


PROPERTY RULES

1. The owner shall be obligated to reimburse the association for any expense it incurs as a result of the violation or any of the following rules by any owner, renter, family member, or guest.
2. Solicitation, for any cause, is prohibited anywhere on the premises.
3. Obstruction of any entrance, walkway, corridor or stairway is prohibited unless in an emergency.
4. Structural alterations must be approved by the Board. The structural alteration plans must be submitted to the Board prior to the start of work. A deposit of \$250.00 is required on all major renovations of which all or part may be refunded.
5. Unit owners may not paint, decorate or modify the exterior of their unit in any manner.
6. Blinds, shades, draperies, curtains, or other window coverings visible from the exterior of the unit must have a white or subdued backing. This same requirement applies to roll-ups or blinds on terraces. 
7. Hurricane shutters may be installed on catwalks and corner windows. These must be an aluminum accordion type with top and bottom tracks to help secure the shutters. They must be neutral in color. Shutters must be approved by the Board prior to installation.
 - a. As of the date of this revision you must have prior approval from the Board to replace floor covering. If carpet is being installed it must have padding. Sound reduction material must be installed to minimize noise. (Not applicable to ground floor units). A copy of the work order or contract is required to be submitted to the Board.
8. Unit owners are responsible for keeping their units in good condition and are prohibited from sweeping or throwing any dirt or other substances from doors or windows. Nothing can be placed on the outside catwalk railing.
9. Bicycles, scooters, shopping carts, toys or other similar articles shall not be stored in any of the electrical rooms or common areas.

10. Unit owners, tenants or their guests are prohibited from unreasonable behavior which may disturb the comfort, enjoyment and rights of other unit owners.
11. Unit owners vacating their units for any extended period of time must remove all moveable furniture, potted plants, and other similar objects from their terraces. They must also inform the building captain of the name and address of persons having keys to their unit. In the event of absence from the unit for more than 48 hours, the main water valve must be shut off and all toilets flushed.
12. No cursing or threatening language may be used by any resident in common areas.

RENTALS

Rentals may not exceed once annually and for no less than four (4) months in any period. Leases cannot exceed one year. Only one (1) family may occupy a rented unit.

No Unit may be leased until the Unit has had ownership for a minimum of two (2) years. Following two (2) years of ownership, a Unit Owner may lease his/her Unit with the approval of the Association.

TRASH

Garbage and refuse, other than newspapers, aluminum, glass, and plastic must be discarded in sealed plastic bags.

Newspapers are to be deposited in the designated container in the rubbish room on the ground floor.

- a. Aluminum, glass and plastic are to be deposited in the container so designated in the rubbish room.
- b. All cartons must be flattened.
- c. In the event of alteration or other construction in a unit, the owner is obligated to have their contractor remove all debris, including tile and carpet remnants.
- d. Nothing may be left on the floor of the rubbish room, Contractors or delivery persons must remove all debris. No debris may be placed in any

storage room. Violations will result in forfeiture of all or part of the deposit. No debris or garbage may be placed in Section 1/1A dumpsters by Contractors.

Unit owners must permit any Director or authorized agent of the association to have access to the owners unit by prearrangement, whenever necessary, in the opinion of a Board member, to inspect or make repairs, to prevent or repair damage to the common elements or to other units. In case of emergency, such advance permission to enter is not required and entry to the affected unit is permitted regardless of the hour. The Board member or authorized agent of the association will always be accompanied by another person.

All unit owners must provide the association with keys to the entrance door of their unit. Such keys will be coded and kept in a secure place to be used solely for emergency access. If entrance locks are changed, the unit owner must provide new keys to the association. In the event the key has not been provided to the association, the association may employ a locksmith at owner's expense, or forced entry may be taken if warranted by the emergency.

No combustible or flammable oils or liquids of any kind, including gasoline, benzene, naphtha, or other liquids considered hazardous may be brought into any storage area or other common areas.

When unit owners are absent they are responsible that guests follow rules and regulations set by HLI and Management Company. **Building Captains must be advised of presence of any guests.**

Any damage to common elements of the condominium caused by a unit owner, family member, guest, or renter shall be repaired or replaced with the costs to be assessed against the unit owner.

No pets may be kept in the unit by any owner, house guest, or renter unless they are documented as a service animal and have been approved by the Board.

Occupants may move in or out of units between the hours of 8:00 a.m. and 6:00 p.m. Monday through Saturday. No move in or out of units on Sunday.

The use of gas or charcoal grills are prohibited on terraces, patios and inside the unit. Only those grills located in the designated patio area of the Waterside Clubhouse may be used by the residents. Following its use, the grill must be cleaned and restored to its previous condition.

UTSON

INTRODUCTION
TO THE REVISED RULES AND REGULATIONS OF
HUNTINGTON LAKES SECTIONS 1 AND 1A
2020

The following revised rules and regulations are the result of decisions made by the Board of Directors to streamline and update our rules. These rules and regulations may be altered in emergency situations by the Board.

It was agreed that some rules were no longer necessary or were unenforceable; others were repetitious or did not reflect the present conditions of our association. Finally, new rules were required to conform to the changes in the Florida Condominium Laws (Section 718) as well as new rules the Board felt necessary.

The rules committee was assigned the difficult task of reviewing the entire situation and has produced a set of rules that provide sensible and reasonable guidelines for the type of lifestyle that we all want for our community. The Board of Directors may impose reasonable fines for violations of these rules.

However, to be effective, the full cooperation of the residents is absolutely essential. With your help, by complying with these rules, both our quality of life and the property value will flourish and grow.

These Rules and Regulations may be reviewed and modified by the Board of Directors as it deems appropriate.

The Board of Directors is confident that our unit owners will prove, by their actions, that they truly want our community to be the very best place to live.