

Royal Arms Condominium Association, Inc.

RULES & REGULATIONS- QUICK REFERENCE

(For full text refer to the Declaration of Condominium and supplemental Rules & Regulations)

1. Occupancy- Unit occupancy may not exceed the following:
 - a. 1 bedroom unit --- 2 persons
 - b. 2 bedroom unit --- 4 persons
 - c. 3 bedroom unit --- 5 persons
2. Obstructions- Stairways and breezeways shall not be used for storage of any kind.
3. Children- Children 14 years of age and younger must be supervised by an adult while they play on Condominium property and while at any of the pools. Children shall not loiter or play in the breezeways or stairways.
4. Safety and Abatement of Nuisance- No obnoxious or offensive activity shall be carried on in any Unit or in the Common Elements which may be or become an annoyance or nuisance to other Unit Owners or Occupants.
5. Destruction of Property- Unit owners and Occupants shall not damage, destroy or deface any part of the Condominium property. Unit Owners shall be responsible for any damage, destruction or defacement caused by their own acts or the acts of their occupants or guests.
6. Exterior Appearance- The common elements (outside) of unit cannot be painted, decorated or modified without written permission. No awnings, lawn ornaments, screen or security doors, window film, hurricane shutters or air conditioners shall be used without written permission. No signs, notice or advertisement on any window or other part of the Unit. No radio or television aerial, antenna or dish shall be attached to the exterior of a Unit or the roof. No flag, pennant or banner shall be attached to any part of the Condominium Property.
7. Garbage and Trash- All garbage and refuse shall be deposited in the containers intended for that purpose and shall be placed in a plastic liner or other suitable container and not placed loosely into dumpsters. No furniture, appliances, paints, batteries, toxic material, wood, concrete, televisions, electronic devices, carpeting or similar items shall be placed inside or next to dumpsters, nor anywhere on Common elements.
8. Balconies and Patios- Plants, trees, pots, receptacles, bicycles, toys, shoes or any other personal items and other objects shall not be kept, placed or maintained on the balconies or patios. No object shall be hung from window sills. No cloth, clothing, rugs or mops shall be hung or shaken from windows, doors, balconies or patios. Owners or Occupants shall remove all objects which are not securely attached to a balcony or patio in the event of an approaching hurricane.
9. Parking/Unauthorized Vehicles:
 - a. No vehicle which cannot operate on its own power shall remain for more than 24 hours. No major repair of vehicles shall be made. Certain emergency repairs will be allowed but under no circumstances will oil and/or other automotive fluid changing be allowed.
 - b. No recreational vehicles in excess of 18' shall be parked on Condominium property.
 - c. The commercial vehicles are prohibited:
 - i. Vehicles with an added platform or rack for the purpose of carrying goods other than personal effects of the passengers.
 - ii. Vehicles which are used for commercial enterprises are permitted if the open part of the vehicle is covered and no cargo exposed. Cargo must be contained in the bed of the vehicle and no higher than the sides of the bed.
 - d. No trailers or boats shall be parked on the Property except in areas designated by the Board for such parking. The trailer and boat parking spaces shall only be used by Unit Owners or Occupants who have entered in a lease agreement with the Association for use of such parking space.
 - e. All improperly Parked and unauthorized vehicles will be towed at the owner's expense. In addition to prohibited vehicles defined above, the following are included:
 - i. Limousines, buses, dual axle trucks, vehicles exceeding 12 feet in height and/or 8 feet in width.
 - ii. Vehicles that is inoperable or immobile.
 - iii. Vehicles and trailers with expired licensed tag.
 - iv. Vehicles that are creating a hazard, nuisance or are considered detrimental.
 - v. Vehicles parked in fire lanes, double parked or taking up more than one parking space.
 - vi. Vehicles parked in handicapped spaces without proper tags.
 - vii. Boats and trailers not parked in designated areas or without proper tags.
 - f. Motorcycles shall be parked in a parking space, and shall not be parked in breezeways or sidewalks.
 - g. Requests may be submitted in writing to the Board of Directors for permission to make alterations or changes to the Common Elements to provide for a disabled parking space.
10. Door Locks- The Association shall have the right to enter any Unit for the purpose of remedying or abating the cause of any emergency and right of entry shall be immediate. To facilitate entry, each Unit Owner shall deposit a key with the Board or Managing Agent. This is in accordance with Royal Arms Documents and Chapter 718,

Florida Statutes. Any Owner or Occupant installing any new lock on the entrance door shall provide a key to the new lock to the Managing Agent. In the event emergency entrance is required and a key has not been provided, the Unit Owner shall be responsible of any cost incurred for the emergency access.

11. Plumbing- The plumbing in the Unit shall not be used for any purpose other than its intended use. No grease may be disposed of in the drains. Carpet cleaning services must have a self-contained tank for the disposal of extracted water. The cost of any damage resulting from any misuse shall be borne by the Unit Owner.

12. Doors and Windows- Unit owners shall maintain all Unit doors and windows, including the sliding glass doors, and all appurtenances to them, in a good state of repair.

13. Solicitation- Solicitation by any person for any cause, charity or purpose is prohibited, unless specifically authorized by the Board.

14. Hurricane Preparations- Each Owner or Occupant who plans to be absent from a Unit during hurricane season must prepare the Unit prior to departure.

a. By removing all furniture and plants from its balcony or patio, or,

b. By designating a responsible firm or individual to care for the Unit during their absence in the event that the Unit shall suffer hurricane damage. The Owner shall furnish the name of such firm or individual to the Board and Managing Agent.

15. Leasing Restrictions-

a. A Unit Owner may lease his Unit only pursuant to a written lease, a copy of which shall be supplied to the Association within 30 days of the signing of the Lease. No lease shall be for a term of less than 6 months. Boarders are not permitted.

b. A copy of the Rules and Regulations of the Association shall be provided to the tenant(s) as an addendum to the lease.

c. The Owner relinquishes his/her right to the use of the facilities by the act of leasing the Unit. However, the Owner still retains the right to vote.

16. Insurance- Each Unit Owner shall be responsible for obtaining their own condominium insurance (HO6) on the contents of the Unit, including appliances, plumbing, electrical fixtures, cabinets, and personal property therein and for personal liability.

17. Interiors- No Owner may make any structural additions or alterations to any Unit of to the Common elements without prior written consent of the Board. Any Owner may fasten light fixtures, shelving, pictures, mirrors, objects of art, curtain rods and similar household items to the walls of a Unit. No clothes, sheets, blankets, laundry of any kind or other articles shall be hung on windows or patio doors.

18. Charcoal and Gas Grills- There shall be no use or storage of any open flame grills anywhere on the Common elements, including the balconies and patios. Electric grills are permitted on the Unit balconies and patios. (Accordance with NFPA 1, Section 10.11.7.)

19. Pets- Owners, tenants or guests may not keep any pets in the Unit or on the Property except small neutered cats, small birds, goldfish and the like. No dogs are permitted. Any pet found on the Property running loose shall be turned over to the animal shelter. Owners are cautioned not to feed stray animals.

20. Pools- Hours are 7 a.m. to 11 p.m. Users must obey posted pool rules. (Restroom key available from Office.)

21. Tennis Courts- Soft soled shoes are required. No skateboards or roller skates inside tennis courts. One hour limit when others are waiting. (Gate key available from the Office.)

22. Boats-

a. No boats shall be anchored more than five (5) feet onto the shore of Lake Orienta.

b. All boats or trailers kept on Property or anchored on the shore must bear a Royal Arms decal. The decal may be obtained from the Management Office.

c. A key to the boat ramp lock may be obtained from the Management Office.

23. Any Guests or Invitees of a Unit Owner shall be accompanied by the Unit Owner or occupant whenever such guests or invitees shall use the facilities of the recreation areas.

24. Each Unit Owner shall properly perform all maintenance and repair work required within their own Unit that, if omitted, would affect any Common Elements or any portion of the Property belonging to other Unit Owners. Each Unit Owner shall be responsible for all damages and liabilities that any failure to maintain or repair may endanger other Unit Owners property.

25. Records Inspections- Association members may inspect the records of the Association by submitting a written request. (Details of the inspection process are available at the Management Office.)

26. Member Presentation at Board Meeting- Members may make a presentation to the Board on any item on the Board meeting agenda. (Details are available at the Management Office and are listed at the bottom of each posted meeting notice.)

27. Clubhouse Rental- Unit Owners and Occupants may rent either of the clubhouses for personal entertaining provided that the Unit Owner or Occupant making the reservation attends the event to be held. The clubhouses may not be used by any civic or religious group, private club or for any commercial event. (Detail of rental terms and rental rates are available at Management Office.)