



1250 South Denning Drive
Winter Park, Florida 32789

Rules Proposed Changes 04-11-2018

Condominium residence means living in close proximity with other people. For the good of all it is necessary to live by rules spelled out in the condominium documents as implemented by the Association. A copy of the current rules follows for the guidance of both owners and residents.

If you have a question, suggestion or problem, please contact the President of the Association, Bryan Casey, 321-439-6179 in unit 229. You may also leave written statements at the office.

Management is under contract with Alan Lloyd Company, which is responsible for the management of all common areas and is under the direction of the President. The property manager is Alan Resnick, 407-493-8597. The service is available 24 hours for emergencies.

General -It is the responsibility of all unit owners that the rules and regulation be observed by themselves, their families, lessees and guests. The interest you take in your own unit and in the common areas will encourage others to take a greater interest. No unit shall be used for any purpose other than as a single family residence.

PURCHASE, LEASING AND GUEST REGISTRATION PROCEDURES –The condominium association does not provide real estate services. To arrange for a purchase, sale or leasing, you may wish to contact a licensed real estate agent.

PURCHASE -The Condominium Association must be informed of all title transfers including transfers to trusts and partnerships as provided in Article VXII of the Declaration of Condominium as amended. The owner must submit a **\$50.00** transfer fee to the Association with the owner's notification to the Association of the intent to transfer. If the proposed purchaser is approved, the Association will, if required, issue a certificate of approval in a recordable form that may be recorded with the deed. If the proposed purchaser is not approved then the

provisions of Article XVII of the Declaration of Condominium shall apply. No signs advertising sale or lease are permitted on the premises, except on the bulletin board in the laundry room.

Maintenance fees are due on the 1st of the month. A \$25.00 late fee is applied on payments received after the 10th of the month plus interest.

RENTING/LEASING -Rental/Lease applications must be approved by the Board of Directors of the Association. Any unit that is rented must have a lease. The minimum lease shall be for no less than 12 months. To lease a unit, contact the listing agent for a lease application. The application must be completed and returned to the Board with a completed copy of the lease along with a \$50.00 transfer fee. The application must be approved by the Board prior to occupying the unit. All applicants May be asked to submit to a background and credit check.

No rooms may be rented separately from the unit. Units, which are leased, may be occupied by the lessee and his, or her family, servants, and guests. A one bedroom unit shall be permanently occupied by no more than 2 individuals. A two bedroom unit shall be permanently occupied by no more than 4 individuals. Sub-leasing of any kind is strictly prohibited.

APPLICATIONS -Each individual must complete his or her own application for approval by the Board of Directors. Married couples or parent[s] and a child or children may submit one application.

GUESTS -Every unit owner or lessee may have guest[s]. A guest is defined as a person[s] who is socially visiting a condominium unit for a temporary period of time. A guest does not pay rent or use fees. The unit owner or lessee is responsible for the behavior and decorum of their guest[s]. The unit owner or lessee must advise the Association if a guest[s] will be staying on the property for more than 30 days. The owner or lessee must register the guest[s] with the Association by providing the name of the guest[s], whom to notify in case of emergency, the type and tag number of the guest[s] vehicle[s] and the length of time the guest[s] will be staying. When this information is provided, the guest[s] will be provided with a copy of the Condominium Rules, which must be signed for by the guest[s] ~~or the unit owner or lessee.~~

PARKING -No commercial vehicles, trailers, boats or motor homes ~~or motorcycles~~ may be parked or stored anywhere on the property without the consent of the Association. All vehicles parked at Mead Garden Condominium must comply with the city of Winter Park, Orange County, Fl., state and federal noise and pollution standards. Parking space on the property is limited. Therefore, consent shall only be granted to park these type vehicles on the property on a short-term basis. If such a vehicle is parked or stored without the necessary consent obtained, notice

will be posted on such vehicle to remove same within 72 hours. If the vehicle is not permanently removed within that time period, the Association may have the vehicle towed at the owner's expense. Commercial vehicles are defined as any vehicle with a business or company name or logo displayed on the exterior of the vehicle. Also, any vehicle with ladder or equipment rack[s] on the vehicle are so defined.

No cars may be parked or stored in VISITOR "V" parking spaces except those of residents and guests. If a vehicle is found to be parked in violation of this rule, notice will be posted on such vehicle to remove same within 48 hours. If the vehicle is not permanently removed within that time period, the Association may have the vehicle towed at the owner's expense. Owners must remove their vehicles from the property once a unit is rented/leased or they are no longer living in the unit.

No resident may park or store any inoperable, wrecked, unregistered or otherwise unsightly vehicle anywhere on the property without the consent of the Association. Consent shall only be granted to park or store such a vehicle on a short-term basis to allow the resident to arrange for disposition of the vehicle. If such a vehicle is parked or stored without the necessary consent obtained, notice will be issued to the resident to remove same within 72 hours. If the vehicle is not permanently removed within that time period, the Association may have the vehicle removed at the owner's expense. No vehicle repairing shall be done anywhere on the property. Car washing and waxing is permitted only adjacent to the office at the rear of the complex during the hours of 8:00 am. To 9:00 pm.

No one shall drive faster than 10 miles per hour within the boundaries of the complex.

One reserved parking space has been assigned to each unit. Residents are required to park regularly in their designated parking space first. Additional parking spaces marked "V" are located throughout the complex. Please advise all guests and visitors to park ONLY in designated "V" spaces.

All vehicles which are parked within the bounds of the condominium are registered by tag number. Residents must inform the Board of Directors if your vehicle or tag number changes. Unregistered vehicles are subject to towing at the owner's or operators expense, upon 72 hours notice.

There shall be no extended parking by leasees, guests or non-resident guests in visitor's spaces while said individual is not actually occupying the unit.

DECORATING - It is a requirement that all second floor units be carpeted wall to wall. The primary reason for the carpeting [except in the kitchen, entrance hall

and baths] is to reduce noise, thus protecting your neighbors below. All draperies and porch blinds shall be white, off white or lined with white facing out so as to make a uniform and pleasing appearance on all sides of the condominium building. All decorating plans involving substantial physical alterations or additions to the structure of the owner's unit, to be performed by the owner or his agent must be submitted to the Association for approval prior to the commencement of any work. Screen doors, replacement windows and porch frames for screening or glass must be aluminum mill finish or white finish only. On the rear patios, French doors may be used to replace sliding glass doors and will also have aluminum mill finish or white finish only.

PETS -No pets are permitted except domestic cats kept indoors, including enclosed balconies, at all times. No more than 2 cats per unit. ~~Any unit owner already possessing a pet, other than cats, may keep it after the effective date of this rule, but cannot replace the pet after its death or for any other reason.~~ Wild animals or fowl [Sec. 18-15] and farm animals [Sec. 18-16] are prohibited per City of Winter Park Code. No animal shall become a nuisance to other residents or be allowed to roam free. [Winter Park Code 62-97 [5] & 18-17[1-2-3]. Any resident having any animal shall indemnify and hold harmless the condominium association against any loss or liability of any kind arising out of having any animal on the condominium property. Do not leave water or food outside.

LAUNDRY -A laundry room is provided. No washing machines or clothes dryers may be installed and used in any unit, without the permission of the Board of Directors. The drying of any type of clothing, swimsuits, towels, rugs, blankets, etc. must be done inside the owner's unit or in the laundry room. Do not hang anything over an outside railing to dry. The dyeing or tinting of clothing in the laundry room washing machines is forbidden.

LOCKS -Owners must provide access to their unit for maintenance purposes. The Board keeps pass keys for emergency access. We suggest owners provide a key[s].

ANTENNAS -No radio or television antennas or wires shall be erected in or about any part of the premises without the written permission of the Board as provided in section 12.5 of the Declaration. Permission will not be granted if the Board finds that the antenna would adversely affect the Association or any member thereof. No objects may be attached to the common property including the building exterior or roof.

FLAMMABLE -The storage of kerosene, gasoline, turpentine or other flammables is prohibited anywhere in the buildings. No charcoal or open flame grilling is allowed on back porches or balconies. No gas or electric grills are permitted on the porches or balconies. [Fire Code 502.5.3]

[NFPA Fire Code, enforcement by WPF. Penalty \$500.00/violation/day]

DISPOSALS AND DISHWASHERS - Do not operate after **10:00 PM**.

TREES, LAWNS AND SHRUBBERY -These are a vital and valuable part of the premises and residents shall be liable for any mutilation or defacing thereof for which they may be responsible. The planting, pruning, trimming or removal of scrubs, trees or flowers is not permitted without obtaining prior consent from the Board. No lawn chairs, barbecues or personal property of any kind may be kept on the lawns.

NOISES AND DISTURBANCE -Nothing shall be done in or about the buildings or property that will distress or interfere with the peace, quiet, rights, comforts or convenience of other residents. Residents that are disturbed by noise should call the Winter Park Police Department for assistance, 407-644-1313. Please notify the property manager. [Winter Park Code, Sec. 62.97 [2]].

WALKWAYS AND PASSAGES -The sidewalks, entrances, passageways, courts, stairways, corridors and halls must not be obstructed. Ingress and egress, to and from, the buildings shall not be prohibited.

SOLICITATION -Door to door solicitation is not permitted anywhere on the property for any purpose, cause or charity. Any solicitation must be authorized by the Association, including any by residents.

DISPOSAL OF RUBBISH -Everyone must dispose of their rubbish **INSIDE** the dumpsters. Cat litter must be disposed of in a sealed bag.

STORAGE -Is at your own risk and is located in the bottom floor of building "G". Storage shall be locked and only the President of the Association and other persons appointed by the President shall have a key to this area. No bedding or flammable items may be stored. Access shall be during normal working hours. The person with the key must be in attendance.

BULLETIN BOARD -The bulletin board is for notices and resident use only.

BICYCLES -Bicycles must not be kept on any sidewalk or walkway. A locked bicycle room is available.

USE OF COMMON FACILITIES - Once a unit is leased/rented the owner may no longer use the association common facilities, including but not limited to the pool, laundry or trash dumpsters. Non-resident owners may not invite anyone to use the facilities.

POOL RULES

- 1 Swim at your own risk. No lifeguard is provided.
- 2 Pool hours are from Dawn to Dusk.
- 3 Guests must be limited so that they shall not interfere with the residents of the complex using the pool. No groups or individuals shall be invited to use the pool at their discretion or in your absence.
- 4 No running, pushing, ball throwing, Frisbees, rough play or diving in the pool area.
- 5 Children under 12 years of age must be accompanied by an adult at all times. Children in diapers are not permitted in the pool for obvious health reasons. Children must be out of the pool area by 9:00p.m...
- 6 No glassware is allowed in the pool area.
- 7 Any food brought to the pool area must be disposed of properly. Make sure the lid is secure on the trash can.
- 8 Anyone leaving debris in the pool area or involved in rough play will be denied pool privileges.
- 9 No scuba equipment is allowed in the pool.
- 10 Radio volume must be kept low or headphones may be used.
- 11 Do not block the walk around the edge of the pool.
- 12 Shower before entering the pool.
- 13 Please close the gates when entering or leaving the pool.