

Palm-Aire at DeSoto Lakes Condominium Association, Inc. (CONDO A)
Also Known as Palm Aire Golf Side

Rules and Regulations

These Rules and Regulations have been established to ensure the creation of pleasant and harmonious relations for all residents, guests and renters and supplement those contained in the Declaration of Condominium and the By-Laws.

**Recreation facilities, equipment and other association property are for the exclusive use of owners,
house guests and renters.**

PLEASE USE THEM WITH CARE.

- 1. SALE or LEASE** No sale, lease, or lease renewal of a unit is valid without the prior written consent of the Board of Directors. A \$100.00 processing fee must accompany each initial application. No additional fee is levied on renewals, but owners account status and tenant's compliance to Rules and Regulations will be reviewed before lease extensions are granted. All necessary forms are available from Red Carpet Management's office and/or our on-site office. When renting a unit, the owner shall place these Rules and Regulations in a prominent location so renters can be expected to abide by them.
- 2. RENTALS:** No owner may rent a unit for a period less than one month and without prior written consent of the board of Directors. No rental shall be made to groups three or more unrelated males or females. The \$100.00 processing fee must accompany each application. The renter indicating the rules have been read and are understood must sign the application. Failure to properly process and identify new tenants entering a unit could create an embarrassing situation and possible expense to the owner. The Association has the right, under Florida Statute 718.116, to collect rent from a tenant occupying a unit whose owner is delinquent to the Association for any monetary obligation.
- 3. GUESTS (Relatives-in the owner's absence)** Owners shall notify the board of Directors in writing of the number of people, names, automobiles, arrival and departure dates. Guests shall notify the manager upon their arrival.
- 4. CHILDREN** Children under the age of 18 years of age are not permitted to occupy a unit unless a parent or other responsible adult is occupying the unit at the same time.
- 5. PETS** All pets must be approved by the Board of Directors. With said approval, unit owners may have one (1) small dog or cat, which at no time shall exceed the weight of **30 lbs, or two (2) small dogs which at no time shall exceed a combined weight 30 lbs.** A written, authoritative opinion of a breed or veterinarian stating the dog will remain within the weight limit during its adult life must accompany each request. **Renters are not allowed to have pets.** The median strip is the only permissible place for walking dogs. A county ordinance exists requesting owners to remove their animal's feces. Defecation not removed on any private or public property is subject to a fine - \$50 for the first offense, \$75 thereafter. (Ordinance #90-32 Section IX.A -XVII _ XV.B.)

6. **NUISANCE:** Out of consideration for others, the noise level of party conversations, televisions, radios, record players, sound systems, etc. must be kept at a reasonable level at all times. Any pets causing a nuisance or unreasonable disturbance shall be removed from the property. *Smoking by a unit owner, guests or tenant shall be deemed a nuisance if it unreasonably interferes with another unit owner, guests or tenants use and occupancy of that unit or the common area of that unit.*
7. **PASS KEYS** Owners must give duplicate property keys to the association manager for use in case of emergency. THIS IS FLORIDA LAW. Keys and locks cannot be changed without management's knowledge and replacement keys given for emergency use.
8. **RAILINGS, WALKWAYS AND LOBBIES** must be kept clear at all times and may not be used for drying or airing towels, bathing suits, clothing or for storing household furnishings or recreational equipment. Outdoor furniture may not be left out on the walkway overnight.
9. **TRASH** Refuse and garbage shall be deposited only in the facilities provided. Garbage must be bagged and tied. Recycled items must be separated and placed in proper containers. Replacement garbage cans will be supplied by the condo association.
10. **PARKING AND VEHICLE TYPE - Owners and tenants shall park in their own Section and are limited to no more than two (2) conventional passenger vehicles.** No boats, boat trailers, campers, motor homes, recreational vehicles, pickup trucks, *panel trucks*, motorcycles, or similar vehicles may be parked on the premises *overnight*. *If the individual unit has been assigned a parking space, the owner or tenant of that unit shall use it and not take one of the guest spots.* Commercial vehicles may be parked only during the time they are performing services. Parking on the median or any grassed area is not permitted. We must prevent damage to our sprinkler system.
11. **RECREATIONAL AREAS: All persons using the pools or other recreational facility do so at their own risk and are expected to abide by the rules governing the area. This association is not responsible for accidents or injury.**
12. **SIGNS** No unauthorized signs are permitted to be displayed on the premises.
13. **ALTERATION** All exterior building alterations must be approved, in writing, by the Board of Directors. Interior renovations are both a privilege and responsibility of the owner. Engineering Integrity must be employed when supporting structure is involved. When floor covering in upper floor units are altered to a hard surface, proper soundproofing shall be included in the renovating plans. Individual planting of trees and large shrubs must be approved by the Board. When smaller plants are planted, they must be chosen and positioned as so not to interfere with or hamper the work of maintenance people. The care and upkeep of such plantings is the responsibility and expense of the owner.

- 14. PURCHASES, REPAIRS AND SERVICES** No owner may purchase any item or arrange any repair or service for or to common elements, without the written permission from the Condo Board of Directors.
- 15. MAINTENANCE REQUEST & SUGGESTIONS** All requests for maintenance or repair must be made in writing to the Property Manager.
- 16. PENALTIES:** It is the obligation and intention of the Board of Directors to strictly enforce these rules and regulations and take whatever action necessary to correct violations – using its power given in the By-Laws and the Declaration of Condominium.

Pool Rules:

THE POOL AREAS ARE PRIVATE FACILITIES FOR THE EXCLUSIVE USE OF CONDO "A" OWNERS, RENTERS AND THEIR GUESTS ONLY. GUESTS, OTHER THAN HOUSED GUESTS MUST BE ACCOMPANIED BY RESIDENT /OWNERS

You MUST shower before entering the pool. (Florida State Law)

1. Proper swimming attire must be worn at all times.
2. No glassware, food or alcoholic beverages are allowed in the pool area.
3. Pets are not permitted in the pool area.
4. All children under 12 must be accompanied by an adult.
5. Do not remove poolside furniture outside the fenced area.
6. No diving, running, pushing or other rough play is allowed.
7. Except for life belts or other safety equipment not made of Styrofoam, NOTHING ELSE IS ALLOWED IN THE POOL.
8. Only authorized persons are permitted to adjust pool heater controls.
9. Pool hours are 7:00 am to 10:00 pm.
10. **POOL AREAS ARE NON-SMOKING AREAS. PLEASE OBEY BY THIS RULE**

Exercise Room Rules

THE EXERCISE EQUIPMENT IS FOR THE EXCLUSIVE USE OF CONDO A OWNERS/TENANTS AND THEIR GUESTS ONLY. GUESTS, OTHER THAN HOUSED GUESTS, MUST BE ACCOMPANIED BY RESIDENTS/OWNERS.

1. Use equipment at your own risk.
2. Members and Guests over the age of 18 may use all equipment without supervision. Children under the age of 18 must be accompanied at all times by an adult who is at least 18 years old.
3. Equipment use is restricted to members and their guests. Guests MUST be accompanied by a member or member's immediate family at all times. Unauthorized persons using the Exercise room will be considered trespassing and may be prosecuted.
4. No breakable containers are allowed in the Exercise Room.
5. All members are responsible for cleaning up after themselves. Any items left in the Exercise Room may be discarded by the association.
6. Leave room as you found it.
7. Common sense and safety practices shall be used by all exercisers.
8. Vandalism will be reported to the **SHERRIF'S DEPARTMENT**. Any member caught vandalizing will be held financially responsible for repairs and may be subject to fines issued by the association. Any nonmember may be prosecuted and will be held financially accountable.
9. Violation of the Exercise Room rules may result in suspension of privileges of the member and member's family for a period of time to be determined by the Board of Directors.
10. **THE CLUBHOUSE AND EXERCISE ROOM ARE NON-SMOKING AREAS PLEASE OBIDE BY THIS RULE.**

In case of an emergency, call 911

"IT IS EVERY OWNER'S DUTY TO SEE THAT THE ABOVE RULES ARE OBSERVED AND TO REQUEST COMPLIANCE BY OTHER OWNERS!"