

ORCHID OAKS CONDOMINIUM ASSOCIATION
RULES & 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 their 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, or off white) for window blinds, shades or curtain linings which enhance the overall outside appearance of the complex.**

II. ENVIROMENTAL

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, walkways, and parking areas.**
- 5. Children will not be allowed to play on the walkways, 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 area.**
- 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 walkways outside the unit.**
- 8. Dusting of rugs or other items over the rails are 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 (no rubber backing straw, rope or cloth only) 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.

16. In order to preserve our investment in this native landscape which we voted to create, any cutting, trimming, destruction, or removal of plants anywhere on Orchid Oaks property is prohibited without prior approval of the Board of Directors of Orchid Oaks. Violations will be punishable by fines.

III. PARKING- IN DESIGNATED AREAS ONLY other than for service vehicles or transport Vans.

1. Parking at the entrance to the building is allowed only for immediate loading or unloading. Under no circumstances will a vehicle 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) Trucks must get permission for overnight parking. They are allowed to stay 3 times per month and days can be consecutive.

3. Recreational vehicles may park OVERNIGHT ONLY for loading for an extended trip or unloading upon return.

4. Residents with guest recreational vehicles must get permission for one night parking.

5. Illegally parked vehicles will be towed at owner’s expense. Towing Company is Advanced Towing. Their # is 941-735-0331.

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 and light fixtures**
- 4. Thermostat is controlled by Mgmt.**
- 5. Walls- no tacks, tape to secure decorations**
- 6. Ceiling**
- 7. Restrooms**
- 8. Cleanup after event and remove all trash**

Management Company will inspect.

- 3. Reservations must be made in advance with the Management Company**
- 4. 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 ARE 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. Pets 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 classified 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 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 encouraged to walk dogs in the meadow.

4. Obnoxious, uncontrolled barking and annoying dogs will be removed from Orchid Oaks Condominium property.

5. Pets must measure less than 15 inches at the shoulder and weigh no more than 20 pounds.

VII.COMMON AREA UTILITY USAGE

1. Electric Vehicles/Other- Any continuous use of electricity in the Common Area will incur a charge to the owner. The owner is responsible for notifying the Management Company of make and model of vehicle. An electric receptacle will be installed if needed at owners' expense adjacent to the vehicle. Monitoring of vehicle usage will be metered through charge reports generated from the vehicle and/or establishing baseline information through FPL. An invoice will be generated quarterly and due upon receipt from Orchid Oaks Condominium Association.

ELECTRIC VEHICLES IN CONDOMINIUMS----- (718.113, 718.121)

The installation of an electric vehicle charging station shall be governed as follows:

(a.) A declaration of Condominium or restrictive covenant may not prohibit or be enforced so as to prohibit any unit owner from installing an electric vehicle charging station within the boundaries of the unit owner's limited common element parking area. The board may not prohibit a unit owner from installing an electric vehicle charging station for an electric vehicle, as defined in s.320.01, within the boundaries of his or her limited common element parking area. The installation of such charging stations are subject to the provisions of this subsection.

(b.) The installation may not cause irreparable damage to the condominium property.

(c.) The electricity for the electric vehicle charging station must be separately metered and payable by the unit owner installing such charging station.

(d.) The unit owner who is installing an electric vehicle charging station is responsible for the costs of installation , operation, maintenance, and repair, including, but not limited to, hazard and liability insurance. The association may enforce. Payment of such costs pursuant to s. 718.116.

(e.) If the unit owner or his or her successor decides there is no longer a need for the electronic vehicle charging station, such person is responsible for the cost of removal of the electronic vehicle charging station. The association may enforce payment of such costs pursuant to s. 718.116.

(f.) The association may require the unit owner to:

1. Comply with bona fide safety requirements, consistent with applicable building codes or recognized safety standards, for the protection of persons and property.

2. Comply with reasonable architectural standard adopted by the association that govern the dimensions, placement, or external appearance of the electric vehicle charging station, provided that such standards may not prohibit the installation of such charging station or substantially increase the cost thereof.

3. Engage the services of a licensed and registered electrical contractor or engineer familiar with the installation and core requirements of an electric vehicle charging station.

4. Provide a certificate of insurance naming the association as an additional insured on the owner's insurance policy for any claim related to the installation, maintenance, or use of the electric vehicle charging station within 14 days after receiving the association's approval to install such charging station.

5. Reimburse the Association for the actual cost of any increased insurance premium amount attributable to the electric vehicle charging station within 14 days after receiving the association's insurance premium invoice.

(g) The association provides an implied easement across the common elements of the condominium property to the unit owner for purposes of the installation of the electric vehicle charging station and the furnishing of electrical power, including any necessary equipment, to such charging station, subject to the requirements of this sub section.

*** Labor performed on or materials furnished for the installation of an electronic vehicle charging station may not be the basis for filing a lien against the association but such a lien may be filed against the unit owner.**

Approved by the Board of Directors 6/22/1992

Revised by the Board of Directors 5/16/1994

Revised by the Board of Directors 1/27/1997

Revised by the Board of Directors 7/10/2018

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