

TAVARES RIDGE CONDOMINIUM HOMEOWNERS' ASSOCIATION, INC.
P.O. BOX 668 TAVARES, FL 32778-0668

The following rules and regulations promulgated by the Tavares Ridge Condominium Homeowners' Association shall govern the use of the family unit located on condominium property, as well as the use of the common elements (those portions of the condominium property not included in the individual unit) and limited common elements (those common elements which are reserved for the use of a certain unit only, to the exclusion of other unit owners) and the conduct of all the residents thereof as further defined in the Tavares Ridge Declaration of Condominium with attached exhibits.

- A. The use of the condominium parcels shall be consistent with existing law and the condominium declaration of which these rules and regulations are a part.
- B. 1. Condominium parcels shall be only for single family residential purposes (see page 20, article XIX, Tavares Ridge Declaration of Condominium).
2. Prior to selling, leasing or renting a unit, the owner shall, before accepting any offer, receive approval from the Board of Directors (page 22, paragraph C, article XIX, Tavares Ridge Declaration of Condominium).
3. No two bedroom unit may be occupied by more that four persons, nor a three bedroom unit by more than six persons. However, this shall not prevent residents from having social guests overnight, or for a limited time.
4. Before occupying a unit all renters will be required to deposit with the association a security bond or cash of not less than \$ 200.00, or an amount to be determined by the association's Board of Directors. The deposit will be refunded in its entirety if no damage by occupants to the common elements has occurred and there are no unpaid fines when the tenant vacates.
5. Each unit owner or renter has one parking space that is designated as "Owner". All other parking spaces are designated for "Guests" and are not presumed to be part of any unit, nor reserved for owner/resident.
- C. 1. Violation of the parking regulations will cause the vehicle to be towed away at the owner's expense, and will subject the owner/resident to a fine. Guests are the responsibility of owner/resident. Fines are allowed pursuant to section 718.303 (3) of Florida statutes.

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2. Parking spaces marked Owner or Guest may not be utilized for use or storage of recreational equipment. Boats, trailers, motor homes and/or motorcycles must be parked in the storage area next to the water tank. Registration of vehicles parked there must be recorded with the chairperson of the Crime Watch Committee within 72 hours.
 3. All vehicles shall be parked far enough away from the grass as to allow easy access for mowing and edging.
 4. Vehicles are to be parked within the designated parking areas only.
 5. No vehicles shall be parked on any grassy area nor shall they extend into the right of way of a common street.
 6. Parking at the designated pool parking area is permitted only for users of the pool during posted pool hours. Parking of vehicles by guests and residents is permitted in the designated pool parking area during non- pool use hours.
 7. Driving in excess of 15 MPH is not permitted and all vehicles must come to a complete stop at all stop signs.
 8. No junk cars may be parked on the common elements or limited common elements. No repair work may be done on cars in those areas. Unlicensed vehicles or those with expired tags will not be allowed.
 9. Vehicles in parking spaces are not to exceed twenty feet in length, eight feet in width and eight feet in height.
- D. Violation of the following regulations will subject the owner/resident to fines. Guests are the responsibility of the owner/resident.
1. Unit owners shall not use, nor permit their premises to be used in any manner which would devalue the property, be disturbing, or a nuisance to others. This shall include, but is not limited to : radios, TV's , stereo speakers and musical instruments being audible outside the unit in which they are located.
 2. The exteriors of patios or similar additions to units shall be kept in good repair, painted etc. Wooden stockade or metal fences used as enclosures will no longer be approved and wooden fences now existing must be removed. For insurance purposes the screened porches or enclosed additions are not covered under the Condominium insurance coverage.

3. Common elements and limited common elements shall not be obstructed, littered, defaced or misused in any manner. Riding of bicycles or other wheeled devices between buildings shall not be permitted. Climbing of trees, fences and on buildings is not allowed. REMOVAL OF OR PLANTING OF VEGETATION, OR THE USE OF EDGING (PLASTIC, WOOD, CEMENT) METAL CURBING OR YARD DECORATIONS WITHOUT PRIOR BOARD OF DIRECTORS APPROVAL IS NOT ALLOWED.

4. In order to maintain a quiet and comfortable atmosphere in the complex, playing of group games is permitted only in an owner/resident's own limited common area or the designated recreation area(s). Yard sales are not permitted. Items for sale may be listed in the newspaper and the ad displayed on the bulletin boards.

5. No outdoor clothes-lines may be erected. Nothing shall be hung out nor exposed on any part of the common elements or limited common elements with the exception of not more than two hanging plants, and hose reel attached to the fence not more than 3 feet from the building. A sign designating owner/resident's name, not to exceed 6"x20", may be hung by hooks from the fascia board. Limited holiday decorations will be allowed during the recognized holiday season. One portable and removable United States flag may be displayed with a ground standard or fence bracket. No attachment to unit is allowed. (see 718.113-4).

6. No owner/resident shall display advertisements, signs or notices on the common elements or within the unit which may be visible from the exterior, without prior written consent of the Board of Directors. " For Sale" or " For Rent" signs including size must be approved by the Board of Directors before being displayed inside the front window of the unit.

7. Unit owners may not add any room, patio or fence, nor begin any exterior alterations, color changes, repairs, replacements or landscaping without prior approval from the Board of Directors. Upkeep of the bearing wall enclosed by a screen room becomes the responsibility of the unit owner, but color changes for said wall may be made with the approval of the Board of Directors.

8. Interior structural alterations may be made only with the prior written approval by the Board of Directors and the first mortgagee holding a mortgage on the unit.

9. Exterior turbine fans or similar venting equipment is not allowed. Roof vents must conform to original specifications and be approved by the Board of Directors prior to installation, these to be installed by insured and licensed personnel.

10. Operation and use of the pool shall be in accordance with the pool rules and regulations approved by the Board of Directors and violations are subject to the fining procedures.

11. All trash, garbage and newspapers placed in dumpsters must be contained in secured plastic bags. All boxes must be flattened. No paints or liquids of any kind shall be placed in the dumpster. No trash, garbage, newspapers, boxes or other unwanted items shall be placed outside the dumpsters, even when securely bagged. Hazardous materials, i.e. prescription medications, pills, powders and liquids must be flushed down the toilet and labels destroyed prior to discarding containers. Other hazardous materials must be disposed of as prescribed by Florida State laws and appropriate county regulations.

12. No TV antennas or satellite dishes will be allowed. When FCC rules & regulations are finalized regarding Condo use the Board of Directors will change this with an amendment.

13. Pets must be leash controlled when outside, and may not be tied up unless the owner is with the pet. All animal droppings must be picked up immediately, bagged and disposed of in a dumpster. Animals found loose will be subject to removal by the Humane Society.

14. Non- commercial charity solicitations by the children of Tavares Ridge Condo owners or residents will be allowed. No commercial solicitations of any kind are allowed.

E. Fines and Collections

The collection of fines and appeals of fines by owners/residents, as allowed pursuant to section 718.303 (3), Florida Statute.

The association may levy fines against owners/residents for failure to comply with the rules, but they must be allowed their right to appeal.

An individual can, in writing, file a complaint with the Board of Directors and/or Management who will investigate the complaint. The Board of Directors and/or the Management may on its own volition initiate an investigation. A report will be compiled upon completion of the investigation. If the Board then determines, during an open meeting, that there is reason to believe a violation has occurred, it will provide formal notice to the alleged violator. Said notice shall contain a brief description of the alleged violation, any complaining witnesses, and the date, time and location of the Board meeting at which the complaint will be heard. Notice shall be in writing and delivered by Certified U.S. Mail or hand delivered to an adult member of the alleged violator's household.

No complaint meeting regarding the alleged violation shall be held without providing the alleged violator seven (7) days advance notice. At the complaint meeting, the Board of Directors and/or Management will present testimony and evidence regarding the violation. The alleged violator shall have the right to put on testimony, question witnesses and present evidence in his or her defense. After reviewing all facts and evidence presented, the Board shall take a vote in open with one of the following findings: no violation, violation or finding withheld.

If a violation exists, the Board of Directors, after duly notifying the owner/resident, will allow twenty (20) days for corrections to be made. If no response is forthcoming the Board of Directors will take remedial action. Compensation to the association will be levied as a fine and will be commensurate with the remedial action taken.

In the event that the Board finds no violation, the fact that a complaint has been filed may never be used regarding any subsequent alleged violations.

In the event that the Board finds violation, the Board shall determine the appropriate remedy. No fine may exceed \$100.00 per violation. However, a fine may be levied on the basis of each day of continuing violation, with a single notice and opportunity for hearing, provided that no such fine shall in the aggregate exceed \$1,000.00.

In the event that the Board withholds its finding, no fine shall be assessed. The complaint shall remain pending for a period for one year from the date of the complaint meeting. If there are no subsequent violations of condominium rules, the complaint shall, without further action of the Board, be closed as a finding of no violation. In the event during the one year period, there is a subsequent violation of condo rules, the Board may assess a fine for the original violation as well as the subsequent violation. No fine may exceed \$100.00 per violation. However, a fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing, provided that no such fine shall in the aggregate exceed \$1,000.00.

Any owner or occupant, having been assessed a fine, has 30 days in which to pay the fine or serve to the Board a written objection to the assessment.

In the event an owner/occupant of a unit, having been assessed a fine, fails to serve such notice, it shall be deemed that the right to appeal is waived and the fine is due and payable. If an owner/occupant or guest of same, having been assessed a fine, and in a timely manner notifies the Board of intent to appeal, the Board shall convene an appeal panel.

The appeal panel will be appointed by the Board of Directors and shall consist of five members. Two members chosen by the Board, two members chosen by the alleged violator, and one member chosen by the other four. The panel shall hold a hearing within thirty (30) days of the being appointed. If, after hearing the testimony of the accused and the Board of Directors and/or Management, the committee does not agree with the previous decision of the Board of Directors, the fine shall be rescinded. If, in fact, the panel agrees with the previous decision, the fine is due and payable within 30 days of the final decision of the panel.

No fine will become a lien against a unit. However, the Board, in its sole discretion may seek remedies in the appropriate court in and for Lake County, Florida to enforce the fine against the named individual(s).

It is the intent of these regulations, except in cases of gross violation, that there shall be two written warnings prior to the assessment of fines..

F. All owner's maintenance fees are due the first day of each quarter. If not paid after the first month a late charge of 5% will be added. Interest at 1 ½ percent per month will be charged after the second month on the unpaid balance. After the fourth month, a lien will be placed on the unit for the delinquent amount, plus late charges, interest and any additional collection costs. At the time the lien is placed all maintenance fees for the calendar year are due. When maintenance fees are delinquent, court action may be instituted.

This revised Rules and Regulations Document approved by the Board of Directors on 3-10-97 replaces July 3, 1993 Documents recorded in Lake County, Book 1173, Pages 1411, 1412 and 1413.

Jean Brown
Jean Brown, President

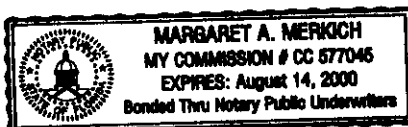
Alex Benson
Alex Benson, Vice-President

STATE OF FLORIDA
COUNTY OF LAKE

Subscribed and sworn to before me the 17 day of APRIL 1997
Jean Brown, President and Alex Benson, Vice- President of Tavares Ridge Condominium Homeowners Association, Inc., known to me to be the persons who executed the foregoing instrument, for the purpose therein expressed.

Witness my hand and seal the 17 day of APRIL 1997.

Margaret A. Merkich
Notary Public



TAVARES RIDGE CONDOMINIUM HOMEOWNERS' ASSOCIATION, INC.
P.O. Box 668 Tavares, Fl 32778-0668

POOL HOURS

<u>MAY 1 TO OCT 1</u>	<u>OCT 1 TO DEC 1</u>	<u>DEC 1 TO MAR 1</u>	<u>MAR 1 TO MAY 1</u>
8:00AM - 10:00PM	8:00AM-9:00PM	8:00AM-6:00PM	8:00AM- 9:00PM

ADULTS ONLY 8:00AM TO 10:00AM DAILY
ADULTS ONLY 8:00PM TO 10:00PM DAILY

POOL RULES

1. No alcohol, food or beverages allowed in the fenced area.
2. Maximum number of swimmers is 20.
3. All residents and guests using the pool do so at their own risk and sole responsibility.
4. Pool passes required- two(2) guests per pass.
5. No children under 14 unless accompanied by an adult 18 years or older.
6. No animals in pool or fenced area.
7. Noisy and unruly conduct not permitted.
8. No diving, running , jumping or climbing of fences or on picnic table.
9. All swimmers must shower before entering pool.
10. No diapered babies allowed in pool.
11. Floats or inflatable toys not permitted- safety devices for small children allowed.
12. Ropes, life rings, etc. for emergencies only.
13. Trespassers after pool closing subject to prosecution.
14. Lights must be on in the pool after dark.

IT IS THE RESPONSIBILITY OF RESIDENTS AND GUESTS ALIKE TO ABIDE BY THESE RULES. VIOLATIONS MAY BE CAUSE FOR CLOSING THE POOL.