

**CHATEAU BELLEAIR CONDOMINIUM ASSOCIATION, INC.**  
**RULES AND REGULATIONS**

The following Rules and Regulations of the Association are a list of certain reasonable restrictions on, and requirements for the use, maintenance and appearance of the Condominium Property or portions thereof and any land or recreational facilities subject to Association jurisdiction. Residents MUST ensure that their guests comply with these restrictions.

**Please Note:**

The owner's manual (green book) provides for legal costs to be the responsibility of the owner who is in non-compliance.

Unit owners or lessees are responsible for expenses due to damage done by themselves or their guests.

The Board of Directors does not have the right to waive these rules on an individual basis in case of a hardship.

**Use of Units:**

1. Units shall be used only for residential purposes; there shall be no business or commercial use of any unit.
2. No one-bedroom unit in the Condominium shall be permanently occupied by more than two individuals and no two-bedroom unit shall be permanently occupied by more than four individuals.
3. Unit owners, or unit owners' approved lessees, shall be permitted to have visitor occupants of any age for up to three weeks during any six-month period, or a maximum of six weeks in any twelve-month period; provided that at no time shall any one-bedroom unit be occupied by more than four individuals, nor any two-bedroom unit by more than six individuals.
4. No immoral, improper, offensive or unlawful use shall be made of the Condominium Property nor any part of it, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed. The responsibility of meeting the requirements of governmental bodies for maintenance, modification or repair of the Condominium Property shall be the same as the responsibility for the maintenance and repair of the property concerned.
5. No unit owner shall permit any use of his/her unit that will increase the cost of insurance on the condominiums.
6. No nuisances shall be allowed to exist upon the Condominium Property, nor shall any use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents.

7. All drying or hanging for any purpose of clothes, towels or other unsightly objects by line, rack or otherwise, which is visible outside the unit, shall be prohibited.
8. No dog or cat shall be permitted in any of the units or on the common or limited common elements.

Use of Common Elements:

1. The common elements and limited common elements shall be used only for the purpose for which they are intended in the furnishing of services and facilities for the enjoyment of the unit owners. They shall not be obstructed, littered, defaced or misused in any manner.
2. No unit owner shall permit any use of the common elements that will increase the cost of insurance on the condominium property.
3. No exterior antenna or aerials of any type shall be erected.
4. All garbage shall be bagged and firmly tied before it is placed in the dumpster or in the chute leading to the dumpster located by each elevator. Absolutely no raw or untied garbage shall be placed in the dumpster. Cardboard boxes must be broken down to reduce volume.
5. When replacing appliances, rugs or furniture, it is the responsibility of the unit owner to dispose of the unwanted appliances, rugs or furniture. Under no condition shall these items be placed in the dumpster or anywhere else on the common elements.
6. No clothing, bedding or other similar items shall be dried or aired in any outdoor area.
7. No sidewalk, walkway, elevator, etc. shall be obstructed by a resident placing articles in those passageways.
8. Sidewalks, parking lots, driveways, entrances, stairwells and elevators cannot be used as playgrounds.
9. Legal guardians must control children from wandering on the property and playing in the stairwells and elevators.
10. The speed limit for all vehicles on Chateau Belleair property is 15 miles per hour.

RENTAL AND OWNERSHIP TRANSFER

1. No unit may be rented without first obtaining written approval from the Board of Directors.
2. No unit shall be rented for a period of LESS THAN 90 DAYS (THREE MONTHS).
3. Application for renting and other information about renting may be obtained from the management company.
4. Title to units may not be transferred without receiving prior written approval

from the Board of Directors. Application for Transfer of the Title and further information concerning transfer of title may be obtained from the management company.

### RECREATIONAL FACILITIES

Upon entering in a lease agreement, the unit owner waives in favor of the tenant the use of the recreational facilities. A tenant of any unit owner shall have the same right to use the recreational facilities as the owner of said unit. Said tenant shall abide and be bound by the same restrictions, covenants, condition, rules and regulations as the unit owner. In no event shall any individual or family other than the individual or family residing in the condominium unit and their guests be entitled to use said recreational facilities. Upon termination of the lease, the unit owner shall resume normal recreational facility use privileges.

### PARKING RULES AND REGULATIONS

All parking spaces will be identified for either resident or visitor. Resident parking is in the carport; visitor parking is around the perimeter of the property--westside, eastside and southside and the front entrance (short term).

1. All residents whose parking has been approved by the Board of Directors in writing will be issued a resident parking permit to be attached to the vehicle's right rear window in the lower right rear corner. These parking permits properly displayed will allow these vehicles to be parked in the carport for that resident. All vehicles must be driven into these parking spaces--backing in is not allowed. Owners parking permits will expire when they transfer the unit and lessee's parking permits will expire at the end of the approved lease period or when they vacate the unit.
2. As space permits, temporary parking permits will be issued to approved visitors for up to three weeks in any six-month period. These permits should be displayed on the vehicle dashboard when parked on the premises. Day visitors will not need parking permits provided they park in visitor parking and are not parked on the premises longer than 24 hours. Service vehicles will not need permits for parking but should park in the visitors parking space when practical. When an owner leases his/her unit, his/her parking privileges will be suspended for the duration of the lease. If it is necessary for the owner to be on the property for some reason, he/she will be considered a day visitor.
3. Tow away signs have been placed at the entrance of the driveway indicating that all unauthorized vehicles will be towed away at the owner's expense as per State Statute. When unauthorized vehicles are found in violation we will first place a warning note under the windshield wiper, requesting the vehicle be removed within 24 hours or it will be towed. With the exception of day visitors and service vehicles, an unauthorized vehicle is one parked on the premises without a parking permit.
4. All approved owners and lessees should contact the President or the Secretary of the Association to obtain the appropriate parking permits.

5. Each unit shall be restricted to one carport parking space assigned. Residents may also park at the front entrance visitors' area briefly to load or unload a vehicle. No overnight parking is permitted at the front entrance nor prolonged daytime parking by residents.
6. All vehicles shall display current license plates. No vehicles will be allowed with business signs except those on the property for some type of services.
7. No repairs shall be made in the parking area other than by emergency vehicles.
8. All vehicles that drip excessive fluids, i.e. motor oil, transmission oil, gasoline, etc., must be removed from the parking area immediately and repaired before they are returned.
9. No trucks will be allowed in excess of flat bed pick-up capacity and no vans allowed larger than a seven-passenger capacity.
10. No trailers or other vehicles allowed except private passenger cars and those vehicles heretofore described. Motorcycles must have a kick plate for their kickstand to rest on.

#### POOL AND SPA RULES

1. The pool and spa are to be used only by residents (owners/lessees) and their invited guests.
2. Observe all pool and spa rules as posted.
3. Pool and spa hours are 9 a.m. to 10 p.m.
4. Children under the age of 14 years are NOT permitted in the spa.
5. Children under the age of 3 years are NOT permitted in the pool.
6. Children or adults wearing diapers are not permitted in the pool or spa.
7. An adult must accompany children under the age of 14 to the pool.