

**FAIRWAYS II AT MARCO SHORES CONDOMINIUM ASSOCIATION, INC.**  
**RULES AND REGULATIONS**  
**AMENDED 9/17/19**

The Rules and Regulations hereinafter enumerated as to the Association properties, condominium property, the common elements, the limited common elements, and the units, shall be deemed in effect until amended by the Board of Directors of the Association, and shall apply to and be binding upon all unit owners. The unit owners shall, at all times, obey said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guest and invitees, servants, lessees, and persons over whom they exercise control and supervision. The amended Rules and Regulations are as follows:

1. BUILDING APPEARANCE AND MAINTENANCE:

- (a) The streets, sidewalks, walkways, elevators, entrances, and stairs must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the units, nor shall any carriages, bicycles, wagons, shopping carts, chairs, benches, tables, or any other object of a similar type and nature be left therein and thereon.
- (b) Personal property of unit owners shall not be stored outside their units.
- (c) No garbage cans, supplies, containers, or other articles shall be placed in or on the walkways, hallways, and entry ways, nor shall any linens, cloths, clothing, curtain, rugs, mops, or laundry of any kind, or other articles be shaken or hung from any of the windows, doors, walkways, or entry ways, or exposed on any part of the limited common elements or common elements. The limited common elements and the common elements shall be kept free and clear of refuse, debris and other unsightly material.
- (d) No person shall allow anything whatsoever to fall from the windows, walkways, entry ways or doors of the premises, nor sweep or throw any dirt, waste or other substances out of the unit or on the limited common elements of the Condominium.
- (e) Refuse and garbage shall be deposited only in the area provided therefor. All garbage must be bagged.
- (f) No unit owner shall make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors, or licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other unit owners. No unit owner shall play upon or permit to be operated a phonograph, television, radio or musical instrument in such a manner as to unreasonably disturb or annoy other occupants of the Condominium.
- (g) No exterior radio or television antenna installation, or other wiring, shall be made without the written consent of the Board of Directors.
- (h) No sign, advertisement, notice or other similar material shall be exhibited, displayed, inscribed, painted or affixed, in or upon any part of the units, limited common elements or common elements by any unit owner or occupant without written permission of the Association.

- (i) No inflammable, combustible, or explosive fluid, chemical or substance, shall be kept in any unit or limited common element, except those necessary and suited for normal household use.
  - (j) Unit owners, residents, their families, guests, servants, employees, agents, or visitors shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof of the building.
2. ALTERATION OF CONDOMINIUM: Unit owners are specifically cautioned that their right to make any addition, change, alteration, or decoration to the exterior appearance of any portion of the Condominium is subject to the provisions of Section 11 of the Declaration of Condominium. For example, no unit owner may install screen doors, or apply any type of film or covering to the inside or outside of window or door glass without the prior approval of the Association. All such additions, changes or alterations must be presented in writing to the Board of Directors for approval, accompanied by written plans when requested or drawings and specifications. The Board of Directors shall approve such requests only if the Association is protected against, or indemnified as to, mechanics liens and/or claims arising from such work.
3. EMERGENCIES IN OWNER'S ABSENCE: In order that proper steps and procedures may be taken in a minimum amount of time during an emergency situation, the Association shall retain pass keys to all units. The locks of each unit are not to be changed or altered without providing the Association with a duplicate key. Any unit owner who plans to be absent from his unit for an extended period of time must prepare his unit prior to his departure in the following manner:
- (a) By removing furniture, plants and other loose objects from around the outside of the unit; and
  - (b) By designating a responsible caretaker to care for his unit should his unit suffer any damage caused by storms, hurricanes, winds or other violent acts of nature. The Manager and the Association shall be provided with the name of each unit owner's aforesaid designate caretaker. Such caretaker will notify the Association prior to making any entry to the unit during the owner's absence.
4. PETS: Owners only are allowed up to a 25-pound pet. Tenants and their guests are strictly prohibited from having any pets on the premises. The Board may impose reasonable restrictions upon how and where pets may be permitted upon the common elements.
5. PARKING OF VEHICLES: Parking spaces have been provided for the parking of private passenger automobiles of owners and their guests. These spaces are not intended for use by boats, motorcycles, recreational vehicles, campers, motor homes, trailers, commercial trucks, or non-operational automobiles. Parking of such vehicles on the condominium property is not permitted, except for service vehicles temporarily present on business. No repairs or maintenance of vehicles may be performed on the condominium property, except emergency repairs. Vehicles may not be washed in the parking areas, except in an area which may be specifically designed therefor by the Board of Directors. Because there are limited parking spaces, each owner is specifically cautioned that the Board of Directors may prohibit the occupants of each unit from keeping more than one motor vehicle on the premises on a permanent basis.