

Quail Run Condominium Association, Inc.

Rules and Regulations¹

Introduction

The following Rules and Regulations have been developed to help make our community equally enjoyable for all residents. Consequently, in order to promote a tranquil residential atmosphere and consistent environment, reasonable rules must be introduced. Owners and/or residents are required to follow all rules and regulations and shall see that they are observed by their families, guests, invitees, vendors, contractors, lessees and persons over whom they exercise control and supervision. Failure to abide by the following Rules & Regulations may result in fines and/or legal action against any person found to be in violation.

RULES AND REGULATIONS

I. EXTERIOR APPEARANCE – BUILDINGS, COMMON AREAS

- A. No Unit Owner may make any addition, alteration or renovation which alters the exterior appearance of his unit. Modifications of the common elements are prohibited except when approved by the appropriate vote of the members of the condominium association. Decorations shall not be attached or hung from roof areas, stucco or shingles, or sidings of buildings.
- B. Any unit owner may display one portable, removable United States flag in a respectful way and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veteran's Day, may display in a respectful way portable, removable official flags, not larger than four and a half feet by six feet, that represent the United States Army, Navy, Air Force, Marine Corps. or Coast Guard.
- C. Exterior electrical fixtures, meeting building and electrical code, may be installed only after obtaining written approval of the Board. (Outside holiday decorations are allowed between the start of the Thanksgiving holiday period and January 31st).
- D. Devices designed and used for the reception of over the air broadcast television signals may be installed within a unit or within any appurtenance to the unit which is owned and maintained by the unit owner. No other antennae, satellite dish or other device designed for the broadcast or reception of radio, hand radio, or satellite signals may be installed anywhere upon the common elements or in any location outside of the unit.

¹ Adopted November 17, 2005 by the Board of Directors

- E. No window awnings or guards or light reflective materials may be used in or about any condominium building. Use of ventilators, fans or air conditioning units in or through windows is prohibited.
- F. No sign, notice or advertisement shall be inscribed or exposed on or at any window or any part of the units or common areas, including vehicles. (Family names on the entrance of units are permissible.)
- G. Interior window treatments which are visible from the exterior of the unit shall be limited to drapes, blinds, shutters, shades or curtains. All other window coverings, including but not limited to newspapers, bed sheets, towels, and reflective window tinting are prohibited.
- H. Balconies shall not be used for storage. Only those items which are used on the balcony shall be permitted to be kept on the balcony, such as tables, chairs, plants, or exercise equipment. Roofs of storage facilities shall not be used for storage. No resident shall cause dirt, water, or any other material to leave the confines of the balcony. Cooking or barbecuing on balconies is prohibited.
- I. Vines or other vegetation growing on patio fences or building structures will be removed by the Association.

II. VEHICLES, BOATS, EQUIPMENT, ETC.

- A. No motorized vehicles shall be parked, driven or stored upon any grass or landscaped area within the condominium.
- B. Parking is permitted only in white-striped spaces designated for parking. Parking is not permitted on the grass or on any paved area that is not designated for parking.
- C. Each unit **shall be assigned one (1) designated parking space**. A vehicle which is parked in a parking space designated for another unit without the consent of the unit owner may be towed at the expense of the owner of that vehicle. Additional cars of residents and guests shall park in non-numbered spaces. It will be the resident's responsibility to assist their guests in parking in non-numbered spaces.

In the event an unauthorized vehicle is parked in your assigned space:

- (a) If you know the owner of the vehicle, request that they remove same from your parking space.
- (b) If owner of vehicle is unknown, leave a notice on the windshield that the vehicle is illegally parked in an assigned space.

- (c) Make note of the description and license plate number of the vehicle in your space, and the time and date of the occurrence.
 - (d) If violation persists, contact a Board member or the Property Manager who are authorized to employ towing.
- D. Passenger automobiles, vans, light pick-up trucks and motorcycles, which do not exceed the size of one parking space, may be parked only in the areas provided for that purpose. No boat, trailer, motor home, mobile home, commercial vehicle, bus or camper shall be parked overnight and shall not at any time be parked in a reserved space except when actively loading or unloading and then only for the time required to load or unload the vehicle. Commercial vehicles shall be permitted only for the time required to provide a serve or delivery within the condominium. For purposes of this section, the term "commercial vehicle" shall mean a vehicle that bears signage, coloring, a logo, tools, equipment or inventory reflecting the trade or occupation of the owner or operator of that vehicle. Police vehicles shall not be deemed to be a commercial vehicle for purposes of this section. Concealing the commercial signage, lettering, logo or other characteristic identifying the vehicle as a commercial vehicle by use of a car cover, magnetic sign or other method shall not remove the commercial nature of the vehicle, therefore it is not acceptable.
- E. No vehicle which does not display a current license shall be parked or stored within the condominium in excess of 24 hours. No vehicle which cannot be lawfully operated upon the highways of the State of Florida shall be kept or stored upon the condominium property in excess of 24 hours. No vehicle which may not be safely operated under its own power shall be parked or stored on the condominium property in excess of 24 hours. The owner of any vehicle found to be in violation of this section shall be provided with written notice of the violation and shall either demonstrate compliance with this rule or remove the vehicle from the condominium property. If the vehicle is not timely removed from the condominium property, the vehicle will be towed at the owner's expense.
- F. Only emergency such as fixing a flat tire or jumping a battery may be performed on Association property. All other mechanical services and repairs to a motor vehicle upon the common elements, including but not limited to, changing of fluids, brake repairs, and changing of belts or spark plugs are prohibited. Routine cleaning, washing, detailing or waxing of vehicles is permitted for vehicles owned and operated by residents of the condominium. Repairs/services such as, but not limited to, oil changes, radiator flushing, brake replacement, and engine rebuilding are prohibited.

- G. Any vehicle violating any provision of this Article III shall be towed at the expense of the owner of the vehicle. The Board, or its agents, shall have the authority to affix a notice to the vehicle indicating a violation of these Rules and Regulations. Notice of a violation shall not be required prior to towing a vehicle. The failure of the Association to provide notice of a violation or the failure of the owner of a vehicle to receive notice of any violation shall not constitute a waiver of the Association's right to tow the vehicle and nothing contained herein shall be construed to require the Association to affix a notice to the vehicle prior to having it towed at the expense of the owner of the vehicle.
- H. Parking and the storage of vehicles on Association property by non-residents shall not exceed seven consecutive days. Vehicles which are owned or operated by non-residents must vacate the condominium property for at least eight hours in any seven day period. After seven days Board approval is required. Storage of non-resident vehicles is prohibited.

III. SPEED LIMIT

The speed limit shall be **15 miles per hour (posted)** as the road is used for recreational activities such as jogging, bicycling, etc.

IV. USE RESTRICTIONS

A. Guests

Unit owners and lessees shall give prior written notice to the property manager of the name, arrival and departure dates, license tag and vehicle description for any guest of the owner or lessee who shall occupy the unit for more than 30 consecutive days.

B. Occupancy

A unit shall be occupied and used only as a private, single family residence and for no other purpose.

C. Commercial Use Prohibited

Except uses which are incidental to the single family residential use of a unit, commercial uses are prohibited. For purposes of this section, "incidental commercial uses" may include using the telephone or email to conduct business or business uses which cannot be detected by sight, sound, or odor from the outside of the unit and which do not require clients, customers, employees or deliveries to or from the unit other than regular U.S. Mail or via Federal Express or similar carrier. Any use of a unit which requires an occupational license or which is inconsistent with the zoning of the unit is prohibited. No unit shall be advertised as the

address for any business or for profit activity. Solicitation within the condominium shall be limited to Association activities.

D. Leasing your Unit

- (a) No unit owner may lease his unit for a term of less than three months and no lease shall be for more than one year. All leases shall be subject to the prior written approval of the Board of Directors. Each unit owner must notify the Association of the name of any lessee of a unit.
- (b) Owners of units are responsible for providing lessees with information regarding all Rules and Regulations.
- (c) An owner who leases his or her unit shall be deemed to have transferred his or her right to use the common elements, including, but not limited to the pool, spa and tennis courts, to his or her tenants and shall have no right to use said common elements, except as a guest.

V. SELLING YOUR UNIT

- A. Unit owners must give the Association thirty **(30) days written notice** and include the name and address of the proposed purchaser. The Board of Directors will in turn issue a Certificate of The Sale. The Association has the right of refusal of any proposed sale of a unit. Standard forms for approval of sale are available from the Property Manager.
- B. No unit may be sold without the prior approval of Board.
- C. Buyers are required to contact the Property Manager for an interview appointment with the Board of Directors to obtain approval prior to closing. Upon closing, the buyer is required to provide a copy of the warranty deed to the Association office. In addition, the buyer is required to contact the Association office after closing for orientation.

VI. OBSTRUCTIONS

All common areas, including but not limited to sidewalks, entrances, driveways and fire lanes must be kept open and not obstructed in any manner at any time.

VII. EMERGENCY ENTRY

In case of any emergency originating in or threatening any dwelling, regardless of whether the owner or resident is present at the time of such emergency, the Board of Directors, or any other person authorized by it, shall have the right, but not the

obligation, to enter such dwelling to remedy or abate the cause of such emergency.

The Association shall not be held responsible for any damage caused by emergency entry into a unit or for damage which is caused by the failure or refusal of the Association to enter a unit to remedy or abate an emergency.

VIII. TRASH

- A. All garbage and refuse must be deposited with care in the dumpsters provided at various locations on the condominium property. All garbage should be securely wrapped.
- B. Special trash pick ups can be arranged in advance by contacting the Property Manager. This includes large appliances, and items such as mattresses, furniture or any other trash item that does not easily fit into the provided dumpsters.
- C. Dumpsters are for the sole use of Quail Run owners or Board approved renters.
- D. No commercial dumping will be tolerated.

IX. PETS

Pets may be kept in units providing the following regulations are followed:

- A. All pet owners shall provide proof of pet registration (when required by state law or by county ordinance), immunization and homeowner's insurance or rider as well as a photograph of the pet if the pet will be taken outside of the unit for any reason.
- B. There may not be more than one cat or one dog in any unit.
- C. No pet weighing in excess of 30 pounds shall be permitted to be kept or stored in any unit and no such pet weighing in excess of 30 pounds shall be brought upon the common elements of the condominium.
- D. No pet shall be left unattended on any patio or balcony or upon the common elements.
- E. When on the common areas, each pet shall be on a hand held leash.
- F. Pets must be walked in the outer perimeter areas of the condominium, near the wall, not near the buildings, pool and tennis courts or around lakes. No pet swimming in the ponds is allowed.

- G. Owners must clean up after their pet and dispose of pet waste properly.
- H. No pets are allowed in the pool, spa or tennis court areas.
- I. Owners are responsible for all damage caused by their pet.
- J. Any animal that is deemed to be a nuisance or which causes damage to any person or property shall be removed from the condominium upon request of the Board of Directors.
- K. Pet owners are reminded that they are required to abide by all laws and ordinances, particularly immunization.
- L. Any animal not attended will be reported to the Hillsborough County Animal Services for removal.

X. NUISANCES AND IMPROPER USE OF CONDOMINIUM PROPERTY

No nuisances or detrimental behavior by any owner or lessee will be allowed on the condominium property, nor will any use or practice be permitted which is the source of annoyance to other residents or which interferes with the peaceful possession and use of the condominium property by other residents. No unit owner may permit any use of the owner's unit, or make any use of the common elements, which will increase the rate of insurance on the condominium property or be otherwise detrimental to the health, safety and welfare of the residents of The Quail Run Condominiums. Further, no unlawful use or activity may be conducted on any part of the condominium property.

XI. RECREATIONAL FACILITY RULES AND REGULATIONS

The pool, spa and tennis courts are for the use of residents and their guests only. When using these facilities, residents/guests **must have a Quail Run key to access those areas**. Keys will be distributed through the Property Manager. A charge of \$50.00 will be imposed for the replacement of the recreational key. Keys are to be returned to the Property Manager when residents move from Quail Run.

XII. POOL AND SPA RULES AND REGULATIONS

- A. Pool and Spa Hours: 6:00 A.M. to 11:00 P.M.
- B. Children under the age of 12 shall be accompanied by a responsible person 18 years of age or older.
- C. Incontinent persons must wear plastic pants when in the pool or spa.
- D. No pet shall be permitted in the pool or spa area.

- E. No lifeguard is on duty at any time; use the facilities at own risk. The Association will not assume liability for injuries. Parents and guardians must exercise proper supervision of minors.
- F. Lifesaving equipment and devices are not for recreational use.
- G. **No glass container** of any kind are permitted in or around pool and spa area.
- H. Shower before entering pool and spa. Bathing suits are required when using pool or spa.
- I. Pool capacity: 24 persons, Spa capacity: 10 persons
- J. No more than **four guests per unit** within the pool or spa area at any time.
- K. Dispose of all waste material in receptacles.
- L. No reserving of chairs or lounges.
- M. Noise shall be kept to a **minimum**.
- N. Diving, running, jumping, or rough-housing are prohibited.
- O. No game or other use of the pool or spa area which interferes with the safe use and quiet enjoyment of the pool or spa area by other persons shall be permitted.
- P. Skating and skate boarding in any form is prohibited in pool and spa area.
- Q. Bicycles and motorized toys are prohibited in pool and spa area.
- R. No one is permitted on the wall or wood fencing in the pool or spa area.
- S. No cooking or cooking equipment allowed in the pool or spa area.
- T. Always check to make sure that pool doors are safely latched and locked for your protection.

XIII. LAKE AREAS

- A. No boat of any kind shall be permitted on any lake, except when used by the Association for maintenance of the lake or the common areas. Swimming within any lake is prohibited.
- B. Fishing from any lake is prohibited.
- C. Because of health hazards, please **do not** feed the ducks or any water fowl.

XIV. RECREATIONAL ACTIVITIES IN COMMON AREAS

Any activity involving an object such as, but not limited to, a baseball, a golf ball, model airplane, etc. that may be thrown, hit, flown or kicked is prohibited on the common elements.

XV. TENNIS COURT RULES AND REGULATIONS

- A. Tennis court hours: 9:00 a.m. to 11:00 p.m.
- B. Courts are for the use of residents only and their guests and are to remain locked at all times. (Please do not admit anyone without a key.)
- C. Climbing of fence is prohibited.
- D. Tennis courts are to be used for tennis only, and only tennis equipment is permitted in the court area.
- E. No pets permitted in tennis courts area
- F. No player shall play two consecutive hours unless there are no owners/guests waiting for court time.
- G. Tennis shoes must be worn inside fenced area.
- H. Food and glass containers are not permitted inside fenced area.
- I. Leaning on, striking and jumping over the nets is prohibited.
- J. All refuse should be deposited in receptacles.
- K. Lights should be turned off when courts are not in use.
- L. Tennis court use shall be restricted to one court at a time with no group instruction permitted (group defined as more than three people). No owner or resident may offer tennis lessons to any person who is not an owner or a resident of a unit within the condominium for payment or other consideration.

XVI. NOTICES, MEETINGS, AND RECORDS INSPECTION

- A. The bulletin board at the pool common area shall be the official location for posting notices of meetings and up-coming events that the Board of Directors may be considering or adopting.

- B. Any unit owner may attend any duly scheduled meeting of the Board of Directors or Committee of the Association. If a unit owner wishes to speak at such meetings, the owner may do so if he or she submits to the President or Property Manager a written request prior to the start of the meeting. There shall be a time limit of three minutes for the owner to speak on any agenda item. The Board of Directors shall have sole discretion by a majority in all matters pertaining to the Association.
- C. The official records of the Association are maintained at Wise Property Management, Inc., 16105 North Florida Avenue, Suite A, Lutz, FL 33549; and may be inspected by owners at the above address upon written request to the President or Property Manager, specifying which records are to be inspected. The request must be submitted three (3) working days prior to the requested inspected data and may be inspected Monday through Friday between the hours of 1:00 p.m. and 4:00 p.m. excluding legal holidays. Verbal and/or walk-in requests may be honored at the sole discretion of the Property Manager based on the extent of the request, and the availability of records and administrative personnel. Copies of records shall be provided upon pre-payment of \$.25 per page.

XVII. HURRICANE SHUTTER POLICY

- A. Each installation must have prior written Board approval
- B. Contractor must secure all necessary building permits. A copy must be submitted to the Board of Directors.
- C. The color must match (as closely as possible) the stucco walls.
- D. Shutters must have aluminum frame and screws
- E. Shutters must have aluminum or PVC slats and must meet code.
- F. Shutters may only be closed when eminent weather conditions reasonably require closure. Storm shutters shall not be closed to provide privacy, shade or security, except when existing or eminent weather conditions require closure.
- G. Specifications may be obtained at Property Manager's office.

XVIII. CONDOMINIUM FEE PAYMENTS

Condominium fees are due the first day of each month. The fees are assessed annually based on the periodic budget adopted by the Board of Directors.

An owner who owes money to the Association may be charged attorney's fees, interest, and costs incurred in the collection process.

The Board will pursue any and all collection methods available to include but not limited to attaching rent from tenants in the case of investor owners, and notification to the First Mortgagee of any fee delinquency in order to protect the interests of the Association.

XIX. CONTROL OF WORKERS AND CONTRACTORS EMPLOYED BY ASSOCIATION

No person other than an Association Board Member or the Property Manager shall direct, supervise or in any manner attempt to assert any control over workers or contractors employed by the Association.

XX. VIOLATION

Violations of the Rules and Regulations, or any other provisions of the Declaration and governing documents of the Condominium may result in fines of up to \$100 per violation, or \$100 per day for a continuing violation, up to a maximum of \$1,000. Violations may also result in assessment of court costs and attorney's fees against the violator.