

Occupant Rules and Regulations

1. Medeco Security keys are issued to residents from the Owner of your unit. These keys will fit most common locks on the property. If you need a duplicate key, the fee is \$50.00 per key and can be ordered through APM (management company).
2. If you need roof access to service your air conditioner, please plan 24 hours advance and contact APM (management company) for keycode access.
3. Dogs are NOT allowed. Residents may have up to two cats, not to exceed 20 lbs. (For more information PLEASE READ Certificate of Amendment to the Declaration of Condominium and Bylaws, Article XIII of the declaration, Section B.)
4. There is an annual Fire, Safety and Condo infrastructure inspection of all units. A one-week notice in writing will be provided prior to the unit's inspection and a 48-hour reminder will be sent via email or posted on the door.
5. Each resident is responsible for understanding the parking regulations.
6. All occupants must supply the Association with a current and working key to the unit. No Condo owner or occupant shall alter any lock or install a new lock without first notifying the BOD. No key lock knobs are allowed inside units. Any person not complying will be fined \$150 and a lock company will be called at owner/renter's expense to gain access to the unit in case of emergency.
7. All refuse and garbage must be placed in strong, plastic garbage bags, tightly secured and not over stuffed. All large items for disposal must be removed from the property at occupant's expense. Example: replacement cupboards, toilets, large moving boxes/crates, drywall, furniture, etc and debris from remodeling or maintenance projects. Cardboard boxes need to be broken down before thrown in the dumpster or recycle bins.
8. No occupants or visitors shall make or permit any disturbing noises inside or outside the building. The occupant is responsible for their guests.
9. No storage of any kind permitted on screened balconies. Patio furniture and plants only.
10. No cooking or grilling of any kind is permitted on screened balconies. Fire Marshall Regulation.
11. All occupants must complete an application for residence and be interviewed by a Screening Committee. This includes any future roommates, long time visitors or relatives. Those staying more than 30 days MUST complete an application and be screened.
12. Only two occupants are permitted to live in a one bedroom unit and four per two bedroom unit.
13. All occupants are responsible for any damages caused to walls, doors, Exit Signs, elevators, carpet, etc. when moving in or out of the Condominium. Moving into or out of the Condominium is only permitted between 8am and 6pm. The BOD must be notified of residents moving in or out. Only one elevator may be used when moving in or out.
14. All new owners MUST understand monthly maintenance payments, late fees and Special Assessments.
15. No cars are to be washed or mechanically repaired while on the property.

16. If construction/remodeling needs to be done in your unit, the Management Company be notified, application completed and approved before beginning the work. All work MUST ONLY be done between 8am and 6pm. Plastic must be laid on carpet leading to your unit and carpet must be vacuumed to remove all debris created by the work.
17. No lockboxes are allowed on the building gates or anywhere on the Condo property. All unit showings are by appointment only.

Pool Rules and Regulations

1. Special Occasions/Parties, Etc. Residents planning to host a group of guests totaling ten (10) persons and not to exceed a maximum of fifteen (15) persons, must notify the Board in writing seven (7) days in advance. Include the number of guests, the date and the time, and place it in Box One in the Lobby area. The resident hosting the party must actively supervise the event and will be held responsible for the actions of their guests.
2. If these rules are not observed by the resident, and the party gets out of hand to the point that Law Enforcement is notified, the 1st offense will result in a termination of pool and patio privileges for ninety (90) days. A 2nd offense will result in the termination of all pool and patio privileges for one (1) year and a \$200 FINE.
3. No glass of any kind is permitted in the pool or on the pool deck (Beer, wine bottles, drinking glasses, etc.)
4. The bathing load for the pool is nine (9) persons.
5. Absolutely NO DIVING into the pool.
6. Children under the age of 12 must be accompanied by an adult.
7. Restrooms are available in the meeting room.
8. DO NOT leave the front security gate open for access to the restrooms.
9. No grilling/cooking after 9 PM.
10. Be sure to turn off all gas knobs on the grill, and turn off the light/fan in the gazebo.
11. Clean grill after each use.
12. Lock the pool gate when you leave.
13. Clean up the area and take away all garbage when you are finished. Return all deck furniture to its place.
14. No loud music. No loud noise.

I have read and understand the above Rules and Regulations and I agree to comply with their provisions. Failure to do so may result in fines and/or eviction.

Occupant#1 Signature: _____ Unit # _____

Occupant#2 Signature _____ Date: _____