

CORDOVA GREENS CONDOMINIUMS, PHASE IV RULES AND REGULATIONS

DEVELOPED AND ESTABLISHED WITH THE ORIGINAL CONDOMINIUM DOCUMENTS DURING CONSTRUCTION OF CORDOVA GREENS OF LARGO AND INCLUDING RULES AND REGULATIONS REVISIONS- Approved by the Cordova Greens of Largo, Inc. Board of Directors on September 13, 2004

1.) **PARKING-** On condominium grounds shall be limited to bicycles, tricycles, passenger cars, station wagons, private vans, golf carts, motor cycles, SUV's and pick up trucks. Vehicles parked in the carport area shall not extend over the sidewalk to the front or past the end of the roofline of the carport to the rear. All vehicles must display current registration. No boats, trailers, commercial vehicles or similar devices are permitted to park on condominium property. No parking is permitted in any area other than marked parking spaces. Vehicles must be legally parked at all times. No vehicle may occupy more than one marked parking space. Exceptions require written approval of the Board of Directors. The Board is authorized to restrict any and all parking of any and all vehicles on the condominium property. No washing or maintenance of vehicles shall be done on condominium property. No owner or lessee may authorize any person not residing in the Association, other than visitors or guests, to park on condominium property. Any person parking a vehicle on condominium property shall take precautions as to not cause excessive damage to parking areas. Additional costs of maintenance or repair to any condominium parking area or carport structure caused by excessive damage, defined as but not limited to, motorcycle kick stand damage, excessive fluid leaks, etc. shall be the responsibility of the owner. (Revised September 13, 2004)

2.) **LAUNDRY-** No laundry or clothing shall be hung or similarly displayed on the porches of the apartments or elsewhere within the apartments which would be visible from outside of the apartments.

3.) **DRESS-** In addition to street apparel, walking shorts for both men and women shall be allowed for wear on the condominium property provided the men wear shirts and the women wear blouses. Bathing suits shall not be permitted except in the pool area unless beach robes or similar attire are worn.

4.) **LAWN CARE-** As the Association has the sole responsibility for lawn, plant and shrubbery care, no apartment owner shall assume those duties.

5.) PETS- Each apartment owner may maintain one (1) dog (under thirty (30) pounds) or cat along with birds, fish, etc. so long as such pets are kept within the apartment. A dog or cat will be permitted outside the apartment only while on a leash and attended by an adult and may be walked only in designated areas.

- Pet owners must remove all pet droppings. Designated pet walk areas are: Median strip on Bardmoor Boulevard, grass area abutting Ayrshire Lane or grass area along the fence at the back (northern) boundary of the property. Feeding of animals other than pets is prohibited. Animals are defined as, but not limited to, other persons pets, (I.e. stray cats and dogs,) ducks, birds and squirrels. (Revised September 13, 2004)

6.) RECREATIONAL FACILITIES- Recreational facilities owned by the Association are provided for the use and benefit of apartment owners, their guests and invitees, subject to those rules and regulations from time to time established by the Association

7.) POOL AREA- No glass objects of any type are permitted in the pool area. Plastic or unbreakable containers may be used. No food is to be consumed in the pool area. Radios, stereos, musical instruments or similar devices shall be a decibel level to not disturb other residents in the condominium. All persons using the pool area shall abide by the rules for the pool and spa that are posted on the pool house. Pool users must use the authorized key for entry, jumping the fence is not allowed. (Revised September 13, 2004)

8.) PATIOS- Each ground floor apartment has an adjoining patio. These patios are defined as "Limited Common Elements" in our documents. This means that they are under the control of the Association, but their use is reserved for the residents of the adjoining apartment. Patios are to be kept neat, clean and free from debris. No grills of any kind are allowed on 2nd or 3rd floor lanai, balcony or walkway. (Revised September 13, 2004)

9.) APARTMENTS- each of the apartments shall be occupied only by a family, its servants and guests, as a residence and for no other purpose. Except as reserved to Developer, no apartment may be divided or subdivided into a smaller unit nor any portion sold or otherwise transferred without first amending this Declaration to show the changes in the apartments to be effected.

10.) DISPLAYS, ERECTIONS- Each apartment owner shall show no sign, advertisements or notice of any type on the common elements or his apartment. There shall be no "for sale" or "for rent" signs in any form or size placed inside or outside of the windows of the apartment or attached to the curtains or venetian blinds or any other part of the interior or exterior of the apartment or condominium property, except that any institutional lender in the condominium which is the holder of the apartment by foreclosure or proceeding in lieu of foreclosure shall be exempt from the restriction prohibiting posting "for sale" or "for rent" signs.

11.) NUISANCES-

- a) No nuisances shall be allowed upon the condominium property, nor any use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents.
- b) No apartment owner will annoy others with unreasonable noises or odors.
- c) All parts of the condominium shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage allowed to accumulate nor any fire hazard allowed to exist.
- d) No electrical device creating unusual electrical overloading or interference with radio or TV sets of others may be used in the apartments or common elements without the permission of the Board of Directors of the Association.
- e) No apartment owner shall permit any use of his apartment or make any use of the common elements that will increase the cost of insurance upon the condominium property.
- f) No garbage cans, trash barrels, or other obstructing personal property shall be placed in the halls or on the staircase landings nor shall anything be hanging from the windowsills, porches, patio walls or balconies. No rugs or mats shall be shaken or hung from or on any of the windows, doors, porches, patio wall or balconies. No clothes, sheets, blankets, laundry or any other kind of articles shall be hung out of an apartment or exposed on the common elements. No accumulation of rubbish, debris, or unsightly material shall be permitted in or on the common elements, and vermin shall be prevented.
- d) No feeding of any animals, other than pets as above. Animals are defined, but not limited to, squirrels, ducks and birds. Vermin shall be prevented.
- e) No use of any apartment or common elements that will increase the cost of insurance on the condominium property is prohibited.
- f) No use of barbecues or grills inside any unit or on any 2nd or 3rd floor story balcony or walkway. (Exception: Barbecues or grills may be used on 1st floor patios or other open areas of the Association as long as they are placed at least six feet beyond the vertical plane of any building.)

12.) **LAWFUL USE-** No immoral, improper, offensive or unlawful use shall be made of the condominium property nor any part of it: and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed. The responsibility of meeting the requirements of governmental bodies for maintenance, modification or repair of the condominium property shall be the same as the responsibility for the maintenance and repair of the property concerned.

13.) **INSPECTION-** Each apartment owner shall permit the Board of Directors, or any of them, or the agents and employees of the Association, to enter the owner's apartment for the purpose of maintenance, inspection, repair and replacement of improvements made in accordance with the requirements of this Declaration.

14.) SELL, TRANSFER, LEASE- An apartment owner intending to sell, transfer or lease his apartment, shall notify the Board of Directors to receive information on the approved policy for Sale or Lease of Apartments. No apartment owner may dispose of an apartment or any interest in an apartment by sale, lease, gift, devise, inheritance or other transfers without the approval of the Association. A transfer by or from an apartment owner to a spouse is excepted from this restriction. (Revised September 13, 2004)

15.) TRASH AND DUMPSTER USAGE- The dumpster is for the use of Buildings 8605, 8681 and 8693 only. All refuse must be placed inside the dumpster, no trash or other items may be left outside the dumpster. All empty boxes must be flattened before they are placed in the dumpster. The doors on the dumpster itself and the fence surround must be closed after use. The waste contractor will not remove any items that are not placed in the dumpster. Items that cannot be placed in the dumpster (I.e. appliances, beds, furniture, trees, bathtubs, etc.) are the responsibility of the owner to dispose of by other means. No person shall place trash, garbage or similar items outside of the apartments. (Revised September 13, 2004)

16.) ANTENNA, SIGNAL- No apartment owner shall erect or cause to be erected any outside antenna or any outside television signal receiver whatsoever. (Revised September 13, 2004)

17.) RESPONSIBILITY- Unit owners shall be responsible for the actions of their tenants. Unit owners shall be responsible for any damage, clean up costs or any costs related to the common elements caused by themselves or contractors hired by the owner to perform work on the their behalf. (Revised September 13, 2004)

18.) REGULATIONS- Reasonable, uniform rules and regulations concerning the use of the condominium property may be made and amended from time to time by the Board of Directors, and/or members of the Association in the manner provided by its Articles of Incorporation and/or Bylaws. Copies of such rules and regulations and amendments shall be furnished by the Association to all apartment owners and residents of the condominium upon request. Each apartment owner shall conform to and abide by the Bylaws and uniform rules and regulations of the Association which have been or are adopted concerning the condominium property and each owner shall see that all persons using the owner's property, by, through or under him, does likewise.