unit or on the Condominium Property. Expenses relating to violations on any portion of the Condominium property shall be corrected by, and at the sole expense of the violating party. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common areas except in garages in an approved fire-resistant container.

GUESTS. No Person may reside in a Unit as a Unit Owner, Resident, or Family member or for any reason occupy the Unit on an overnight basis for more than thirty (30) days in a calendar year unless said Person’s occupancy has been specifically approved by the Board. Unit Owners are responsible for and must supervise the actions and activities of all Owner Unit occupants and guests while they are within the Association property. Any Person occupying a Unit for more than thirty (30) days in a calendar year shall not be considered a Guest and shall be considered a Resident or Tenant subject to the approval requirements.

Repeated violations by a Guest may result in the individual being banned from the Condominium Property. The Association may also restrict or prohibit Guest visitation by Persons who have committed nuisances upon the Condominium Property or otherwise violated the Condominium Documents in the past, and Persons who have been convicted of or pled no contest to a felony, including, but not limited to, registered sex offenders and Persons who have been convicted of or pled no contest to narcotic offenses.

Specific guidelines about Guests can be found in Section 15.4 of the Amended Courtyards at Quail Woods Declaration of Condominium (the “Condominium Documents”).

3. LEASING. No Unit Owner may Lease his or her Unit during the first twelve (12) months of ownership. Only an entire Unit may be leased. No individual rooms may be rented and no transient tenants may be accommodated. “Rent-sharing” and subleasing are prohibited. Leasing of Units is subject to the **prior written approval of the Association.** No Person may occupy a Unit as a Tenant, Family member of a Tenant, Resident, or otherwise without prior approval of the Board. Owners must provide completed Lease Application Packet along with a \$100 application fee to Association for approval a minimum of thirty (30) days prior to the commencement of the Lease or renewal or extension term. No Tenants are permitted to move in prior to the approval by the Association. Failure to comply may result in a \$100 per day fine being placed on the Unit Owners account. The Association has thirty (30) days from the receipt of notice and all required information within which to approve or disapprove of the proposed lease or proposed Lessees or Resident.

The maximum term of a lease shall not exceed one year. If a lease is to be extended and/or renewed beyond one year, a renewal application must be submitted to the Association for approval 20 days prior to the expiration of the lease. Units may not be rented or leased more than three (3) times during a calendar year and no lease shall be approved for a term less than thirty (30) days.

Lessees are responsible for the safety of themselves, their children and guests, and for all activities within the Unit and or on the Association property. All applicants 18 years and older must be listed on the lease application. The Unit Owner shall be

jointly and severally liable with the Tenant to the Association for any amount which is required by the Association to repair any damage to the Common Elements resulting from acts or omissions of Tenants or to pay any claim for injury or damage to any property caused by the negligence of the Tenant.

4. PETS. Each Unit Owner may have no more than two domesticated pets in his unit, and each Tenant may have no more than one domesticated pet in their unit. Dangerous breeds are not allowed on the Property at any time. Dangerous breeds are to be determined by the Board of Directors, in its sole discretion, from time to time. The list of dangerous breeds includes, but is not limited to, Pit Bull Terriers, Staffordshire Terriers, Doberman Pinchers, Rottweilers, Chow Chows, Great Danes, Perro de Presa Canario, Akitas, Alaskan Malamutes, German Shepherds, Siberian Huskies, Mastiffs, Cane Corsos, Wolf Hybrids (wolf dogs), or any mix of the above lineage, or as otherwise determined by the Board. No guests or invitees of an Owner or Tenant shall be permitted to bring any pets of any kind on the Condominium Property. No pets shall be allowed to commit a nuisance in any public portion of the Condominium Property. A pet must be leashed when on the Common Elements of the Association Property. Pets may not be kept in Limited Common Elements when the owner is not in the unit and may only be walked in areas designated by the Board of Directors. Pets may not be tied to trees or left unattended when on the Association property. Unit Owners and Tenants are responsible for picking up and disposing of pet waste as well as repairing any and all damage, including, but not limited to, personal damage, property damage, and incidental damage, caused by their pets. Any animal that bites or attacks any person regardless of reason or cause must be immediately removed from the property and the Pet Owner assumes all responsibility and liability. The ability to keep pets is a privilege, not a right, and the Board of Directors is empowered to fine an Owner and/or order and enforce the removal of any pet that becomes a source of unreasonable annoyance or a danger to the health, safety, and welfare of other residents. Excessive barking, a pet that frequently "escapes" from the house, or a pet that roams the neighborhood will be considered a nuisance. Neighbors should not be disturbed by any noise or action by household pets.

A non-refundable Pet Deposit of \$250 is due with rental applications where a single pet will be included in the residence. Any change or addition of a pet to the rental household will require a new pet application and Pet Deposit to be paid and submitted by the renter. The Unit Owner is responsible for ensuring that all pets in their rental units are properly notified to the Association.

5. PARKING. All vehicles, including those belonging to Owners, Guests, and Long-Term Occupants, must be parked in the Unit garages or on the Unit Owner's driveway. Any motorized conveyance is considered a vehicle. Vehicles parked on the driveway must not inhibit the access of another Owner and may not block entry to another Unit and must have valid registration and tags at all times. All vehicles must be in operational order at all times and not leaking any fluids. All commercial vehicles must be either parked inside a garage or at an alternative location off of the Association property. Law Enforcement vehicles are excluded. Overnight guest parking in the amenities parking lot requires a parking permit, which may be obtained by contacting the Management Company through review and approval by the Board of Directors. Overnight guest parking is not to exceed seven consecutive nights. The Board of Directors has the sole discretion of approving, denying, or revoking permits to unit owners or occupants seeking to park a vehicle in the amenities parking lot. The amenities lot is mainly intended for pool visitors and guest parking.

No recreational vehicles (RV's), mobile homes, or trailers may be parked in the driveways. Boats may only be parked on a driveway not longer than 24 hours and only once every 90 days.

Absolutely no parking on the grass. Vehicles parked on the grass will be towed without warning and at the vehicle owner's expense. Any damage to landscaping and/or irrigation will be charged to Unit Owner.

No overnight parking permitted on any street within the Association. Vehicles parked on the street between the hours of 12:00am and 6:00am will be towed without warning and at the vehicle owner's expense.

Per Florida State Statute 316.1945, parking within 30 feet upon the approach of a stop sign is prohibited.

6. AMENITIES.

Unit Owners are expected to accompany their guests while using recreational facilities including the pool and tennis/recreation courts. Owners and their family, tenants, and guests shall abide and observe the Rules and Regulations that govern the pool, pool deck, amenity bathrooms, and tennis/recreation courts. Failure to comply may result in fines and/or suspension of privileges.

For consideration of all Owners' safety and hygiene the following rules apply to use of pool and the tennis/recreation courts.

POOL -

1. Hours of use are limited to those between dawn and dusk.
2. All users of the pool do so at their own risk; there are no lifeguards on duty.
3. No unaccompanied minors under the age of 15 are permitted in the pool or pool area.
4. A shower must be taken before entering the pool.
5. Proper swimming attire is required.
6. Running or shouting in the pool area is prohibited.

7. Chairs and Lounges are to be covered with a towel during use.
8. Chairs and Lounges cannot be reserved for someone not there.
9. All personal items must be removed from the pool area when leaving.
10. No glass items are allowed in the pool area.
11. All trash caused by Owners, Tenants and/or their Guests must removed upon leaving.
12. Do not prop pool gate open.
13. Pets are not permitted in the pool area.

TENNIS/RECREATION COURTS -

1. Hours of use are limited to those between dawn and dusk.
2. No unaccompanied minors under the age of 15 are permitted on the tennis/recreation courts.
3. Proper attire is required. (Wet bathing suits are not permitted)
4. Chairs and benches are to be left clean and in proper location for the next players.
5. All personal items must be removed from tennis court area when leaving.
6. No glass items are allowed in the tennis/recreation court area.
7. All trash caused by Owners, Tenants and/or their Guests must removed upon leaving.
8. Courts may be used in two-hour increments and surrendered to another waiting user after two hours.
9. Pets are not permitted in the court area.

7. **AMENITIES KEY POLICY.** All Tenants, Guests, and Invitees must acquire a pool gate and bathroom key from the Unit Owner. Keys are expected to transfer with a Unit upon new Ownership. Only a Unit Owner can request a pool gate key from the Association. If a key is lost or damaged there is a \$100 non-refundable fee for each pool key and \$25 non-refundable fee for a bathroom key.

8. **EXTERIOR IMPROVEMENTS AND MAINTENANCE.** No Unit Owner or Tenant shall cause or allow improvements or changes of any kind to any Common Elements or the exterior of the Unit, including but not limited to, painting or other decorating of any nature, electrical wiring, plumbing, television antenna, machinery, air conditioning units or in any manner changing the appearance of any portion of the exterior of the Unit, Limited Common Elements or Common Elements without obtaining the prior written consent of the Board of Directors. No Unit Owner shall cause anything to become affixed or attached to, hung, displayed, or placed on the exterior walls, doors, balconies or windows of any Unit, Building, Common Elements or Limited Common Elements (including, but not limited to, awnings, signs, storm shutters, screens, furniture, fixtures and equipment), without the prior written consent of the Board of Directors.

WINDOWS. No aluminum foil or reflective material may be placed on any Unit glass unless approved by the Board of Directors. Draperies that show to the outside must be white in color. Garage windows may only be covered with white Venetian blinds and must be kept in good condition. Window screens are to remain correctly seated within window frames and must be maintained and without damage, holes, or rips.

OUTDOOR FURNITURE. Outdoor furniture may only be placed on a Unit Owner's courtyard. No furniture may be placed on the Association property.

COURTYARD LIGHTING. Only clear lights are permitted if visible from outside, and they must be approved by the Board of Directors prior to installation.

COURTYARD SCREENING. No privacy screening permitted. All screens are the unit owner's responsibility to maintain and replace. All screens must be kept in good condition all times. Only typical screen mesh material is permitted.

GRILLS. The use of a gas/propane barbecue grill is permitted only within the Unit Owner's personal courtyard. All grills must adhere to current fire code and safety guidelines.

PROPANE, TANKS & GENERATORS. No installation or replacement of liquid propane or natural gas tanks is permissible on the exterior of the Units, Common Elements, or Limited Common Elements. No stand-alone permanent generators are to be installed on the exterior of the Units, Common Elements, or Limited Common Elements.

CAMERAS. Doorbells with a video recording function at the existing location of the current unit doorbells will be allowed. No other cameras will be allowed without prior ARC approval. Cameras installed at any other location will need to be taken down/removed at the Owner's expense.

DRONES. Drones with cameras shall not be used to record Association Units. Drones may be used by a licensed professional to record footage or images of the Association Property only with advance written permission from the Board of Directors. Drones shall not land on courtyards/cages, rooftops, sundecks, or anywhere that may cause damage to Association and Unit property. Any damages relating to drone usage that is caused to persons or property are the sole responsibility of the drone owner regardless of Board approval.

DEBRIS. Each Owner is responsible for clearing debris from their deck and driveway. Littering is prohibited in all common areas.

PLANTINGS. No Unit Owner may plant or grow any type of shrubbery, flower, tree, vine, or other plant life other than replacement of like kind outside Unit without prior written consent of the Board of Directors. No more than three (3) matching pots flanking the door or along the courtyard wall or driveway are permitted. Pots must contain live vegetation. No vines or plants are permitted to grow on the walls of any unit. Pots must be moved during the threat of any tropical storm or hurricane.

EXTERIOR DOORS, GARAGE DOORS, AND SCREEN DOORS. Exterior doors, garage doors, and existing screen doors are the responsibility of the Unit Owner and must be maintained and comply with the existing standard doors. All doors should be maintained to appear in good condition and free of damage and/or dents. Damaged doors are the responsibility of the Unit Owner. The change or addition of any exterior door must be approved prior to installation. Please contact the Management Company prior to the replacement of and/or the addition of any doors.

Screen doors are to be white aluminum and the style must be approved by the Board of Directors prior to installation.

DRIVEWAYS. It is the responsibility of Unit Owners to keep their Unit's driveway free of oil leaks and spills or other chemicals markings and stains.

HOLIDAY ILLUMINATIONS. Holiday decorations are permitted for a maximum of ninety (90) days, from October 15th to January 15th annually for each Unit Owner. Exterior decorations must be removed by January 15th. The Association, at the Unit Owner's expense, will remove any decorations remaining after that date. Subsequent fines may also be charged to the Unit Owner. All decorations must be stored within a Unit. No decorations are to impede any repairs/maintenance of any exterior unit, building, or grounds.

PAINTING. Painting of the inside of the courtyard is a Unit Owner cost and must not be visible from the Unit exterior. Painting of the exterior is prohibited. Roof walls are not to be painted any other color than the building color.

FIXTURES AND FURNISHINGS. Lawn ornaments are not permitted. Hoses, pictures, decorations, and maintenance items are to be stored inside Unit. No more than six (6) lawn lights are permitted within a planting bed along the courtyard wall. The lights must be installed and maintained straight, kept in working order, and not in any way that impedes the landscaping company or other Association contracted vendors' work in the community.

7. NUISANCES & EXCESSIVE NOISE. No nuisances shall be allowed on the Condominium Property, nor shall any use or practice be allowed which is a source of annoyance to other residents or occupants of Units or which interferes with the peaceful possession or proper use of the Condominium Property by residents or occupants. Owners or occupants shall not make or permit or cause any disturbing noises by themselves, their family, friends, invitees or guests. Owners or occupants shall not play upon or suffer to be played upon any musical instrument, or operate a phonograph, or a television, or a radio loudspeaker, in such manner as may disturb other Owners or occupants.

8. ADVERTISEMENT. No advertising, sign, solicitation or notice relating to the conduct or operation of any business or profession of any Owner or occupant shall be publicly displayed on any condominium or the Common Area premises without the prior written consent of the Board of Directors. Realtor "For Sale," By Owner, Open House, Automobile, Garage Sale and related signs are prohibited except for one continuous two-day period up to two times per year with approval by the Board of Directors.

9. HURRICANE. A Unit Owner who plans to be absent during the hurricane season must prepare the Unit prior to departure by designating a responsible individual or firm to care for the Unit should the Unit suffer hurricane damage. The name and phone number of the responsible individual or firm must be furnished to the Association prior to departure.

10. HURRICANE SHUTTERS. Only clear shutters may remain on the triangle windows during the Atlantic Hurricane Season as defined by the National Hurricane Center under the NOAA. When not in Hurricane season, all shutters may only be installed or present 48 hours prior to an impending storm and must be removed 48 hours once the threat of the storm has passed.

All other shutters must be kept open year-round unless an impending storm is approaching and must be opened 48 hours once the threat of the storm has passed.

All roll-up shutters must be White or Beige in color and must be approved by the Board of Directors prior to installation.

11. GARBAGE. Waste, recyclables, rubbish, and other trash items shall be kept within the garage or on the air conditioning pad and kept out of sight. Bins are to be placed at the curb after 6:00 PM of the day prior to collection and should be promptly

removed from the curb prior to the following night. Collection days are Tuesday for trash and Friday for trash, bulk trash, and recyclables. These days are subject to change. No incineration of garbage, recyclables, rubbish, and/ or trash is permitted. When stored outside, trash and recycle bins need to have their lids shut tightly with no overflowing trash.

12. BASKETBALL HOOPS. All basketball hoops when not in use must be placed inside a garage. The permanent installation of affixing of a basketball hoop to a building is not permitted.

13. FLAGS. Any unit owner may install one United States flag on the wall at either end of the overhead garage door. The flag may not be any larger than 3' x 5' and must be kept in good condition. Additional guidelines are governed by Florida Statute 718 Section 113.

14. SATELLITE DISHES. Only one satellite dish permitted per unit. Location of install must be approved by the Board of Directors prior to installation. Installation directly onto any part of the building fascia will not be approved.

15. FIREWORKS. Because fireworks and associated flammable/explosive material can be deemed dangerous, such devices are not permitted in the community.

16. GARAGE SALES. All Garage sales must be permitted by the county and require prior written approval of the Board of Directors. Failure to comply may result in a fine.

17. AIR CONDITIONING. All homes were constructed with central air conditioning units. Therefore, the installation of external/window air conditioners in any window of a unit is not permitted.

18. SPEEDING/STOP SIGNS. The speed limit in Courtyards at Quail Woods is 15 mph.

We have many children in the community who play outside, as well as adults and children who walk or ride bicycles in the community. For the benefit of all in our community, please do not speed and abide by all posted stop signs. Ask your visitors and service people to abide by the speed limit and stop signs as well.

If you observe someone excessively or habitually speeding, please contact the Property Manager with their license plate number and/or vehicle description if possible. Please do not take matters into your own hands.

19. LAKE. The lake in the community is meant for visual enjoyment only. Fishing and/or swimming at or within the lake is not allowed. Children must be monitored at or around the lake at all times.

20. FEEDING WILDLIFE. Feeding wildlife is not permitted on any portion of the Common Elements of the Association's Property.

VIOLATIONS

In the event of a violation of the provisions of the Condominium Documents, the Articles of Incorporation or Bylaws, or these Rules and Regulations, which is not corrected within ten (10) days after notice from the Association to the Unit Owner to correct said violation, the Association may take such action as it may deem appropriate, including the imposition of fines or the institution of legal action to correct the violation. Nothing contained in this paragraph shall be construed to require that the Association furnish notice to any Unit Owner of his failure to pay any Assessment, sum, or other charge due to the Association.