

LIVINGSTON LAKES CONDOMINIUM ASSOCIATION, INC.

SUMMARY OF RULES AND REGULATIONS

ISSUED DECEMBER 2017

The following summary is provided for the convenience of Unit Owners and Occupant/Renters. In all cases, Unit Owners are responsible for referring to the Original Articles, By Laws and individual community Rules and Regulations received at purchase and any amendments thereto. This summary contains general highlights is not a substitute for, or a complete list of all regulations in governing documents. In the event of any conflict between, or omission of, regulations contained in the Original Articles, By Laws and individual community Rules and Regulations, and the summary set forth herein, it shall be no defense to rely exclusively on this document as it is provided for quick reference only.

Non-Compliance with any of the Articles, ByLaws or Community Rules and Regulations will result in the imposition of sanctions as set forth herein under the heading “Compliance/Fines/Notice/Hearings”

Access to Development and Individual Homes

- Gate codes are provided for the use of the Unit Owner/Occupant/Renter ONLY and shall not be shared with others
- Automobile window transponders are to be affixed to registered Unit Owner/Occupant/Renter vehicle only
- Association access to units may not be withheld by any Unit Owner, Occupant or Renter. No locking device, entry card or other device shall be installed on any unit door without prior written consent of the Association and must deliver any new key/code to the Association

Amenities Center (Clubhouse/Pool/Fitness Center)

- Pets are NOT PERMITTED anywhere in the Amenities Center
- Club Room must be reserved in ADVANCE and may be reserved only by primary resident using "Club Room Reservation Agreement" and must provide deposits, liability waivers, etc. obtained from the Association's Manager
- Children under 16 may not use facilities unless accompanied by adult; minors 16 and over may use facilities without supervision ONLY if parent or legal guardian has executed Consent, Waiver, Release and Indemnification Agreement in advance
- Resident must provide guest list to Association Manager for guests to obtain entry for any social function at Amenities Center
- Non-members may not use facilities unless they are registered with Association Manager to use Amenities Center, or accompanied by Unit Owner/Occupant/Renter
- Hours of operation are 8:00 am until dusk or as may otherwise be set by the Board of Directors. Unit Owners/Occupants/Renters may use access fobs for entry to fitness studio from 5:30 am to 10:00 pm daily
- Specific rules regarding activity, attire, etc., are outlined and posted in the Amenities Center

Bicycles

- Permitted to be stored only on bicycle racks provided or in garages
- May not be stored on lanais or in common areas
- May not be left on grass or in other landscaping to cause damage

Common Areas

- Landscaping is maintained by Association – no plant removal or additions without prior authorization
- Children MUST be accompanied by and under direct control of responsible adult at all times
- No running, playing or boisterous activity in Common areas
- No skateboarding, scooters, or loud and obnoxious toys permitted (includes drones)
- Children may be removed from property for misbehavior, on instructions from the Association’s Manager or the Board of Directors
- Electronic devices that emit noise (radio/tv/games/etc.) shall be used at sound levels that will not disturb others and shall be used ONLY with earphones if in or near the area of the common elements (including lanais, patios, pool or clubhouse, etc.)
- No vocal or instrumental practice in any unit or Common Elements after 10:00 pm or before 9:00 am

Compliance/Fines/Notice/Hearings

- All Unit Owners/Occupants/Renters, guests, invitees, contractors or employees of same shall comply with the Rules and Regulations of the Association as set forth in the governing documents
- Association may fine a Unit Owner/Occupant/Renter for any failure of Unit Owner/Occupant/Renter, guest, invitee, tenant, contractor or employee of the Unit Owners, Occupants/Renters to comply with Articles, Bylaws, Rules and Regulations
 - o Association must provide at least fourteen (14) days prior written notice and an opportunity for hearing
 - o Hearing must be held before committee of 3 Members not Directors or persons residing in Director’s household
 - o Party on whom fine may be levied has opportunity to respond, present evidence, provide written and oral argument on all issues involved and opportunity at hearing to challenge and respond to any matters raised.
 - o Maximum fines are \$100 per violation and \$1,000 aggregate for ongoing violations

Exterior – Appearance/Improvements/Alterations

- No Unit Owner/Occupant/Renter shall install wiring, window film, HVAC equipment, television antennae, satellite dish, machinery or otherwise without PRIOR WRITTEN approval of the Association
- No attaching/hanging awnings, signs, storm shutters, screens, window tinting, furniture, fixtures and equipment without PRIOR WRITTEN approval of the Association
- No change to, placing anything upon, affixing anything to, or exhibiting anything from any part of the Unit visible from the exterior of the building without PRIOR written consent of the Board of Directors
- All curtains, shades, drapes and blinds shall be white or off-white in color or lined with material of these colors
- Tile and floor coverings on lanais, other than that originally installed by the developer, MUST be approved in advance by the Board

Garbage/Trash

- Only disposed in provided receptacles (trash/recycle bins)
- Must fit entirely in the receptacle provided (no leaving trash outside bins or dumpster areas)
- Dumpsters are for use of Garden Home tenant/occupants ONLY
- May not be kept on lanais or in front of doorways
- No outdoor garbage pails – all trash bins must be kept indoors until designated trash pick-up day
- Trash bins may be put out no earlier than 6 pm ONE day prior to pick up and must be brought in 6 pm on pick up day

Grills

- Not permitted to be used on any lanai, balcony, loggia or terraces
- May only be used in designated areas (currently the pool area only) and at no time, within 10 feet of any building or structure

Hurricane Shutters

May be installed ONLY on lanais and loggias and MUST be approved by the Board PRIOR to installation

Lanais/Balconies/Entrances/Terraces

- No equipment or tools may be stored on lanais
- No towels, clothing, toys, exercise equipment or bikes
- No hibachis, gas grills or any other heating or cooking implements
- One entry mat may be placed in front of entry doors
- No plants, statues, furniture or other obstructions shall be placed at or near front entry doors except as may be permitted during year-end holiday decorations but at no time shall hinder ingress or egress from any unit

Moving/Construction/Maintenance

- Moving furniture and other property into or out of a Unit permitted ONLY Monday through Saturday between the hours of 8:00 am to 5:00 pm. NO MOVING PERMITTED ON SUNDAYS OR LEGAL HOLIDAYS
- Unit Owner/Occupant/Renter MUST provide advance notice to the Association's Manager
- Contractors/sub-contractors work is permitted ONLY Monday through Friday between the hours of 8:00 am and 5:00 pm and Saturday from 8:00 am until 12:00 pm. NO WORK PERMITTED ON SUNDAYS OR LEGAL HOLIDAYS
- PRIOR to commencement of work, notice MUST be given to the Association's Manager providing names, addresses, telephone numbers, etc. of all persons/companies and schedules of work
- Repair to plumbing or electrical wiring within any Unit shall be performed ONLY by a duly licensed electrician or plumber authorized by the Board.

Occupancy and Use

- No more than 2 persons per bedroom (not living room/lanai/etc.)
- May be used for residential purposes ONLY (no business enterprises)
- Leasing:
 - o minimum term of 30 consecutive days
 - o maximum of 3 rentals per calendar year
 - o subject to prior notice as set forth below in under heading **"Sale/Transfer/Rental – NOTICE"**

Pet Restrictions

- 2 per unit (dogs/cats/birds any combination thereof); reasonable number of fish permitted

- Must be leashed at all times when outdoors
- May not be left unattended on lanais or in other common areas
- Pet Owners must pick up all pet waste and dispose of in receptacles provided
- No feeding or otherwise interfering with wildlife on the property (ducks/squirrels/birds/etc.)
- No reptiles, pot-bellied pigs, livestock, wildlife, Pit Bulls, Mastiffs, Bull Terriers, Chows, Rottweilers or other like or mixed breeds permitted
- Pet Owners are liable for any damage(s) or injury caused by their pets
- Any pet becoming a nuisance to other primary residents by barking or otherwise, pet owner shall correct the problem and if not corrected, upon fifteen (15) days written notice by the Board of Directors, shall permanently remove the animal from Condominium property

Pool

- No children under age 16 permitted without adult supervision
- Guests shall be accompanied by Unit Owner/Occupant/Renter at all times
- Chairs/tables/etc. MAY NOT be “reserved” at the beginning of the day
- No infants in diapers permitted in pool unless in appropriate protective swimwear is worn

Sale/Transfer/Rental - NOTICE

- Written notice must be provided to the Association not later than 15 days PRIOR to transfer of ownership or 7 days PRIOR to tenancy of intention to sell, lease or transfer
- Notice includes the following:
 - Name of seller or landlord
 - Name/address of all buyers and/or tenants
 - Nature of the transaction and date(s) of occupancy
 - Number of the Unit being sold, transferred or leased
 - All occupancy agreements MUST be in writing and provide the Association has right to terminate Occupancy Agreement if an Occupant fails to comply with any of the provisions of the Condominium Documents; and that the Association has the right to collect all rental payments due the Unit Owner if the Unit Owner is in default in the payment of Assessments.
 - Make, model, and tag number of Unit Owner/Occupant/Renter vehicles

Signs

- No Unit Owner/Occupant/Renter shall erect or attach any signs on common areas or in any interior spaces as to be seen through doors or windows
- Open House signage shall be regulated by the Association

Vehicles

- Permitted 2 passenger vehicles (one in designated unit space or garage and one unmarked space)
- Vehicle must fit completely in space provided (no part may encroach on road or sidewalk)
- No inoperable or unsightly vehicles may be kept anywhere on the property
- No overnight parking on the street or in the Amenities Center parking lot
- Must be properly licensed, registered and insured
- No mechanical work may be performed – only car washing
- All cars must be registered with association – unregistered vehicles will be towed at owner expense
- No business signage on any vehicles permitted
- Commercial vehicles, trucks, campers, motor homes, trailers, boats and boat trailers are prohibited
- No low speed (under 5 mph) motorized vehicles such as golf carts, etc. unless properly licensed, registered and insured