

Lake Vista Residences Condominium Association
Rules and Regulations

“Rules We Live By”

We chose to buy or lease at Lake Vista with the understanding that it is in a deed restricted community and that it is a condominium. As such, there are rules that are necessary to protect property values and provide a desirable quality of life. Although rules are not particularly attractive to many of us, they become vitally important to condominium living. This is true for two reasons – the closeness of our living spaces and the fact that our buildings and grounds are owned in common.

The “rules we live by” come from several sources, including the State of Florida, Lakewood Ranch CEVA Association Covenants, and the Condominium Declaration. The board in adopting rules also takes into consideration Manatee County regulations and safety and liability considerations. Some of these rules are statutory requirements. (aded 2/16/13) The Board of Directors may changes Rules and Regulations as set forth in the Articles of Incorporation, the Declaration of Condominium and the By Laws providing they are compliant with Florida Law.

This document is an attempt to consolidate the rules from several sources. It supplements the rules adopted by the developer. It supplements, but does not replace the restrictions contained in the Declaration. These are available on-line at www.manateeclerk.com.

Common Area Rules

Common area restrictions are contained in the Declaration document. The common areas are for the enjoyment of all residents. Think of the common areas as consisting of everything outside of the condominium units to include walkways, lobbies, garages, sidewalks, driveways, and Clubhouse areas.

1. Use of common area facilities will be in such a manner so as to respect the rights of all other unit owners, occupants, and guests.
2. No signs, flags, pennants, advertisements, notices or other lettering shall be exhibited, inscribed, painted or affixed by any Unit Owner or occupancy on any part of the condominium property without the written consent of the Association, except as permitted by FL Statute 718.113(4).
3. All Common Elements inside and outside of the buildings will be used for their intended purpose, and no articles belonging to Unit Owners, Occupants, or Guests shall be kept therein or thereon, and such areas shall at all times be kept free from obstruction.
4. Children under 12 years of age must be accompanied by an adult when using all Common Elements including but not limited to the Pools, Pool Area, and Clubhouse. NEITHER CHILDREN NOR ADULTS SHALL UTILIZE OTHER COMMON ELEMENTS AS RECREATIONAL OR PLAY AREAS (Reference: Exhibit 6 to Prospectus # 7)

General Rules

1. Residents must clean up after themselves and their pets, and guests must dispose of garbage in designated areas.
2. No fires are permitted on the common areas.
3. No smoking is allowed in the Clubhouse or Pool areas. **SMOKING IS NOT ALLOWED IN LOBBIES, ELEVATORS OR STAIRWELLS.**
4. Do not feed alligators, sand hill cranes, other birds, raccoons or other wildlife.
5. Children shall be the responsibility of their parents or legal guardians who must supervise them while they are on condominium property. Full compliance with rules shall be required of children, specifically the prohibition of excessive noise.
6. **NO OWNER MAY MAKE OR PERMIT ANY DISTURBING NOISES OR IMPROPER USE OF THE PREMISES WHETHER MADE BY HIMSELF, HIS FAMILY, FRIENDS, SERVANTS, TEANANTS, OR LESSEES, NOR DO OR PERMIT ANYTHING TO BE DONE BY SUCH PERSONS WHICH WILL INTERFERE WITH THE RIGHTS, COMFORT AND CONVENIENCE OF OTHER OWNERS OR OCCUPANTS. NO OWNER MAY PLAY OR ALLOW TO BE PLAYED IN A LOUD MANNER ANY MUSICAL INSTRUMENT, PHONOGRAPH, RADIO OR TELEVISION IN HIS UNIT IF THE SAME SHALL DISTURB OR ANNOY OTHER OCCUPANTS OF THE CONDOMINIUM. (Reference: Exhibit 6 to Prospectus # 11)**
7. **Limited Construction Hours** (added 2/16/13) Construction work in units is limited to Monday through Friday between 8:00 a.m. and 5:00 p.m. (This includes but is not limited to fastening, nailing, sawing, and demolition and the sounds related thereto.)
8. **THE ACTIVITIES AND BEHAVIOR OF ALL CHILDREN, under the age of 18, WHETHER RESIDENTS OR VISITORS, WHEN UPON THE CONDOMINIUM PROPERTY SHALL BE REGULATED BY a parent, or an adult person in the place of a parent, INCLUDING PHYSICAL SUPERVISION WHERE NECESSARY. DIRECTORS, OR THEIR DESIGNATED REPRESENTATIVES, SHALL HAVE THE AUTHORITY TO REQUIRE THAT THE OWNER, TENANT, LESSEE, GUEST OR OTHER ADULT WHO IS RESPONSIBLE FOR A PARTICULAR CHILD REMOVE HIM FROM ANY COMMON ELEMENT IF THE CHILD'S CONDUCT IS SUCH THAT THEY BELIEVE THIS ACTION IS NECESSARY. (Reference: Exhibit 6 to Prospectus # 12)**
9. **4/13/12 Occupancy and Use of Units Each of the units shall be used and occupied as a single family residence except as may be otherwise expressly provided for in the Condominium Documents. This provision precludes the operation of any commercial enterprise where employees, clients, customers or vendors would enter the common areas or condominium unit.**

Parking and Motor Vehicles

1. Automobiles, noncommercial passenger trucks not larger than pickup trucks, bicycles and the like must be parked only in the parking spaces assigned to each Unit, or such additional parking space(s) WHEN designated by the Association for such purposes. All other motorized vehicles, including, but not limited to boats, motor homes and trailers, shall not be parked on the condominium property.
2. In the garage, the space directly adjacent to the railing is not marked and is to be used solely for loading and unloading.
3. Motorcycles are prohibited from being parked, garaged or stored in the open at Lake Vista.
4. Commercial vehicles are allowed by service companies when agents are carrying out service, repair or installation activities.
5. Vehicles are not to be parked in the circular paver brick driveway other than for loading and unloading or in the case of a service agent, for the period of time needed to service or repair a unit or common area condition.
6. Vehicles owners and unit owners are responsible for damages, including correcting soiled concrete, as a result of a vehicle oil leak. This includes removing traces of oil, and payment to the association for applying a non-transparent stain in the parking space or driveway in the affected areas if determined to be necessary by the Association.
7. Vehicles which by their condition do not meet minimum highway, safety or legal standards, are not permitted in the garage or on common areas.
8. Racing of vehicles is prohibited on common areas. THE CONDOMINIUM SPEED LIMIT IS 15 MPH ON THE ROADWAYS AND 5 MPH WITHIN CIRCULAR DRIVEWAYS.
9. Drivers are not to avoid the entry gates or controls by driving onto curbs, sidewalks or landscaped areas.
10. Vehicles owners whose vehicles cause damage to common areas are responsible pay for the repair of any such damage.
11. Vehicles not parked in accordance with the above are subject to tow at any time without notice, at the owner's expense for towing and any storage.
12. RESIDENTS WITH PICKUP TRUCKS ARE TO PARK THEIR VEHICLES IN THE SPACES PROVIDED IN THE GARAGE, UNLESS OTHERWISE AUTHORIZED BY THE BOARD OF DIRECTORS.

13. RESIDENTS ARE TO ATTEMPT TO PARK VEHICLES CENTERED FROM LEFT TO RIGHT WITHIN A PARKING SPACE AND SO THE VEHICLE TIRES ABUT THE CONCRETE WHEEL STOP.
14. VEHICLES PARKED IN THE COMMON AREAS OR IN GARAGES MUST NOT CONTAIN EXPOSED BUILDING MATERIALS OR EQUIPMENT VISIBLE TO RESIDENTS FOR MORE THAN 8 HOURS.
15. (Specific text is deleted 2/16/13. Changed approved on that date take the place of this text) ~~NO OWNER OR RESIDENT MAY KEEP AND PARK MORE THAN TWO VEHICLES ON THE CONDOMINIUM PROPERTY UNLESS THEIR UNIT OWNS ENOUGH PARKING SPACES TO ACCOMMODATE THE ADDITIONAL VEHICLES.~~

PARKING IN GARAGES AND COMMON AREAS IS RESTRICTED (Added 2/16/13)

1. Parking in garages is restricted to unit owners, renting residents, and those with approved association Visitor's Pass.
2. All vehicles parked in the garages must have either a parking sticker or Visitor's Pass displayed on their vehicles. Vehicles without a parking sticker or visitors pass may be towed at the owner's expense.
3. No unit may keep and park more than two vehicles in the parking garage unless their unit owns, rents, or controls, enough parking spaces to accommodate the additional vehicles. Additional parking spaces are available for purchase, and may be available for rent from the developer.
4. No unit may keep and park more than three vehicles on the condominium property unless approved by the Board of Administration.
5. Vehicles associated with a particular unit must use the spaces assigned to that unit, before parking in an unmarked space.
6. Overnight visitors must park outside of the garage.
7. Overnight visitors whose stay exceeds 72 hours (3 days) must obtain a Visitor Pass from the Association Office. This applies to parking anywhere on the condominium property.
8. Domestic workers performing work in units are to park outside of the garage areas unless they park in a space owned, rented, or controlled by the unit for whom they are providing services. Domestic workers whose service interval is greater than one (1) day are required to display an Association provided parking permit.
9. All other rules and regulations continue to apply.

RESIDENTS WITH LEASES IN PLACE AS OF DECEMBER 2, 2011 ARE EXEMPTED UNTIL THEIR CURRENT LEASE EXPIRES. EXPIRATION PRECLUDES LEASE EXTENSIONS.

16. PARKING STICKERS REQUIRED (Added 2/16/13)

All vehicles regularly parked in the common areas including the garages must display a legible numbered parking sticker in a location on the vehicle specified by, or otherwise agreed to by the Association. Stickers will be issued to existing residents. New residents will be issued stickers

at the time of occupancy and it is required to be displayed at the time of occupancy. Vehicle operators are required to provide their vehicle make and model, their name and address, and contact information to the Association.

17. PODS FOR MOVING SHALL HAVE A 2 DAY LIMIT WHEN PLACED IN FRONT OF A RESIDENCE BUILDING IN THE CIRCULAR DRIVEWAY. THE ON-SITE MANAGER MUST APPROVE THE LOCATION BEFORE THE PODS IS PLACED.
18. MOVING VANS ARE NOT ALLOWED TO BE PARKED IN FRONT OF RESIDENCE BUILDINGS OVERNIGHT.
19. MOTOR VEHICLES ARE NOT TO BE WASHED IN THE GARAGES OR IN CIRCULAR DRIVE IN FRONT OF RESIDENCE BUILDINGS. SEE MANAGER TO MAKE ALTERNATE ARRANGEMENTS.
20. *4/13/12 Residents are to first park their vehicles in the spaces assigned to the Condominium residence they occupy before parking in any other space in the garage, unless written permission for use is obtained from the owner of such other space, a copy of which must be provided to the association.*

Clubhouse Reservation Guidelines (Fee changed 2/16/13. Title corrected 2/16/13 due to scrivener's error)

1. RESERVATION USE of the Clubhouse must pre-arranged for not less than seven (7) days before the desired date, and not more than four (4) months before the event. Reservations will be on a first come, first serve basis. Residents must sign a usage agreement and PROVIDE A security deposit IN THE AMOUNT of \$300.00 IN THE FORM OF A MONEY ORDER to be returned within thirty (30) days of the event. IN ADDITION, a \$75.00 non- refundable payment is to be made at the time of reservation so that a one day entry code may be established for the invitees of the host and to cover the cost of inspection services.
2. RESERVATION USE of the Clubhouse is restricted to four (4) hours.
3. Renter must sign an acknowledgement that the renter has read the Clubhouse Rental Guidelines and Pool Rules.
4. Under no circumstances is the renter or any attendee of the renter's event to post an entry code on the entry system pedestal or any other place.

Pool, Spa and Fitness Center Usage

1. Pool and Spa Rules posted on the pool deck and at the entry gates must be complied with.
2. Smoking is not permitted on the pool deck or in the Clubhouse.

3. All residents who use the Clubhouse, grill, pool and spa must leave the area neat and clean and must place all garbage in plastic bags and deposit the bags in designated trash areas (trash chutes located on each floor)
4. Use of the Clubhouse sound system may be restricted if it is determined by an on-site manager that its use is causing annoyance to others in the pool or common areas. (Personal audio systems with earphones are recommended.)
5. Persons using the pool or spa do so at their own risk. No lifeguard service is provided.
6. Tampering with fenced in pool equipment is dangerous, strictly prohibited, and is considered trespassing. Violations will be dealt with per local statutes.
7. The pool area is open one half hour before sunrise and closes one half hour after sunset. The pool and spa are not certified by the county for night usage. Therefore, it is illegal to use the pool or spa outside of the times indicated.
8. Swimwear must be worn at all times.
9. Persons using the pool or spa must take a shower before entering.
10. No music or radios are to be played aloud on the pool deck or in the Clubhouse without the written permission of the Board of Directors.
11. No intimate public displays of affection are to be exhibited at the Clubhouse to include the pools and pool deck.
12. No running, jumping or horseplay is allowed in the Clubhouse or on the pool deck or in the pools.
13. **NO GAMES FEATURING THE CONSUMPTION OF ALCOHOLIC BEVERAGES ARE PERMITTED IN THE CLUBHOUSE, ON THE POOL DECK OR IN THE POOLS.**
14. **Guests of occupants in the Clubhouse or on the pool deck or in the pools shall not Exceed six (6) UNLESS A GUEST ROSTER IS REGISTERED THROUGH THE ASSOCIATION OFFICE AT LEAST ONE DAY IN ADVANCE OF THE USE DATE. CONTACT MANAGER TO REGISTER AT 941-737-0833. REGISTERED GUESTS IN EXCESS OF SIX (6) IS AT THE DISCRETION OF THE ASSOCIATION.**
15. Clubhouse and Pool Deck entry is permitted ONLY by using an Association issued brass key engraved with the words "do not duplicate". The Association Management reserves the right to deny access AND USE to anyone who has entered or attempts enter using any other type of key and may ask anyone in the Pool or Clubhouse area to show the key used for access. ANYONE USING A KEY WHICH IS NOT AUTHORIZED AGREES TO FORFEIT THE KEY AND TURN IT OVER TO THE ASSOCIATION AT THE TIME THE INFRACTION IS DISCOVERED.
16. The Association Management reserves the right to inquire to anyone using the Common

Areas to identify themselves and provide to an Association Agent their address, the unit they occupy or point out the unit occupant they are accompanying as a guest.

Unauthorized persons must leave the premises if requested by the Management or any Other Management authorized agent. PERSONS NOT LIVING AT LAKE VISTA NOT ACCOMPANIED BY A PERSON LIVING AT LAKE VISTA ARE NOT AUTHORIZED TO USE THE CLUBHOUSE, POOLS, POOL AREAS OR OTHER COMMON ELEMENTS. THE EXCEPTION TO THIS IS IF THE UNIT IS NOT OCCUPIED, THE OWNER IS PRESENT, AND IS ACCOMPANIED BY GUESTS, IN ACCORDANCE WITH THESE RULES.

17. No person is allowed to climb on the stone railing or any fence. No person is allowed to Jump the pool entrance fence or gate to gain entrance to the Pool Deck.
18. The Clubhouse and Pool deck Open Hours are from 4:30 a.m. until 11:00 p.m. The Clubhouse and Pool deck area is Closed from 11:00 p.m. until 4:30 a.m. A Monitored intrusion alarm is activated by anyone present in the Clubhouse during the closed hours.
19. No child under the age of (17) is permitted to be in the Clubhouse or in the pools or the pool deck after 8:00 p.n. without being accompanied by a parent or guardian who is a REGISTERED resident at Lake Vista.
20. NO PERSON MAY USE THE POOL OR SPA IF THEY ARE INCONTINENT. NO PERSON MAY USE THE POOL OR SPA IF THEY ARE WEARING OR WOULD NORMALLY WEAR A DIAPER OR DIAPER-LIKE DEVICE.
21. Compliance with the above rules is required. Those not in compliance must leave the AREA OF NON-COMPLIANCE if requested by an Authorized Management Representative.
22. An Authorized Management Representative is an APPROVED Unit Owner, Association Management Representative, designated representative of the Association, or a Member of the Board Directors.

Noise and Nuisances

1. Excessive noise or other nuisances which are a source of annoyance to residents is not allowed. Noise is one of the more common complaints of condominium residents. Please be sensitive to the feelings of your neighbors and do not cause excessive noise. Residents should be understanding and be tolerant of occasional higher noise levels than they prefer. Quiet must be maintained from 11 p.m. until 8: a.m.

Pets

1. ***No tenants, guests or invitees of a Unit Owner shall be permitted to bring pets or animals of any kind on the Condominium Property. Refer to the condominium documents (the Declaration) for additional information (Paragraph 6.6)***
2. A unit owner may keep no more than two dogs or domestic cats in total.

3. Pets must be attended by a responsible individual of twelve years or older.
4. Pets must be on a leash.
5. Pets are not permitted in the Clubhouse or Pool areas.
6. Pet walkers must carry plastic bags, clean up after their pets, and dispose of the excrement in the designated Pet Disposal Stations.

Garbage / Trash / Recycling

1. Place trash in bags and deposit in appropriate “chute” located in trash room on each floor.
2. Do not attempt to place packages or articles in the chute if they will not fall freely down the chute.
3. DO NOT LEAVE GARBAGE, PAPER, BOXES ETC., OR RECYCLABLES ON FLOOR OF TRASH ROOMS LOCATED ON RESIDENCE FLOORS.
4. Articles which will not fit properly in the chute should be placed outside of the double metal trash room doors LOCATED IN THE GARAGES. Do not place boxes or bags that contain food of any nature on the garage level floor. (Raccoons will tear the bags apart and make a mess.)
5. Furniture or appliance removal is the responsibility of the unit owner and resident. (The association has no money allocated for such removal. Contact Manatee County or a private hauler to remove such articles.)
6. Place only recyclables in the newspaper and co-mingled glass, plastic and can chutes.

Storm Shutters

1. Windows and sliding glass doors are composed of impact resistant glass. Because of this, hurricane shutters are not required.
2. The exception to the above is the transom glass located above your entrance door. You as owner are responsible for installing the shutter provided for your unit which is stored in the trash room on your respective floor. You may wish to pre-arrange with a shutter company to install your specific shutter should a hurricane become eminent.

Building Rules

1. No radio or television installation or other electronic equipment shall be permitted in any unit if it interferes with the television or radio reception of another unit. Satellite dishes

must receive prior approval from the Board of Administration before installation to insure compliance with government regulations.

2. No garments, rugs, towels, clothing or any other items shall be hung or shaken or displayed from the windows or other exterior portions of any of the buildings.
3. No material alterations of the interior or exterior of the unit are allowed without approval of the Board of Administration.
4. No hard surfaced floor covering may be installed without the proper sound absorption material. Resulting sound transference must have a co-efficient equal or better than Proflex 90. A sound transference coefficient certification must be provided to the Association prepared by a licensed design professional prior to the installation of any such hard surfaced floor covering.
5. An owner may properly display one portable, removable United States flag. Refer to the Declaration for other RELATED information.
6. A single electric grill may be stored and used on the lanai if in compliance with governmental regulations and if its use does not constitute a nuisance or annoyance to other residents.
7. The outside of each unit must be kept clean. No storage of personal property such as bottles, cans, boxes, furniture, cleaning supplies or recreational items are permitted.
8. No personal property, including plants and figurines are allowed on the common areas, which include the garage, driveways, walkways, and walls.
9. Unit owners shall not drill through concrete slabs for any reason unless prior written approval is obtained from the Board of Administration.
10. Unit owners OR OTHER RESIDENTS shall not paint or otherwise change the appearance of any exterior wall, door, window, patio, balcony or any exterior surface, place any sun screen, blind, or awning on any balcony or exterior opening, place any carpet, tile or other floor covering on balconies, without the prior written approval of the Board of Administration.

Leasing Units

1. No unit owner may lease a unit, without the FOLLOWING: (1) completion of an Application of Approval for Lease submitted to the Association, signed by the owner and renter, (2) THE PROVIDING OF a \$100.00 application fee TO THE ASSOCIATION AND (3) the approval of the Association, which approval will not be unreasonably withheld. If the unit is unfurnished, a \$500.00 move in deposit will be required and given to the on-site administrator. THE DEPOSIT WILL BE IN THE FORM OF TWO (2) CHECKS EACH IN THE AMOUNT OF \$250.00 MADE OUT TO LAKE VISTA RESIDENCES. ONE CHECK IS FOR MOVE-IN AND ONE IS FOR MOVE-OUT. An inspection will be performed before and after EACH move and if IT IS determined THAT no damage has occurred, the deposit will be returned promptly AFTER EACH RESPECTIVE MOVE. If it is determined THAT damage has occurred, the repair costs will deducted from the deposit. IF ANY DAMAGE

AMOUNT EXCEEDS THE DEPOSIT AMOUNT, BOTH THE TENANT AND OWNER ARE JOINTLY RESPONSIBLE TO PAY FOR REASONABLE REPAIR COSTS. The owner is responsible to insure a copy of the "Rules We Live By" has been provided to the renter.

2. The minimum lease term is thirty consecutive days. A COPY OF THE LEASE IS TO BE PROVIDED TO THE ASSOCIATION PRIOR TO OCCUPANCY. When unit Owners lend their units to others, the OWNER IS REQUIRED TO NOTIFY THE ASSOCIATION AT LEAST TWO DAYS IN ADVANCE OF OCCUPANCY AT 941-907-2214.
3. WHEN UNIT OWNERS LOAN OR LEND THEIR UNIT TO OTHERS, THE PERSON(S) USING THE CONDOMINIUM MUST REGISTER WITH THE ASSOCIATION OFFICE UPON ARRIVING AND PROVIDE THE NAMES OF THOSE WHO WILL BE OCCUPYING THE UNIT, THE DURATION OF THE STAY, AND A LOCAL CONTACT PHONE NUMBER. 941-907-2214 OR 941-737-0833. (This is to facilitate communication in case of emergency or a facility problem and to help insure legitimate use of the Common Areas)
4. No subleasing or assignment of lessee rights by the lessee is allowed without written consent of the Board of Administration.
5. Lease agreements must contain a statement regarding the acknowledgment of the Lessee having received a copy of the rules and regulations, and that a substantial breach of said rules may constitute injunction, termination of lease and summary proceedings to dispossess the lessee.
6. Lease agreement must contain a statement to the effect that it incorporates by reference all of the Condominium Documents including but not limited to the Declaration of Condominium as amended, the Articles of Incorporation, and bylaws of the Lake Vista Condominium Association, Inc.
7. The number of permanent occupants of a rental unit is limited to two persons per bedroom; not more than four (4) unrelated individuals per unit. Any person staying overnight more than fourteen days shall be considered a permanent occupant. Occupants of rental units must be registered with the Association office located in the Clubhouse. Guests of renters may not use the unit OR COMMON AREAS except when the renter is also in residence.
8. *In the event a tenant violates the Rules and Regulations of the Association relating to the normal use and occupancy of the Unit within the Condominium, or use and occupancy of a Common element or Limited Common element, then the Association shall have the right to terminate and cancel the lease, and to bring appropriate legal proceedings when necessary to complete eviction. The cost involved in the eviction, including the cost of reasonable trial and appellate attorneys' fees shall be the obligation of the tenant and the Owner, jointly and severally. (Reference: Exhibit 6 to Prospectus, Item 20.)*
9. During the period of time that a unit is leased, the Unit Owner and the Unit Owners family or guests shall not have the right to use or occupy Association Property or Common elements except as a guest in the presence of the tenant if leased. .

10. An Owner who has leased his Unit must notify the Board at least five (5) days prior to the expiration of the Lease if the Lease will be renewed and the terms of the renewal. If the Lease is not being renewed, the Owner or Tenant must provide notice of the move-out as required by the rules relating to moves.

Lending or Loaning of Units

1. A Unit Owner shall not permit any person to occupy or reside in a Unit pursuant to a loaning or lending situation in the Unit until all adult occupants have completed and submitted a Resident Information Form. The Association shall prepare the Resident Information Form and make it available upon request. The Association may fine any person or Unit owner who violates this rule and/or evict the unauthorized unit occupant. (Adopted 10/21/13)

Move-In/Move-Out and Furniture (Large Items) (Delivery Rules and Regulations (The following Rules and Regulations apply to furniture deliveries/ move-ins and move-outs.

- a. REFER ALSO TO THE ASSOCIATION MOVE-IN / MOVE-OUT AGREEMENT.
- b. Elevators **must** be padded. Contact the Lake Vista Office NO LESS THAN 24 hours in advance of all deliveries for padding installation at 907-2214
- c. Contractors are not to use the grocery carts. These are for unit owners only. “Contractor” refers to any entity or person employed directly or indirectly by a unit owner and includes all companies, company agents, company employees, subcontractors, and subcontractor employees.
- d. Parking of delivery vehicles is not permitted on the premises unless active loading / unloading activities are occurring
- e. Permitted delivery hours are Monday through Friday 8:00 a.m. to 5:00 p.m., **UNLESS OTHERWISE AUTHORIZED.**
- f. Trash resulting from the Move-in/Move-out, or furniture delivery must be disposed of off the premises. All trash must be removed from Association property.
- g. The walkways and corridors are not to be used for assembly of materials. Materials or goods are not to be stored in the garage other than within THE UNIT’S designated storage closet.
- h. Any costs to the Association due to damage or cleaning costs resulting from Move-in/ Move-out, or furniture delivery, will be billed to the unit OWNER AND LESSEE IF APPLICABLE.

The Association retains the right to modify or make exceptions to these Rules and Regulations known as “The Rules We Live By” or to promulgate additional Rules and Regulations.