

RULES & REGULATIONS OF COSTA LINDA CONDOMINIUM ASSOCIATION, INC

1. The sidewalks, entrances, passages, vestibules, stairways, elevators, corridors, halls and like portions of the Common Elements of the Condominium Buildings shall not be obstructed or used for any purpose other than ingress and egress to and from Condominium Units.

2. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed on any part of the outside of a Condominium unit or Building or any part of the common elements without prior written consent of the Association. Additionally, no awning, canopy, shutter or other projection shall be attracted to or placed upon the outside walls or roof of the building unless approved by the association.

3. Neither the exterior of the Condominium Units, including all appurtenances nor any part of the common elements shall be painted, decorated or modified by any condominium unit owner or resident without the prior written consent of the association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association.

4. A unit owner shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies, or windows of the building, nor shall such unit owner screen or otherwise enclose his connecting balcony, atrium, terrace or roof deck without the consent of the Association. Curtains and drapes (or linings thereof) blinds, shutters, shades or other window covering which face on exterior windows or glass doors of units shall be white or off – white in color.

5. Nothing other than balcony – type furniture and plants may be kept on patios, balconies, atriums terraces and roof decks.

6. The exterior portions of all the doors which face common elements shall be uniform in appearance and color and all the exterior hardware shall be identical.

7. No door mats may be placed in the hallways or corridors and no ornaments or decorations may be placed on the walls of the hallways and corridors.

8. No unit owner may install or permit to be installed any window air conditioning unit in his unit or in the common elements.

9. No radio or television installation may be permitted in a unit which interferes with the television or radio reception of another unit. No antenna or aerial may be erected or installed by a unit owner on the roof or exterior walls of the building and, if the same is erected or installed, it may be removed, without notice, by the Association at the cost of the unit owner installing same. Citizens band and ham radio installations are strictly prohibited.

10. All doors leading from the condominium unit to common elements shall be closed at all times except when in actual use for ingress and egress.

11. No condominium unit owner or resident shall play upon or permit to be played any musical instrument or operate or permit to be operated a phonograph, radio, television set or other loudspeaker

in a condominium unit between the hours of 11:00 PM and the following 8:00 AM if the same shall disturb or annoy other occupants of the condominium.

12. All garbage and refuse are to be deposited only in the facilities provided for that purpose.

13. No garbage cans, supplies, milk bottles, or other articles shall be placed in the halls, balconies, or staircase landings, nor shall any linens, cloths, clothing; curtains, rugs, mops, or laundry of any kind, or other articles, be shaken or hung from any windows, doors or balconies, terraces, roof decks, patios or the like.

14. There shall not be kept in any condominium unit or in any storage facility any inflammable combustibile or explosive fluid, material, chemical or substance, except for normal household use. The association will not be responsible for loss of or damage to any property in the storage rooms.

15. Pets shall not in any way disturb any other condominium unit owners and shall be kept on leashes at all times or hand carried through common elements of the condominium property. Pets must be with their owners at all times. A unit owner may keep no more than two (2) cats or two (2) dogs, fish in a fish tank or small caged birds. No other pets are permitted. Lessees, tenants, or guests are not permitted to keep any pets.

16. Any automobile improperly parked in a space reserved for any condominium unit owner may be towed away at the automobiles owner's expense. Automobiles belonging to residents of the condominium must bear the identifying garage sticker, if any provided by the association.

17. Parking areas may be used only for purposes permitted by the Declaration. By way of illustration, no skateboarding or bicycle riding shall be permitted in the parking areas. Car washing is permitted only in the area, if any, designated by the Association of such purpose.

18. No motor vehicle which cannot operate on its own power shall remain on the premises for more than twenty-four (24) hours, and, except in emergencies, there shall be no repairs of motor vehicles made while on the condominium property.

19. Employees of the association are not to be sent out of the building by unit owners for personal errands. The board of administration and/or its management agent shall be soly responsible for supervising employees of this association.

20. The personal property of unit owners must be stored either in their respective units, or (if applicable) assigned storage areas.

21. No unit owners shall make or permit any disruptive noises or noxious fumes in the building or permit any conduct by any persons that will interfere with the rights, comforts, or convenience of other unit owners.

22. The association may retain a passkey to all units. The association has the irrevocable right of access to each unit during reasonable hours, when necessary for the maintenance, repair, or replacement of

any common elements or of any portion of a unit to be maintained by the association pursuant to the declaration or as necessary to prevent damages to the common elements or to a unit or units.

23. A unit owner who plans to be absent during the hurricane season, must prepare his unit prior to his departure by:

(a) Removing all furniture, plants, and other objects from his patio, terrace, atrium, roof deck or balcony; and

(b) Designating a responsible firm or individual if other than the association, to care for his unit, should the unit suffer hurricane damage, and furnishing the association with the names of such firm or individual. Such firm or individual shall contact the association for clearance to install or remove hurricane shutters, and such parties shall be subject to the approval of the association.

24. Food and beverages may not be consumed outside of a unit and its appurtenant patio, balcony or roof deck, except in designated areas. There shall be no cooking on balconies or roof decks.

25. No drilling of floors, party walls, or ceilings is allowed for attachment or hanging of any material, including, without limitation, planters and hammocks, unless reviewed and approved under competent engineering supervision as required by management.

26. Fire exits shall not be obstructed in any manner

27. No commercial or business purpose shall be conducted in any unit. No unit Owner may actively engage in solicitation for commercial purposes.

28. Recreational facilities may be reserved for private parties only through the management company. All functions must conclude at 11:00 PM.

29. Before a unit is to be occupied by guests in the absence of the unit owner, a written guest identification notice listing names and length of stay must be furnished to the manager.

30. No unit owner or occupant may alter, change, or remove any furniture, furnishings or equipment in the common elements.

31. A unit owner shall be liable for the expense of any maintenance, repair, replacement or damage to the common elements rendered necessary by his or her acts or by those of any member of such unit's owner.

32. Everyone residing in the condominium **MUST** apply to the association *prior* to moving into the condominium.

33. Each unit is permitted two (2) decals **ONLY**.

Applicant: _____

Applicant: _____