

**ORCHID OAKS CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS**

I. UNIT OCCUPANCY - GENERAL

1. Pursuant to Article XIII(E), a unit shall be occupied by no more than five permanent residents.
2. A unit shall not be bought or leased without prior written approval of the Board of Directors or designated representative. Any owner who is renting, must submit a rental application to the Management Company.
3. A unit will not be leased for less than 30 days and no more than three (3) times per calendar year.
4. Management will provide all new owners and lessees with a copy of the condo rules and regulations and require a signed agreement to abide by such rules and regulations.
5. The assigned carports are for the use of the owner, resident, or his designee.
6. Carports will not be used as a workshop, car repairing, or for storage of such items as cartons, appliances and so on.
7. No owner, under any circumstances, may modify, make additions to, or otherwise make any change to the outside of the unit or common property without approval from the board of directors. A request for such, along with specifications, will be submitted in writing to the board of directors.
8. Speed limit within the complex is 10 m.p.h.
9. In the spirit of condo living, residents should use a solid, neutral color material (tan, white, off-white) for window blinds, shades or curtain linings which enhance the overall outside appearance of the complex.

II. ENVIRONMENTAL

PLEASE DO NOT FEED THE WILD ANIMALS. Feeding of any wildlife is strictly prohibited for the good of the animals and birds, but more importantly to protect the residents.

1. Unit occupants shall not engage in (or allow their guests to do so) immoral, improper, or unlawful behavior or activities, either in the unit or on common property.
2. Quiet period will be observed from 10:00 P.M. until 8:00 A.M.
3. Noises such as stereos, radios, televisions, musical instruments and party conversations must be kept at a low level so as not to disturb or annoy neighbors.
4. Open fire cooking is prohibited on the porch, walk-ways, and parking areas.
5. Children will not be allowed to play on the walk-ways, stairs or elevators.
6. Clotheslines or other drying apparatus are not allowed on the exterior of the unit, porch or any part of the common elements.
7. Articles of apparel or household items are not allowed to hang over railings, to extend from windows or doors, or to be left on walk-ways outside the unit.
8. Dusting of rugs or other items over the rails is prohibited.
9. All garbage that is disposed of in the dumpster must be secured in plastic bags.
10. Recyclable trash will be placed in appropriate container in garbage rooms on the 1st, 2nd, and 3rd floors of each building.
11. Outside door decorations are allowed for only two weeks before and two weeks after the following occasions:
 1. Religious Holidays
 2. Thanksgiving
 3. Halloween
 4. 4th of July
 5. Memorial Day
12. A doormat is the only item permitted on the walk-ways outside the unit. Fire regulations do not permit pots, plants or furniture.
13. Car washing or repairing are not permitted on common property.
14. Camping is prohibited.
15. No sign of any character - such as "for sale", "open house" may be posted on common property.

III. PARKING- IN DESIGNATED AREAS ONLY other than for Service Vehicles or Transport Vans

1. Parking at the entrance to the buildings is allowed only for immediate loading or unloading. Under no circumstances will a car be left unattended for more than 10 minutes.
2. Trucks, trailers, boats, and commercial vehicles are prohibited. (For clarification, a van with solid panel sides and no seats behind the driver is classified as a truck.)
3. Recreational vehicles may park **OVERNIGHT ONLY** for loading for an extended trip or unloading upon return.
4. Residents with guests recreational vehicles must get permission for one night parking.
5. Illegally parked vehicles will be towed at the owner's expense.

IV. CLUBHOUSE

1. Occupants may reserve the clubhouse for a single, non-reoccurring event a maximum of one time per month per unit.
2. Anyone reserving the Clubhouse is responsible for:
 1. Soiled, torn or burned upholstery or carpeting.
 2. Furniture
 3. Lamps
 4. Light fixtures
 5. Thermostat
 6. Walls
 7. Ceiling
 8. Restrooms
 9. CleaningManagement Company will inspect.
3. The use of thumbtacks or tape to secure decorations is prohibited.
4. Reservations must be made in advance with the Management Company.
5. Reservations must be made by the owner or lessee and they must be in attendance for the duration of all underage (18) functions.

V. SWIMMING POOL - NO LIFEGUARDS IN ATTENDANCE

1. Adhere to pool regulations posted in the pool area.
2. Overnight guests are allowed normal pool privileges.
3. The "buddy system" is recommended for all swimmers.
4. Pets are not allowed in the pool area.
5. Children under 12 years must be supervised by an adult resident at least 16 years of age.

VI. PETS- DO NOT FEED OR LEAVE FOOD AVAILABLE FOR THE WILD ANIMALS

1. Dogs and cats must be leashed when on common property.
2. Per county ordinance, "all dogs and cats must be leashed when off owner's private property." Orchid Oaks grounds are undivided common property, and therefore may not be classed as private property.
This must be adhered to with one exception: when in the meadows (the large open area behind and below the bank adjoining Buildings C and D), at owner's own risk, dogs may be off leash if no other person or animal is in the area.
3. Regardless of where any animal relieves itself, all excrement must be picked up, tied securely in a plastic bag, and disposed of in the dumpster. Owners are encourage to walk dogs in the meadow.
4. Obnoxious, uncontrolled barking and annoying dogs will be removed from the Orchid Oaks condominium property.
5. Dogs must measure less than 15 inches at the shoulder and weigh no more than 20 pounds.