

Revised 5/17/04

Rules and Regulations  
for  
Country Oaks Condominium  
A "55+" Community

The following Rules and Regulations have been revised in accordance to the Association declaration, Article 14, Section 14.11.

1. All occupied units must have at least one person who is 55 years old or older residing in the unit. No occupant residing permanently may be under the age of 18 years old. Guests may reside no longer than 60 days per year; **guests under 18 years of age must be under the supervision of an adult when utilizing association amenities.**
2. No articles shall be placed upon common elements of the condominium property without Board approval.
3. Fire exits shall not be obstructed in any manner
4. No articles shall be hung, shaken, thrown, or swept from any unit onto the common elements of the condominium property.
5. No articles shall be permanently or temporarily attached to, erected upon, installed, or affixed to the exterior walls, doors or roof of a unit upon the common elements of the condominium property.
6. No flammable, combustible, or explosive substance shall be kept in any storage area or upon the common elements of the condominium property, except such substances that may be necessary for normal household use.
7. Parking:
  - a. No vehicle which cannot operate on its own power shall remain on condominium property for more than 48 hours.
  - b. No vehicle shall be repaired on the condominium property except for emergency repairs such as a flat tire.
  - c. No commercial vehicles shall be parked over night on condominium property.
  - d. No RV's, campers, mobile homes, boats, rafts, canoes or other similar vehicles or craft shall be allowed on the condominium property.
  - e. Each owner shall only park his/her vehicle in the assigned parking space for that unit. Guests or additional vehicles should be parked in designated visitor parking spaces.

8. Refuse and garbage shall be deposited only in the containers provided. All boxes must be broken down and flattened before being placed in the dumpster. Association dumpsters cannot be used by contractors or their employees remodeling any unit; construction debris must be deposited elsewhere off condominium property.
9. No unit owner shall make or permit any disturbing noises, nor do or permit anything that will interfere with the rights, comforts or conveniences of other unit owners. No unit owner shall play, practice or allow to be played or practiced any musical instrument, phonograph, television, radio or sound amplifier in such a manner as to disturb or annoy other occupants of the condominium property. All parties shall lower the volume of any of the foregoing or similar devices as of 11:00 P.M. No resident shall conduct or permit to be conducted vocal or instrumental instructions at any time.
10. Cooking outdoors is allowed only on common elements designated by the Board of Directors for such use.
11. No signs of any kind shall be displayed from, affixed to or painted upon a unit or the common elements of the condominium property. This rule includes signs within the unit which are visible from the exterior of the unit.
12. Maintenance / Operation Concern Procedures:
  - a. Unit owners' concerns regarding maintenance and/or operation of the condominium shall be made in writing to the Management Company or the Board of Directors.
  - b. Unit owners wishing to have the Board consider an item for the Agenda at a Board meeting must put the item in writing at least one week prior to the next Board meeting.
  - c. Employees or contractors of the Association shall not be sent off the condominium property by any unit owner, other than a designated member of the Board of Directors, for any purpose; nor shall any unit owner, other than a designated member of the Board of Directors, direct, supervise, or in any manner attempt to assert control over the employees or contractors of the Association.
13. Recreational Facilities:
  - a. The recreational facilities of the condominium shall be used in accordance with the rules and regulations promulgated and/or posted by the Board of Directors of the Association. These facilities are for the use of owners, tenants and guests ONLY.
  - b. Food and beverages are allowed in covered picnic area only.
  - c. Owners and Tenants are permitted to have no more than six (6) guests using the

- community amenities at any one time.
- d. Keys to any recreational facility **MUST NOT BE** given to friends, relatives, business associates . . . etc.
- e. Pool/Spa:
1. Any children wearing diapers must wear rubber, leak-proof pants while in the pool or spa.
  2. No pets, large floats, rafts or loud radios are allowed at the pool area.  
*ANY items brought to pool must be taken home*
  3. No glass containers are permitted at the pool area.
  4. Before entering the pool or Jacuzzi, showers must be taken.
  5. NO LIFEGUARD ON DUTY, SWIM AT YOUR OWN RISK!
14. Pets:
- a. Residents may have no more than two (2) domestic pets weighing no more than 20 pounds.
  - b. Pets must be on a leash at all times on common property.
  - c. Owners are responsible for the removal of all solid waste from community property which his or her pet deposits.
15. Any sale, transfer of title, lease or pledge or any unit must be approved by the Board of Directors. An application must first be completed and submitted along with the application fee so required by the Association.
16. All rules and regulations herein must be adhered to and will be enforced as given by the authority of the Association declaration, articles of incorporation, by-laws and Florida Statutes. The violation of any rule or regulation in the Condominium Association's documents by any unit member, family member or guest, if not corrected, may be remedied through legal means. All costs, including attorney's fees, courts costs, correction of the violation . . . etc., will be at the expense of the unit owner.
17. Feeding the ducks and all wildlife is prohibited.

ALL UNIT OWNERS ARE RESPONSIBLE FOR THE COMPLIANCE TO ALL RULES AND REGULATIONS AN ALL DOCUMENTS OF THE ASSOCIATION FOR HIMSELF / HERSELF, FAMILY MEMBERS, TENANTS AND/OR GUEST(S).

Revised 5/17/04