

Racquet Club Northeast Condominium Assoc., Inc.

Rules & Regulations

(Revised October 6, 2008)

All unit owners, renters and guests are responsible for full compliance with the Rules and Regulations, Declaration of Condominium Article of Incorporation and Bylaws of the Racquet Club Northeast Condominium Association, Inc.

1. Vehicle Registrations:

- a. Motor Vehicles (automobiles, station wagons, vans, mini vans, and pickup trucks) are not to exceed $\frac{3}{4}$ ton.
- b. No commercial vehicles are to be parked on the condominium property, except for those commercial vehicles, which are doing repairs to the condominium unit or condominium property. "Commercial Vehicles" means all vehicles or any portion thereof, shows or tends to show any commercial markings, signs, displays or otherwise indicates a commercial use.
- c. Recreational vehicles (campers, motor homes and camping trailers), boats or trailers are not permitted on the condominium property.
- d. Vehicles shall be washed in the wash area rack only.
- e. Motorcycles, mini-bikes, motor scooters, motorbikes or similar type vehicles, are not permitted on the Condominium property, without prior written approval from the Board of Directors.
- f. Bicycles are to be tagged with owner's name and unit number if stored or located in a common area.

2. Parking Regulations:

- a. A maximum of three (3) vehicles per unit may be parked on condo property. Two (2) of these are allowed to park under covered area. (One (1) in the 'assigned' space and one (1) in a 'Resident Only' space, if available.) The 3rd vehicle must park in 'guest' parking.
- b. All unit occupants are required to park in their 'assigned' space, if available. If one of your vehicles is going to be off the property for more than 24 hours, move your other vehicle into your 'assigned' space.
- c. Guests are not allowed to park in 'Resident Only' spaces. They may park in your 'assigned' space as long as you park your vehicle in 'Guest' parking.
- d. If a unit owner does not have a vehicle and furnishes you with a written statement giving you permission to use their 'Assigned' space, you must provide the Board of Directors with a copy. You must also use only your 'assigned' space for your 2nd vehicle.
- e. Any owner or tenant who has not been approved by the Board of Directors for occupancy will be considered unauthorized to use the parking facilities at the Racquet Club.
- f. Any vehicles in violation of the provisions of this section will be towed at owner's expense. Notification will be placed on the vehicle at least twenty-four (24) hours prior to the time the vehicle is towed. Notification will state the vehicle will be towed if not removed. Repeat offenders will be towed without any further warning.

- g. No repairs will be made in the parking area other than emergency service.
- h. All vehicles that drop excessive fluids, i.e. motor oil, transmission fluid, gasoline, etc., must be removed from the parking area immediately and repaired before they are returned. Otherwise they will be towed off the property, at the owner's expense, with no further warning.
- i. Vehicles will not be stored/parked on property unless they display a current vehicle license tag. All vehicles must be operable.

3. Pet Owners and Those Owners Otherwise responsible for Pets Shall:

- a. Obtain written approval of the Board of Directors prior to housing a pet.
- b. Residents shall not breed and raise animals for sale or giveaway on these premises.
- c. There shall be no more than two (2) dogs or cats (or combination of one (1) of each) per unit. Birds or other may be owned, not to exceed a total of three (3) pets.
- d. No animal may exceed forty (40) pounds in body weight (adult weight) or twenty (20) inches in height as measured from shoulders to floor. The board may require documentation if a complaint is received.
- e. All dogs and cats must have a microchip for positive identification. The microchip number and microchip company must be registered with the Condo's Board of Director's Secretary.
- f. Animals will be on a leash at all times when in or on any common area and under the strict control of the owner.
- g. It is the pet owner's responsibility to pick up all excrement. Animals shall not be allowed to evacuate (urine or excrement) on sidewalks, driveways or parking areas.
- h. Animals that create excessive noise (frequent or continuous barking), snarling, snapping, or biting, shall be reported to the Board of Directors for investigation. Three (3) investigated incidents with proven cause are grounds for permanent pet expulsion from the Racquet Club condominium property.
- i. Pet owners, renters and guests are all subject to these rules. A copy shall be delivered to each owner, renter or occupant at the time of required Board interview. The owner, renter or occupant at the time required Board interview. The owner, renter or occupant will be expected to initial a document stating that they understand and will comply with these rules.
- j. Birds shall be allowed as long as they do not create objectionable noise or odors.
- k. Pet owners must take the responsibility to care for their pets in such a manner that it will not infringe on the rights, safety, and comfort of other residents.

4. Building Appearance, Maintenance and use:

- a. The condominium units shall be used for residential purposes only.
- b. Unit owners or renters shall not use, or permit the use of, their premises in any manner which would be disturbing or be a nuisance to others, in such a way as to be injurious to the reputation of the property.
- c. The use of condominium units shall be consistent with the existing laws and the restriction and so long as such does not constitute a nuisance.

- d. Condominium units may not be used for business or any commercial uses that would create foot traffic.
- e. Common elements shall not be obstructed, littered, defaced or misused in any manner.
- f. No structural change or alternations shall be made in any unit, or to any of the common elements, except upon approval of the Board of Directors or as provided in the Declaration of Condominiums.
- g. No signs, advertisements, notices or lettering shall be exhibited on the outside or inside of the windows or a unit, or windows of the common areas, to include 'For Sale' or 'For Rent' signs.
- h. No electronic devices, antennas or clotheslines shall be affixed to the outside walls of the buildings.
- i. No cooking shall be permitted on breezeways or balconies except in the original, existing fire receptacles.
- j. No clothes, sheets, blankets, towels or laundry of any kind or other articles shall be hung out or exposed on any part of the common area's (including unit non-glass enclosed patio metal railings or walls) this includes the open balcony patio of the fourth (4th) floor larger units (so called pent house units). No clotheslines or such devices shall be attached to the walls of the buildings. The existing open patios of units including those of the so called penthouses are considered as common area with their use limited to those individual unit owners.
- k. Children playing and their toys are not permitted in common area. i.e. the hallways, elevators, stairwells, entrances, or parking garage areas.
- l. Laundry room shall be used in such a manner and at such times as the Board of Directors may from time to time direct. Such directions shall be posted in each laundry room
- m. Unit owner, renters and guest are not permitted for any reason, to enter the roof areas, elevator shafts, elevator equipment rooms or power rooms of any building, only authorized individuals should be on the roof.

5. Building Alternations:

Request for approval of Alterations, which includes Doors, Windows, Sliding Glass Doors and enclosing Patios.

Any of the above must have prior approval of the Board of Directors. A form entitled 'Request for Approval of Alteration' must be filled out and submitted to our Management Company for approval. Include all specifications and drawings/pictures.

The following specifications must be met:

- a. Replacement windows or doors must comply with the current or amended codes of the City of St. Petersburg and Pinellas County, be impact resistant and withstand hurricane force winds described in these codes. A St. Petersburg city licensed installer must install replacement windows or doors. City permits and inspection will be required where needed.
- b. All frames will be white in color.

- c. Windows may be single hung or double hung or sliders. However, all grids must be the same as the current window style, maintaining the aesthetic look of the outside of the building.
- d. Windows and doors will be the same overall size as current window or door opening. No filling in the opening for smaller windows/doors and no larger size permitted.
- e. Any damage done to the common elements of the building will be the owner's responsibility and the owner will do immediate repairs.
- f. Proof of an approved license shall be provided to the Board at the time of application. Written approval by the Board must be in hand before the applicant orders the product to be installed. The Board of Directors requires a full ten (10) days to approve or disapprove your application.

6. Pool and Clubhouse use:

- a. The hours of the Pool are dawn to dusk.
- b. The Pool and Clubhouse may be reserved upon giving two (2) weeks written notice and approval of the Board of Directors.
 - (1) There is a one hundred dollar (\$100.00) security deposit. This security deposit is refundable, if the premises are not damaged and all debris is cleaned up.
 - (2) Reserved parties must vacate by twelve (12:00) midnight; pool use must be ended at dusk.
 - (3) The Board of Directors may limit the number of persons for a reserved party.
- c. Children under the age of twelve (12) years must be accompanied by an adult when using the Pool and/or Clubhouse.
- d. Children not toilet trained are not permitted in the pool.
- d. For safety reasons, baby carriages, stroller, tricycles, bicycles and other like items are not permitted on the Pool deck.
- e. No glassware, bottles or breakable items are permitted on the Pool deck at any time.
- f. Suntan oils or lotion are not permitted in the Pool. Please shower prior to entering the pool.
- g. Food is not permitted in the Pool.
- h. Smoking is not permitted in the Pool.
- i. Pets are not permitted in the pool, clubhouse or enclosed Pool area.
- j. Gates must remain closed and locked at all times.
- k. All those using the Pool require proper, acceptable swimming attire.

7. Exercise Rules:

- a. All residents use equipment at their own risk.
- b. An adult must accompany children under the age of fourteen (14) years of age.
- c. Hours of use are seven (7:00 am) to ten (10:00 pm) daily.

8. Unit sales, Lease and Transfers:

- a. Unit owners intending to sell, lease or transfer their unit shall complete an application form for approval by the Board of Directors at least two (2) weeks prior to the intended transaction.
- b. A non-refundable one hundred dollar (\$100.00) application fee must accompany the application to be considered before the final approval process can begin.
- c. A sales contract or lease must accompany the application form.
- d. A unit must be owned two (2) years prior to renting or leasing.
- e. There is a six (6) month minimum lease period.
- f. Sub-leasing of units is not permitted.
- g. Prior to the approval of a sale, lease or transfer, the intended occupants shall be required to attend an interview by the Board of Directors.

9. Rules for Speaking at Board/Committee Meetings:

- a. Any unit owner desiring to speak at the meeting of the Board of Directors or any Committee Meeting of the Association shall be entitled to do so with the respect to all designated agenda items. An owner does not have the right to speak to items not specifically designated, but may do so at the discretion of the Chair.
- b. Any owner desiring to speak before a meeting must request permission from the Chair to speak at the time that the designated agenda item is being addressed by the Directors/Committee during the meeting.
- c. No unit owner may exceed more than three (3) minutes with respect to any subject upon which the unit owner is recognized to speak. At the conclusion of his or her remarks, an owner shall refrain from further comments or remarks as a courtesy to the next speaker.

10. Rules for Taping, Recording or Video Taping meeting:

- a. Only tape recording or videotaping equipment that does not produce distracting sound or light emissions is permitted.
- b. All tape recording or videotaping equipment must be assembled and in position prior to the commencement of the meeting.
- c. Any unit owner tape recording or videotaping a meeting shall be allowed to move about the meeting room in order to facilitate the recording or taping.
- d. Any unit owner desiring to tape record or videotape a meeting shall give the Board of Directors twenty-four (24) hours advanced notice.
- e. In response to 'D' the Board of Directors or the Property Management Company shall arrange for tape recording or videotaping of said meeting. The cassette shall become a part of the Official Records of the Association.

11. Procedure for Inspection of the Association Records

- a. A unit owner or authorized representative shall the inspection in writing to the Board of Directors.
 - 1) The unit owner shall indicate in the written request of any authorized representative who will be inspecting the records.

- 2) If the association employs a Management Company, the Board of Directors will notify the company.
- b. The Association Records will be made available to the unit owners or authorized representatives within five (5) days of written notice.
- c. Inspection of the records will be during normal business hours. Nine (9) a.m. to five (5) p.m. on normal business days, Monday through Friday.
- d. If the Association employs a Management Company, Inspection will be made at the management office or location of the Association records.
- e. A unit owner or authorized representative may inspect the Association records once a month.
- f. A maximum of two (2) hours is permitted per inspection.
- g. Inspection will be made with a representative of the Management Company or a member of the Board of Directors being present.
- h. A reasonable charge, not to exceed the maximum allowable by law, will be charged to the unit owner or authorized representative for copies of any Association records.

The Board of Directors of Racquet Club Northeast Condominium Association, Inc. this 6th day of October, 2008, has adopted these Rules and Regulations.

12. Debris from patios

- a. No unit owner or occupant shall permit anything to fall from their window, door or patio onto a patio below, nor sweep or throw from their unit any dirt, water or other substance onto any patio below. This includes elsewhere in the building such as terraces in the common areas.

The Board of Directors of Racquet Club Northeast Condominium Association, Inc. this 22th day of September, 2015, has adopted this Rule and Regulation.