

Royal Pine Condominium
Rules and Regulations
Revised September 2008

Condominium living can be satisfying and rewarding if one enjoys the idea of camaraderie in the spirit of cooperation, compliance and compatibility. To achieve these aims and to help assure the security and safety of your community and your pleasure and serenity, certain rules and regulations must become a way of life.

This document is a concise summary of the Declaration, all amendments and by-laws.

ALL OCCUPANTS WILL BE SUBJECT AND AGREE TO ABIDE BY THE DECLARATION OF CONDOMINIUM, THE BY-LAWS AND ANY AMENDMENTS, THE RULES AND REGULATIONS.

THESE RULES AND REGULATIONS WILL BE APPLICABLE TO ALL UNIT OWNERS, THEIR FAMILIES, GUESTS AND OCCUPANTS, TO WIT AND WILL BE STRICTLY ENFORCED.

The Board of Directors may assess and charge any offending member or members a fine for violation of any term or the documents or of the rules and regulations of the Association. When such a fine is levied, it will constitute a lien against the unit owned or occupied by the violator unless paid within ten (10) days after receipt of the written notice. The unit owner has a right to appeal the fine to the Board of Directors within the stipulated fourteen (14) day period by Certified Letter either to the Board of Directors or the Management Company.

General

No unit shall be used for other than single family residential.

No unit may be permanently occupied by more than two (2) persons for each bedroom.

Each occupant shall maintain his unit in good condition and repair, including all internal surfaces, air conditioning, plumbing and electrical, whether occupied or vacant. If damages occur due to the unit owners' negligence, the Association is not responsible for repairs.

If there is a plumbing, electrical or air conditioning problem, the owner must call the contractor as the case may be and have it repaired. If the owner feels that the repair is a liability of the Association, a paid bill must be submitted by the owner, and if it is the Association's responsibility, a refund check will be issued. **DO NOT CALL THE MANAGEMENT COMPANY OR THE MANAGER**, they have no authority to do any repairs unless it is the common element.

Common areas of the buildings, such as hallways, stairwells, etc., landscaped and grass areas, shall be used only for the purposes intended. No articles belonging to the unit occupants shall be kept in such areas (temporarily or otherwise) per the State of Florida Fire Code Regulations.

All damage to the common areas caused by the moving and/or carrying of an article therein, shall be paid by the unit owner or person in charge of such article.

Soliciting is strictly forbidden. Owner and occupants please notify the Association and appropriate action will be taken.

No occupant may play any musical instrument, phonograph, radio, stereo or television between the hours of 11:00 p.m. and the following 8:00 a.m., if the same shall in any manner disturb or annoy the other occupants of the Condominium.

No owner of a second story unit shall install ceramic tile, terrazzo or any other type of tile flooring, without the approval of the Board of Directors. The request must be made in writing. The Board of Directors may withhold approval if the following conditions are not met : 1) sound barrier must be installed under the tile floor to minimize the noise to the downstairs units, 2) installation commences after Board approval, 3) along with the written request, a copy of the proposal from the company installing the tile clearly showing a sound barrier will be used. If for any reason after approval has been granted, the sound barrier is not installed, enforcement procedures shall be commenced immediately and the unit owner shall be asked to remove the flooring to comply with this resolution.

No unit owner has the right to call for repairs in the name of the Association. There will be a list of contractors posted in the Clubhouse for your information only.

No signs of any nature may be posted to or on any of the common elements or in the respective unit, if such a sign may be seen from any portion of the common elements. Name plates are permitted, but shall be no more than 1" in height.

No drying of laundry will be permitted outside of the occupants unit or in the courtyards (excepting the laundry room).

Barbequing and grilling is permitted only at the pool designated area. The grills and the areas surrounding must be cleaned afterwards.

Water beds are not permitted in any unit.

The Association is NOT responsible for children playing in the driveways and on the roads between the buildings.

Any dealings between the Association members and the Property Management Company shall be through the Board of Directors of the Association.

The Board of Directors may assess and charge any offending member or members a fine for violation of any term of the documents or of the rules and regulations of the Association (Article II, page 810).

Resale and Leasing

Owners desiring to sell or lease their unit must comply with the provisions contained in Article XIII, Section 2 of the By-laws.

The Association requires an application form to be completed with a \$50.00 fee payable to Royal Pines Condominium Association, Inc. The completed application and fee must be returned to the Association thirty (30) days prior to resale or ten (10) days prior to leasing. Failure to follow this procedure will result in a Fifty Dollar (\$50.00) fine to the unit owner. Each subsequent week of violation will result in an additional Fifty Dollar (\$50.00) fined assessed to the unit owner. Forms are available from the Property Management Company.

The Board of Directors will review a lease application every three (3) months (or quarterly). If a tenant is found to have not abided by the Rules and Regulations, the Board of Directors reserves the right to disapprove continuance of the lease. Upon disapproval of a lease, the owner will have thirty (30) days to have the tenant vacate the unit. Any exceptions to this policy must be made in writing by the Board of Directors.

Leases must be a minimum of three (3) months with no more than three (3) leases permitted in a calendar year. Failure to follow these procedures will result in a Fifty Dollar (\$50.00) fine to the unit owner.

NO OWNER SHALL ENTER INTO A LEASE OR RENTAL AGREEMENT OR OTHER SIMILAR CONVEYANCE OF USE DURING THE FIRST YEAR OF OWNERSHIP OF THAT UNIT. NO LEASES ARE PERMITTED IF THE OWNER HAS AN OUTSTANDING PAST DUE AMOUNT IN MONTHLY MAINTENANCE FEES UNTIL THE PAST DUE AMOUNT IS PAID IN FULL.

Owner or tenants are permitted to have visitors/guests for up to three (3) weeks during any six (6) month period or a maximum of six (6) weeks in any twelve (12) month period.

Garbage Disposal

All garbage or refuse shall be bagged and tied, placed in the dumpsters provided by the Association. Cardboard boxes must be collapsed or broken down and placed in the dumpster. Placing garbage or large items outside of the dumpsters is not permitted.

Large Item Disposal Policy

Large items are to be placed at the last space guest parking of Building J on Tuesday Night only for Wednesday morning pickup. It is your responsibility to call (727) 587-6760.

THE CITY OF LARGO DOES NOT PICKUP : ANY ELECTRONICS, TELEVISIONS, COMPUTERS, CELL PHONES, EXERCISE EQUIPMENT, MICROWAVES, ETC.

The Household Electronics & Chemical Collection Center is located at :

2990 - 110th Avenue North, St. Petersburg.

Open Monday, Tuesday & Friday 6:30 a.m. to 4:30 p.m.

Thursday 8:00 a.m. to 6:00 p.m. and Saturday 7:00 a.m. to 4:30 p.m.

Phone Number : (727) 464-7500

Laundry Room

The laundry room hours are 6:00 a.m. to 11:00 p.m.

All laundry must be removed from the washers and dryers promptly to accommodate others who may be waiting to use the facilities.

Lint filters must be cleaned after using the dryers.

Children under sixteen (16) years of age must have adult supervision.

The laundry room fan and lights must be turned off, the blinds closed and the door locked when leaving the facility.

Swimming Pool

Pool hours are 9:00 a.m. to dusk.

Guests will be limited to two (2) adults.

Infants in diapers are NOT allowed in the pool for sanitary reasons.

Incontinent persons of any age shall not enter the pool without water tight protective garments.

Persons with skin abrasions or chronic illness will be excluded from the pool.

NO glassware is allowed in the pool or deck area.

Chairs, loungers and umbrellas may NOT be removed from the pool deck.

All floaters and water toys are to be stored in the storage room in the pool deck area. All items must be put in storage before leaving the pool area.

Please remove suntan oil before entering the pool.

Shower before entering the pool.

No cut-off allowed in the pool.

No wet bathing suits in deck hall.

NO DIVING IS PERMITTED.

No running in the pool area.

The music should be at a reasonable level of loudness.

Children under twelve (12) years of age must have adult supervision.

Pets are not allowed in the pool or deck area.

Use ashtrays to extinguish cigarettes/cigars. Ashtrays will be clean before you leave the area. Do not throw butts in the shrubs or flowers.

Bathing load is twenty (20) persons.

Management has the right to deny use of pool to anyone anytime.

The Association is NOT responsible for the safety of any person using the facility.

Recreational/Clubhouse

The use of the Clubhouse and its facilities must be for social activities only. No business, political, commercial, religious, athletic or public meetings are allowed.

The Clubhouse should be available for reservation for any large function of ten people or more by private families and their members and guests on holidays. Forms are available in the clubhouse. Completed forms must be submitted to the Board of Directors at least two (2) weeks prior to the requested reserve date. The owner or tenant hosting the event must be in attendance.

A deposit of One Hundred Dollars (\$100.00) is required in the form of two (2) checks, one for Seventy-five Dollars (\$75.00) and one for Twenty-five Dollars (\$25.00) made payable to Royal Pines Condominium Association, Inc. The Twenty-five Dollars (\$25.00) will be kept by the Association to pay the cost of the utilities. The Seventy-five Dollars (\$75.00) will be refunded if the facilities are returned to the prior condition. Children under sixteen (16) years of age must have adult supervision.

The air conditioning, lights and fans must be turned off when leaving the clubhouse.

THE FACILITIES MAY BE USED BY THE OWNER OR TENANTS, BUT NOT BOTH.

Automobiles

Parking stickers are required.

Only one (1) vehicle per unit is allowed under the carport.

Absolutely no repairs or maintenance of vehicles is permitted within the condominium complex.

Car washing is not permitted due to Florida Drought Conditions.

It is the unit owners' responsibility to ensure that there are no oil leaks or any other leaks from their vehicles. The unit owners will be charged a cleaning or repair fee if any damages to the driveway occur.

Non residents may not use the common parking areas to store their vehicles.

All vehicles must be parked so that the bumper does not extend over the sidewalk.

Inoperable or unlicensed vehicles may NOT be stored within the condominium complex for more than forty-eight (48) hours. Vehicles will be towed at the Owners expense.

No commercial vehicles, boats, trailers, campers, RV's, golf carts, motorcycles, mopeds or any vehicle larger than as passenger automobile are permitted on the Association property.

Do not park on the grass or in an undesignated area at anytime. The vehicle will be towed at the Owners expense.

Violations

Violations will be upheld to Section 617.10(3) and Section 718.303(3) of Florida Statutes and Florida Administration Code 7D23.005(1).

All complaints and suggestions must be in writing, signed and delivered to the mailbox slot at the office located at the clubhouse or mailed to the Property Management Company. Unit Owners have the legal right to do this. For any disturbances, call the Largo Police Department at (727) 587-6730