

WINDEMERE SHORES CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

March 2017

All persons must comply with these Rules and Regulations and all covenants and restrictions contained in the Windemere Shores Condominium documents (Articles of Incorporation, Declaration of Condominium and By-Laws). It is the responsibility of each owner to understand these Rules and Regulations and ensure they are understood by all other unit occupants and visitors. If the unit is rented, these Rules and Regulations must be part of the lease or rental agreement and delivered to the tenant(s) prior to occupancy.

GENERAL RULES

1. No pets are allowed at ANY TIME on Condominium property.
2. Household trash should be placed inside the dumpster located in the parking lot. No items should be placed outside the dumpster. Large items and renovation debris should be disposed of off the property.
3. Fire hazards such as charcoal or gas grills, fire pits, or any open flame or combustible materials are not permitted on balconies, patios, or walkways.
4. Do not hang anything from balcony or pool railings.
5. Balconies and patios are for outdoor furniture only. No hot tubs, swimming pools or other similar structures, or privacy fencing are allowed on patio or balcony areas.
6. No structural modifications or alterations to the unit interior or exterior may be made without prior Windemere Shores Board of Directors approval in accordance with Article VI, Section 3 of the By-Laws. Requests must be submitted to the Board through the Condominium Manager a minimum of 30 days prior to any contemplated changes. All required permits must be acquired by the unit owner prior to initiation of any work.
7. Style and color of replacement screen doors, windows and storm shutters must be approved by the Board of Directors before installation.
8. No signs shall be permitted on the Condominium property, including the placement of "For Sale" signs in the windows of units or on the balconies or patios.
9. Each unit can be occupied (living in or using premises as tenant or guest) by no more than six (6) persons (including children) at any time. The primary Tenant, Guest or Family Member staying in the Condo Unit when the Owner is not in attendance must be over the age of 21. This includes short term rentals.
10. No more than one rental is allowed per calendar month. If an owner rents a unit more than one time during a calendar month, the first offense will be a fine of \$350 and subsequent offenses will be a fine of \$700. The primary renter must be present throughout the entire rental period and must be over the age of 21.
11. Subletting is not allowed during the rental period.