

LEMON BAY BREEZES CONDOMINIUM ASSOCIATION, INC.
LEMON BAY BREEZES MASTER ASSOCIATION, INC.
RULES AND REGULATIONS

REVISED April 27, 2010

Owners are responsible for their renters, resident and visiting guests' compliance with these rules and regulations. Further, owners must provide a copy to their renters prior to occupancy.

THESE RULES SUPPLEMENT THOSE PRESENTLY LISTED IN THE DECLARATION OF CONDOMINIUM AND BY-LAWS.

GENERAL

PASS KEYS – The Condominium Association must have a key(s) for entry to all units in case of an emergency or required maintenance during unoccupied periods.

ADDRESSES – Unit owners are responsible for keeping the Condominium Association notified of their current mailing address and telephone number. Any change should be reported to Grande Property Services, 3754 Cape Haze Dr, Rotonda West, Fl. 33947 or call 941-697-9722.

SIGNS – No business or commercial signs are permitted on any part of Lemon Bay Breezes property, including unit windows, doors, or resident's vehicles. No "for sale" or "for rent" signs are allowed on condominium property, entrances or roadways. Open house signs are permitted for one day only. Unit owners may advertise the sale or rental of their unit on the bulletin board, using a standard 3" x 5" card.

NOISE – High volume noises are not permitted at any time.

LANAIS – are not to be used for laundry or storage purposes.

OUTDOOR GRILLS – must be operated a minimum of eight (8) feet from any structure. **OPEN FLAME COOKING IS NOT PERMITTED ON LANAIS, STAIRWAY LANDINGS, WALKWAYS, ETC.** Grills are not to remain in the common area after usage. A gas grill, however, is provided west of the pool area, for all to use during pool hours. Operating instructions are posted.

TRASH – is to be placed inside the dumpster. Large cardboard boxes are to be broken down and placed in the dumpster. Boxes or any other items placed near the dumpster or containers will **NOT** be picked up by the trash company. Trash containers in the garage areas are for maintenance trash only.

RECYCLABLES – Containers are located adjacent to the tennis court with each marked as to what is to be placed in it.

PETS – Pets are not allowed with the exception of domestic indoor cats that are transported in and out of the units in a pet carrier cage. Owner must apply to the Board of Directors for permission and the Board may deny such permission. Owners are not permitted to flush “Kitty Litter” down toilet and are responsible for any damage to Association property.

WATER – Shut off your water when leaving for more than two (2) days. New shutoffs are located in the Garage area on the ceilings. Owners must use the garage shutoffs and not rely on the shutoffs in the unit.

LEAVING FOR THE SEASON – Remove doorway mats, wall ornaments and flowerpots.

PARKING AND TRAFFIC CONTROL

Each unit is provided with one designated space in the parking garage. Another owner’s parking space may not be used without that owner’s consent. Please advise the Manager when permission is given to another unit owner to use your parking space.

Commercial vehicles, work trucks, vans (other than passenger type mini vans), motorcycles, mopeds, motorized bicycles, campers and RVs may not be parked in the parking garage.

Boats and boat trailers may be parked in the parking garages as long as they do not block another unit’s parking space and are contained within the 8’ in width x 22’ in length space allotted to each unit owner. Boats may not extend beyond the parking space dimensions. No oversize vehicles shall be parked in the garage parking spaces.

Vehicles are to be parked in designated parking spaces only, whether in or outside the parking garages.

Condo property may not be used to park or store recreational vehicles.

Only emergency repairs may be made in the parking area.

RECREATIONAL FACILITIES

Pool hours are 8:00AM to 10:00PM. All rules posted on the cabana wall are to be adhered to. No children under the age of 16 are permitted in the spa unless supervised by an adult. There is no reserving of loungers/chairs once individuals leave the pool area. Please return loungers/chairs to their proper location after use.

RULES AND REGULATIONS GOVERNING RENTAL/LEASE AND SALE

RENTALS

Prior to a unit's rental, a completed Rental/Lease application must be completed, signed by both parties and submitted to the Manager at least thirty (30) days prior to unit occupancy. Once approved, a copy will be returned to the owner in a timely manner. Forms are available from the Manager or available on the website. No unit may be occupied until all Rental/Lease forms are processed, and written approval is received from the Condominium Association Board of Directors. Failure to comply could result in the eviction of the renters. It is the owner's responsibility to furnish keys to the renters.

Owners must be aware that having overdue and unpaid assessments are grounds for disapproval of a rental or lease application.

No Rental Agreement (because of the safety factor) shall be accepted that involves a Renter placing a boat or trailer on Condo or Master Association property or garage.

LEASE RENEWALS – require a “RENEWAL APPLICATION FORM” which must be received by the Manager thirty (30) days prior to original lease termination date. If not received, renewal will be treated as a new lease and the above mandatory requirements apply.

**Maximum occupancy of two persons per bedroom
NOT PETS ALLOWED**

No sub-letting or occupancy by friends, relatives, or children in the absence of the renter.

NON-RENTAL GUESTS IN ABSENCE OF OWNER – Owners must furnish the Manager with the names and length of stay of guests, prior to their arrival. A Guest application must be filled in by the unit owner and signed by the unit owner and guest and submitted to the association through its manager if the stay will be more than 21 days. The maximum capacity is two persons per bedroom. **NO PETS ALLOWED.**

Owners will be notified of their lessee's non-compliance with Lemon Bay Breezes' rules and regulations. After notice to the owner, failure on the part of the owner to assure such compliance or failure by the owner to otherwise comply with these rules and regulations governing rental and occupancy of units, shall give the Board of Directors the right to refuse to accept or consider any future lease applications from such owners, and to proceed with eviction of the lessee with owner responsibility for all applicable legal fees. All owners should advise leasing/rental agents of the **NO PETS ALLOWED** and other regulations.

AUDIO OR VIDEO RECORDING OF DIRECTOR'S OR MEMBERS MEETINGS:

Audio and video recording of director's meetings and member meetings are permitted with the following conditions:

- a. Equipment must be at least 15 feet from the head table and in no way obstruct, interfere or hinder the meeting or audience.
- b. The Equipment must be set up at least 60 minutes prior to the meeting.
- c. The Board of Director's must be notified at least 24 hours prior to the meeting.

COMPLAINTS AND CONCERNS

Direct complaints and concerns, in writing to:

Grande Property Services
3754 Cape Haze Dr.
Rotonda West, Fl. 33947
941-697-9722
info@grandepropertyservices.com

TO THE EXTENT THAT THE BOARD OF DIRECTORS MAY DETERMINE THAT THERE ARE EXCEPTIONAL DEMONSTRATED REASONS FOR WAIVING ANY OF THE FOREGOING RULES AND REGULATIONS IN A PARTICULAR CASE, SUCH WAIVER WILL NOT OPERATE AS A WAIVER OF SUCH RULES AND REGULATIONS IN ANY OTHER CASE AND WILL NOT BE CONSIDERED A PRECEDENT.

APPROVED – CONDOMINIUM ASSOCIATION

PRESIDENT

VICE PRESIDENT

SECY/TRESURER

APPROVED – MASTER ASSOCIATION

PRESIDENT

SECY/TREASURER