

LIVE OAK LANDINGS CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

The following Rules and Regulations shall govern and control the use, occupancy and enjoyment of the Condominium parcel and Condominium property; the aforesaid Rules and Regulations being for mutual welfare and benefit of all Unit Owners of **LIVE OAK LANDINGS, A CONDOMINIUM**. These Rules and regulations furthermore apply to all persons from time to time occupying, residing, and visiting Units within and on the **LIVE OAK LANDINGS, A CONDOMINIUM** property.

1. Automobiles, non-commercial passenger trucks not larger than pickup trucks, bicycles, and the like must be parked only in the garage or carport space(s) designated by the Association for such purposes. All other motorized vehicles shall not be parked on Condominium property.
2. Use of recreational facilities will be in such a manner as to respect the rights of other unit owners.
3. No radio or television antennas, aerial satellite dishes, or receiving dishes, nor any wiring for any purpose may be installed on the exterior of the building without written consent of the Association.
4. No signs, flags, pennants, advertisements, notices, or other lettering shall be exhibited, inscribed, painted, or affixed by any unit owner on any part of the Condominium property visible from the exterior or common elements without prior written consent of the Association, except that pursuant to 718.113 (4) Florida Statutes (1995), any unit owner may display one portable, removable, United States Flag in a respectful way.
5. No wash lines will be erected outside an owners' unit, and no owner, tenant or other occupant of a unit shall hang or display any laundry, garments, or other unsightly items or objects which are visible outside of the unit.
6. All common elements inside and outside of the building will be used for their intended purposes and no articles belonging to unit owners shall be kept therein or thereon and such area shall at all times be kept free of obstruction.
7. Children under the age of 12 years must be accompanied by an adult when using the recreational facilities, including, but not limited to the pool and deck, cabana and bathrooms, and such facilities shall not be utilized after 10:00 PM without prior approval of the Board of Administration. Neither children, nor adults shall utilize other common elements as recreation/play areas except those common elements to the rear of each cluster of units.
8. All units shall be used for residential purposes only.
9. Disposition of garbage and trash shall be only by the use of receptacles approved by the Board Directors. No owner tenant, or other occupant of a unit shall allow any rubbish, refuse, garbage, or trash to accumulate in places other than the receptacles provided therefore, and each unit, the Association Property and the Common Elements shall at all times be kept in a clean, safe and sanitary condition.
10. No owner may make or permit any disturbing noises or improper use of the premises whether made by himself, his family, friends, servants, tenants, or lessees; nor do or permit anything to be done by such persons who will interfere with the rights, comforts, and convenience of other owners or occupants. No owner may play or allow to be played in a loud manner any musical instrument, phonograph, radio, or television set in his unit between the hours of 10:00 PM and the following 9:00 AM if the same shall disturb or annoy other occupants of the condominium.
11. Persons wearing incontinent apparel are not allowed in the pool. Small children are allowed in the pool with swimmies or the equivalent. The activities and behavior of al children, whether residents or visitors, when upon the condominium property shall be regulated by an adult including physical supervision where necessary. The pool equipment hung on the fence is to be used for purposes intended only, including the float ring. The directors or their designed representatives shall at all times have the authority to require that the owner, tenant, lessee, guest, or other adult who is responsible for a particular child, remove him from any common element if the child's conduct is such that they believe this action id necessary.

12. Nothing shall be hung from the windows or balconies or placed upon the window sills. Neither shall any rugs or mops be shaken out from any of the windows or doors.
13. The Association and the Management Company, if contracted for, may retain a pass key to the premises. The unit owner shall provide the Association and the Management Company with a duplicate key pursuant to its right of access to the premises.
14. These RULES AND REGULATIONS shall apply to owners, their family members, guest, tenants and lessees.
15. Tenants, nor guests of tenants, are not allowed to have pets. Pets are not allowed on the pool deck. If the Board of Administration determines that any pet has become a nuisance to other unit owners, the pet shall be removed from the premises. Pets shall be leashed at all times when upon the common elements. All animal feces must be picked up and properly disposed of by the owner of the pet, or by the person responsible for the pet at the time the animal defecates.
16. The Association retains the right to modify or make exceptions to these RULES AND REGULATIONS or to promulgate additional RULES AND REGULATIONS.
17. Unit Owners shall not drill through slabs for any reason, unless prior approval is obtained from the Board of Directors.
18. Unit Owners shall not paint or otherwise change the appearance of any exterior wall, door, window, patio, balcony, or any exterior surface; place any sunscreen, blind or awning on any balcony or exterior opening; place any carpet, tiles or other fiber coverings on balconies without prior written approval from the Association Board of Administration.
19. Leasing or renting of boat slips is prohibited.
20. Charcoal grills are prohibited as per Charlotte County fire regulations.
21. Leasing or renting of an apartment by an owner (directly or through an agent) for a period of less than thirty (30) consecutive days, or one calendar month if less than thirty (30) days in any transaction entered into after May 1, 2004 is prohibited. Occupancy maximum for a two bedroom unit is six and for three bedroom is eight and this is for single families only. The Association must be supplied with copies of the application and lease. Any lease of a unit must contain a statement to the effect that it incorporates by reference, all of the condominiums documents including, but not limited to, the Declaration of Condominium, as amended, the Articles of Incorporation and Bylaws of the **LIVE OAK LANDINGS CONDOMINIUM ASSOCIATION, INC.** AND THE rules and regulations of **LIVE OAK LANDINGS, A CONDOMINIUM.**

In the event a tenant violates the RULES AND REGULATIONS of the Association relating to the normal use and occupancy of the unit within the condominium or use and occupancy of a common element or limited common element, then the Association shall have the right to terminate and cancel the lease and to bring appropriate legal proceedings to complete eviction. The cost involved in an eviction action, including the cost of reasonable trial and appellate attorneys' fees, shall be the obligation of the tenant and the owner, jointly and severally.

LIVE OAK LANDINGS CONDOMINIUM ASSOCIATION, INC.

2255 North Beach Road, Englewood, FL 34223