

# **SUNSET PARADISE CONDOMINIUM ASSOCIATION INC.**

## **RULES AND REGULATIONS**

The Board of Directors publishes the rules and regulations set forth below for information and guidance of all residents.

Your cooperation in observing the rules listed below will ensure that our condominium community continues to be a pleasant and attractive place in which to live.

ALL UNIT OWNERS MUST INSTRUCT THEIR GUESTS AND TENANTS TO OBEY ALL RULES AND REGULATIONS OF THE SUNSET PARADISE CONDOMINIUM ASSOCIATION. Unit owners who rent or lease their unit are responsible for the conduct of their tenants. Any infraction of the rules shall be directed to the owner of the unit.

**TENANTS MUST BE FURNISHED A COPY OF THE RULES AND REGULATIONS.**

No unit owner shall make any alteration, decoration, repair, replacement, change of paint, glass panes, or other enclosures on balconies or any other part of the units, common elements or any condominium building without prior written approval from the Board of Directors. Thus, the Board of Directors of the Association must approve installation of storm doors, floor covering on balconies and hurricane enclosures. The board will consider written requests specifying the color and materials specifications.

**Rule Changes** – The Board of Directors reserves the right to change, revoke, revise, or add to the existing Rules and Regulations.

### **GENERAL**

- 1) All owners/residents must complete and return to the Association a PURCHASE/LEASE DATA SHEET and must be approved by the Association.
- 2) No articles shall be placed upon the common elements of the condominium property.
- 3) The common elements of the condominium property shall not be obstructed in any manner and shall be kept free and clear of rubbish, debris, and other unsightly or unsanitary material.
- 4) Fire exits shall not be obstructed in any manner.
- 5) No articles shall be hung or shaken from any unit onto the common elements of the condominium property.
- 6) No unit owner shall throw, sweep, or allow to fall any article or water from his unit onto the common elements of the condominium property.
- 7) No article shall be attached to, erected upon, installed, or affixed to the exterior walls, exterior doors, or roof of a unit or upon the other common elements of the condominium property.

- 8) Unit owners' complaints regarding the maintenance and operation of the condominium shall be made in writing to the Board of Directors of the Association.
- 9) Children of guests shall at all times be supervised by their parents or the unit owner they are visiting.
- 10) Those unit owners who violate these rules shall be responsible for all costs incurred by the Association, including court costs and a reasonable attorney's fee, in the process of rectifying the non-compliance. These costs shall also include the removal of all articles, vehicles, and substances from the condominium property, which were placed thereon in violation of these rules.
- 11) Excessive noise and/or nuisance by owners, residents, their guests and workers are prohibited.
- 12) Everyone is requested to control loudness of group gatherings, TV, radios, and/or stereos, especially during evening and night hours when windows are open, as sound is carried on the airways. Wind chimes are not permitted outside the units.
- 13) Feeding of birds, squirrels, or other small animals is not permitted.
- 14) Bicycles, roller skates, roller blades and skate boards are not permitted on walkways at any time. Roller blades, skates and skateboards are not permitted on roadways. Walkways are strictly for foot traffic.
- 15) Children are not to play in the elevators.
- 16) Hours for moving in or out of the Condominium are from 8:00 A.M. to 8:00 P.M. and prior arrangements must be made with management to utilize the service elevator ( the main elevators may not be used for moving in or out) Monday through Friday. No moving is allowed on weekends or holidays without Manager's approval. Any damage to the service elevator interior is the responsibility of the person moving in or out and will be charged to the unit owner involved.
- 17) Any unit owner desiring to lease or sell his/her unit must submit an application to the Sunset Paradise Condominium Association, Inc. at least ten (10) days prior to the effective date of the proposed lease or sale.
- 18) NO FOR SALE, FOR RENT, OR FOR LEASE signs or any other sign shall be posted on the premises of any unit.
- 19) Any request for condominium records must be in writing.
- 20) Eligibility for service on the Board of Directors is restricted to members of the Association only (except for developer representatives during the period when the Developer is in control of the Association).

### **POSTING OF MEETING DATES**

All meeting notices will be placed in the glass-enclosed board in the lobby.

### **BALCONIES AND WALKWAYS**

- 1) No floor coverings shall be applied to the balcony deck unless approved by the Association.
- 2) Laundry, rugs, towels, bathing suits, mops or other similar articles shall not be hung or spread on the common elements of the condominium property where it would be visible from outside the apartment. Articles of any sort shall not be beaten, cleaned or dusted by handling or extending same from any window, door, or over railings. Items shall not be placed on the grass area for cleaning or painting.
- 3) You must dispose of cigarettes butts appropriately, do not throw over balconies.
- 4) No flowers of any kind are to be planted in the ground around the edges of the buildings.
- 5) Outdoor cooking and grilling is allowed at designated areas on the Condominium Property, or on the grill installed on the Unit Owner's balcony.
- 6) No chairs or other items are permitted on the walkways at any time.

### **POOL RULES AND REGULATIONS**

- 1) Every unit owner must know the pool rules and instruct their guests or renters accordingly. Safety is the first consideration.
- 2) The pools & spas shall close at 10 PM on the weekdays and 11 PM on the weekends and holidays.
- 3) Radios around poolside are forbidden, except when earphones are used.
- 4) Everyone must shower before entering pool. Suntan lotions and oils must be removed before entering the pool.
- 5) Children not toilet trained must wear a swim diaper. No disposable diapers please.
- 6) Conventional swimsuits must be worn in the pool. (NO CUT-OFF JEANS)
- 7) Glass containers are not allowed in pool area.
- 8) If chairs or lounges are moved, they must be put back before leaving the pool area.
- 9) No dogs on pool deck.
- 10) No running or horse play.
- 11) No smoking in pool or on the pool deck.

- 12) Children under 13 years of age must be supervised by an adult at all times.

### PARKING

- 1) Residents should advise their guests of the visitor parking locations. No parking of private vehicles permitted in areas designated for delivery or unloading.
- 2) No parking in the drives. Only designated parking spaces should be utilized.
- 3) A maximum of two (2) vehicles per unit may be parked on the Sunset Paradise Condominium property including your assigned parking space. Additional vehicles must utilize street parking.
- 4) Unit Owner must utilize the Unit Owner's parking space(s) first, prior to utilizing any other spaces.
- 5) Workers should drop off materials and park on the street.
- 6) NO OVERNIGHT PARKING OF THE FOLLOWING; Trailers, commercial vehicles, motor homes or any vehicles which bear any markings visible from outside or any vehicle which carries commercial equipment, tools, ladders, paint cans, or supplies within the bed, with fifth wheel set-up, dual rear wheels, with camper provisions for external hook-up and/or other living accommodations, any pick-up that extends beyond the boundaries of a parking space or overhangs the curb. Pick up trucks that are used as personal transportation shall be permitted. Under no circumstances may a van or other vehicle be lived in overnight.
- 7) No vehicle, which cannot operate on its own power, shall remain on the condominium property for more than forty-eight (48) hours.
- 8) No vehicle shall be repaired on the condominium property.
- 9) Also prohibited are: Boats, motorcycles, water equipment, bicycles, sails, canoes or rafts stored on or attached to parked cars. Also, vehicles with raised or lowered suspension that emit excessive noise, fluids or smoke, no non-operational, unlicensed vehicles or those with expired license may be parked for repair or restoration.
- 10) Vehicles in violation will be towed at the owner's expense.
- 11) Washing of automobiles under the building is prohibited. Cars should be washed only in designated areas.

### SECURITY

- 1) Keep building entrance doors closed at all times except to depart and enter.
- 2) Under no circumstances open the lobby door for anyone other than your guests.

## **TRASH ROOMS**

- 1) All garbage and refuse should be contained in tightly tied plastic bags before placing in trash chute.
- 2) All boxes and cartons should be flattened by cutting the corners and folding, or thoroughly crushing to reduce bulk and should be placed in the dumpster. Do not use trash chutes for boxes.
- 3) Refuse and garbage shall be deposited only in the area (s) provided therefor.

## **PETS**

- 1) Pets are to be walked in the designated area only.
- 2) Pets shall be limited to two pets per unit, with strict behavioral criteria. All pets shall be registered with the Association. Pets are limited to owners only.

### **Pet Behavior Criteria**

1. The pet shall not make disturbing noises such as barking or crying that interfere with other residents' quiet enjoyment of the property.
2. The pet shall not be permitted to damage any common or limited common area of the property.
3. The pet shall not be permitted to defecate except in permitted areas. When using permitted areas, owners will clean up after their pets every time without exception.
4. The owner will obey any and all use and health regulations concerning pets on the Property.
5. Their owners whenever outside the residence will securely leash pets. No pet shall be allowed to run free at any time.
6. No pet shall behave in any fashion, which reasonably disturbs the enjoyment of the property by other owners and their guests.

Aggressiveness, viciousness, biting or any behavior causing injury to any person shall be grounds for immediate removal of the pet from the property without the notice requirements below.

If an owner's pet behaves in a fashion, which violates the behavioral criteria, the Board is permitted to exercise the following remedies:

1. On the first offense: the Property Manager will send written notice to the homeowner via registered mail asking that the behavior be changed.

2. If a second behavioral problem occurs during any twelve-month period, the Board of Directors of the Association can request a Unit Owner remove his or her pet at any time after approval by at least 67% of the Unit Owners.
3. Renters are not allowed pets, Owners only.

**THESE RULES AND REGULATIONS WILL BE STRICTLY ENFORCED.**

In the case of any inconsistencies between the terms of the Declaration of Condominium for Sunset Park and these rules and regulations, the terms of the more restrictive provisions shall control, unless such terms of these rules and regulations are prohibited by the Declaration of Condominium and, in that event, the terms of the Declaration of Condominium shall control.