

TYRONE GARDENS

RULES AND REGULATIONS

I. AUTHORITY AND PURPOSE

These Rules and Regulations are duly adopted by the Board of Directors of Tyrone Garden I Apartments Association, Inc., pursuant to the authority granted under the Declaration of Condominium and the By-Laws of the Association, and in accordance with Chapter 718, Florida Statutes. These Rules are established for the purpose of promoting health, safety, welfare, and peaceful enjoyment of the condominium property by all unit owners, residents, and their guests and invites.

II. GENERAL COMPLIANCE

All unit owners, occupants, guests, and invitees shall comply with these Rules and Regulations, as well as all provisions set forth in the governing documents of the Association. Failure to comply may result in enforcement action as permitted under Florida law.

III. PARKING AND VEHICLES

All vehicles shall be parked only within the designated parking spaces assigned to the respective unit. Guest parking spaces shall be used exclusively by guests and service personnel and shall not be utilized by unit owners or occupants on a regular or permanent basis. No vehicle shall be parked in a manner that blocks or obstructs another vehicle or access area. The parking of recreational vehicles, trailers, commercial vehicles, oversized vehicles, or inoperable vehicles on condominium property is strictly prohibited. Any additional vehicles owned or operated by a unit owner or occupant shall be parked offsite in accordance with applicable local regulations.

IV. UNIT MAINTENANCE AND COMMON AREAS

Each unit owner shall be responsible for maintaining the interior of their unit in a clean, safe, and sanitary condition. No personal property shall be stored in the common areas, including hallways, stairways, or other shared spaces. First-floor unit owners shall be responsible for maintaining and cleaning all windows and doors that face the courtyard.

V. EMERGENCY ACCESS

Each unit owner shall provide the Association with either a key to the unit or the name and contact information of a responsible party who may provide access to the unit in the event of an emergency. Such access shall be used solely for emergency purposes.

VI. ALTERATIONS AND IMPROVEMENTS

No unit owner shall make any alterations, modifications, or improvements to their unit or to the common elements without the prior written approval of the Board of Directors. All work requiring permits under applicable law, including but not limited to electrical, plumbing, HVAC systems, water heater installation, doors, windows, and structural components, shall be performed only by properly licensed and insured

contractors. Prior to the commencement of any work, the unit owner shall submit an Architectural or Alteration Request Form, which is available on the Association's website, and shall obtain written approval from the Board of Directors. No work shall begin until such approval has been granted.

VII. USE AND OCCUPANCY

Units shall be used solely for single-family residential purposes. Occupancy shall be limited to no more than two (2) people in a one-bedroom unit and no more than four (4) people in a two-bedroom unit. Balconies, patios, and window areas shall not be used for the hanging of laundry, outdoor drying, or the storage of personal property.

VIII. PETS

Pets are permitted subject to the restrictions set forth herein. Dogs shall not exceed twenty (20) pounds in weight and must be always kept on a leash when outside the unit. Pets shall be permitted only in designated grassy areas and are strictly prohibited in the courtyard. Pet owners shall be fully responsible for the behavior of their pets, any damage caused, and the immediate removal and proper disposal of pet waste.

Any pet deemed by the Association, or through documented complaints, to be aggressive or unfriendly toward other animals or people may be required to wear a muzzle or other appropriate restraint while outside the unit. In the event of violations related to pet behavior, the Association shall issue a written warning for the first violation, a second written notice for continued non-compliance, and upon a third violation, the unit owner shall be required to permanently remove the pet from the condominium property within a timeframe determined by the Board.

IX. BUILDING RESPONSIBILITIES

The Association shall be responsible for the maintenance, repair, and replacement of all structural components and common elements of the condominium property. Unit owners shall be responsible for the maintenance and repair of the interior of their units. Also you as the owner are responsible for your windows, exterior doors and their frames. No structural modifications shall be made without prior written approval from the Board.

X. NOISE AND NUISANCE

No residents shall create or permit any unreasonable noise or disturbance that interferes with the peaceful enjoyment of other residents. Quiet hours shall be observed between the hours of 11:00 PM and 8:00 AM.

XI. GRILLING

Grilling shall be permitted only in designated areas using grills provided by the Association. The use of personal grills is strictly prohibited. Residents utilizing the grilling areas shall be responsible for cleaning the equipment after each use and covering it after it cools down.

XII. FLOORING

Hard surface flooring, including wood, laminate, or tile, may be installed in upper-level units; however, unit owners shall be responsible for ensuring that such flooring does not create excessive noise. In the event of complaints, the owner may be required to install carpeting or soundproofing materials.

XIII. TRASH AND DISPOSAL

All trash shall be properly bagged and securely sealed prior to disposal. Boxes shall be broken down before being placed in designated disposal areas. Large items, including furniture, shall not be disposed of in trash chutes and must be handled in accordance with local sanitation procedures.

XIV. SIGNS AND ADVERTISING

No signs, advertisements, or notices of any kind shall be displayed on the exterior of any unit or in any area visible from the exterior, including "For Sale" signage. Approved notices may be posted on designated bulletin boards.

XV. LEASING AND OCCUPANCY RESTRICTIONS

Leasing or renting of units is strictly prohibited. All people occupying a unit, including unit owners, shall be required to complete a background screening process as required by the Association. Such screening must be submitted, reviewed, and approved prior to occupancy, and may be subject to applicable fees. No individual shall be permitted to reside in any unit without such approval. The unit owner shall remain fully responsible for all occupants and their compliance with the governing documents.

XVI. ASSESSMENTS

All assessments and HOA fees shall be due and payable on the first (1st) day of each month.

XVII. COURTYARD AND COMMON AREAS

Children should be supervised at all times while in the courtyard and common areas. Activities that may result in damage or injury are prohibited, and any damage caused shall be the responsibility of supervising adult or unit owner.

XVIII. ELEVATOR USE

Elevators are designated for passenger use only. Unit owners shall be responsible for any damage caused by contractors, service personnel, or guests associated with their unit.

XIX. COMMUNICATION

Unit owners are encouraged to provide a valid email address for purposes of Association communication. We also ask for a number to reach you and an emergency number.

XX. SUGGESTIONS

A suggestion box is available for resident input in D and B hallways. All submissions must include the name of the resident and the date of submission.

XXI. OFFICIAL NOTICES

Official notices of the Association may be delivered via electronic mail or U.S. Mail where required. Notices may also be posted on bulletin boards located near the mailboxes for general awareness.

XXII. ADOPTION AND CERTIFICATION

These Rules and Regulations were duly adopted by the Board of Directors of Tyrone Garden I Association

Date Adopted: _____

BOARD OF DIRECTORS

President: _____

Vice President: _____

Treasurer: _____

Secretary: _____

HOMEOWNER ACKNOWLEDGMENT

I hereby acknowledge receipt of the Rules and Regulations of Tyrone Garden I Association and agree to comply with all provisions contained herein.

Owner Name: _____

Unit Number: _____

Signature: _____

Date: _____