

TROPIC GROVES VILLAS DEVELOPMENT

HOUSE RULES

1. Admittance to Grounds

(a) No campers, motor homes, boats, trailers or commercial vehicles will be allowed to stay in Tropic Groves Villas Development overnight.

2. Patios and Walkways

(a) The windows and glass doors of each unit must appear uniform from the outside thereof, and accordingly, only white decorating materials may be used in or around said windows and the exterior window frames and doors must remain painted in the standard anodized bronze color.

(b) A shutter company will be authorized by the Condominium Association to contract with apartment owners or owner's own selection will be subject to approval regarding the color and design for installation of hurricane shutters. Please contact the Condominium Association or the management office for further information.

(c) Sidewalks and entrances may not be obstructed, encumbered or used for any purpose other than ingress and egress to and from the premises.

(d) No awnings or other projections shall be attached to the outside walls of the buildings without the prior written consent of the Condominium Association. This rule shall apply to the placing of plants and decorations in and around the individual doorway entrances. The color of entrance doors may not be altered without the prior written consent of the Condominium Association. The placing of objects on the patios shall remain under the jurisdiction of the Condominium Association.

(e) Extra lighting of patio areas shall remain under the jurisdiction of the Condominium Association.

(f) Outside barbecuing or cooking will be allowed.

3. Children

(a) No children under eighteen (18) years of age are permitted to occupy any apartment unless owner or other responsible adult is in residence at the same time.

(b) Children under thirteen (13) years of age must be accompanied by their parents or responsible adults when using the pool or frequenting the pool area.

(c) The age limit of resident children shall be a minimum of thirteen (13) years. Any child who resides in an apartment for more than twenty-one (21) consecutive days shall be deemed to be a resident child.

4. Garbage and Trash

(a) Cold water must be running in your sink during the operation of your garbage disposal.

(b) All wet garbage or trash not accommodated by the disposal in each unit should be placed in tied plastic bags or wrapped in newspaper and tied, and deposited in the trash cans located in the designated area.

(c) No garbage, trash, bags or boxes will be allowed to sit outside at the trash receptacles, unless it is the scheduled garbage day. Otherwise, the trash will be removed at the owner's expense. This rule will be strictly enforced.

(d) Please request your painters and all other workmen doing work in your apartment to remove their own trash.

5. Guests

(a) Please provide all guests with a copy of these rules and please ask that they review them. This will help owners and guests to avoid an embarrassing confrontation.

6. Insurance

(a) All owners should cover their furnishings and personal belongings with insurance protection against fire, windstorm, theft and breakage in their individual units and cars.

(b) Owners should extend this coverage to include comprehensive liability to cover any accidents within their unit.

7. Locks

(a) Change of locks may not be made without first notifying the Condominium Association office. The state law requires that the Condominium Association office must have access to all units at all times in case of emergency. It must be remembered that an emergency occurring in an individual's apartment could endanger the entire building. See Florida Statute 711.12(5).

8. Noise

(a) No unit owner shall make or permit any disturbing noises in the building by himself, his family, servants, employees, agents, visitors or lessees, nor do or permit to be done anything by such persons which will interfere with the rights, comforts or convenience of the other owners.

(b) Radio, stereo and T.V. sound volume should be kept as low as possible at all times.

9. Parking

(a) Cars must not be left in the roadways and must be parked in the parking lot.

(b) Residents should instruct their guests to use unassigned and guest parking area.

10. Repairs and Maintenance

(a) All repairs and maintenance within an owner's unit are the responsibility of that owner, except such repairs which are covered by the builder's one (1) year warranty or equipment warranties.

(b) The Condominium Association will assist when requested in obtaining qualified workmen or other services desired by the owner.

(c) Owners will immediately repair any broken or torn screening, doors, windows or sliding doors when the damage

was the fault of the unit owner. If these items are not repaired immediately, the Condominium Association can repair same and the owner must reimburse the Association for the repair.

11. Security Procedures

(a) When leaving your unit, make certain all sliding doors are closed and locked. This will prevent water damage to your unit and those beneath you in case of sudden storms.

(b) In the event of high winds, please secure all patio furniture or place it inside of your unit.

(c) Owners will be responsible for any damage caused by neglect on their part by not observing the above precautions.

(d) Remove all valuables of a removable nature from residence before leaving (cash, jewelry, etc.) Place these items in a safe deposit box or other safe place. This should include any firearms.

(e) It is advisable to leave an emergency key with the management office while you are away. This key would be used only in the case of an emergency.

12. Safety Hints for All Residents and Guests

(a) All residents and/or guests, while riding bicycles and PPV's within the boundaries of Tropic Groves Villas Development are urged to comply with the following safety procedures:

(1) While on streets, pedal with the traffic on the right edge of the road.

(2) Affix a bright colored pennant to rear wheel housing.

(3) All bicycles and PPV's must have 3" reflectors on the back. Also, the bicycles should have the pedals, which have reflectors on both sides of same.

(4) Parental judgment should be used regarding the age of a youngster riding alone.

(5) All bicycles and PPV's must have some type of electric headlight or a flashlight could be used.

(6) Observe all arterial signs. "STOP" and use caution when entering upon any intersection.

13. Speeding and Stop Signs

(a) There is a 15 mile per hour speed limit everywhere inside the boundaries of Tropic Groves Villas Development. Please stop for all signs. This also applies to persons leaving Tropic Groves Villas Development and entering 6th Avenue. . . STOP . . . look both ways before proceeding onto 6th Avenue.

14. Newspapers, Bottled Water, etc.

(a) These items should be ordered directly from the supplier and billed directly by the supplier.

15. T.V.

(a) No exterior antennae will be allowed. Please

note that it will be your own responsibility to repair all damage if your T.V. installation impairs the system.

16. Exterior Maintenance

(a) All designated courtyards will be the responsibility of the unit owner and they must be maintained according to the standards agreed to by the unit owner and the Condominium Association. Generally speaking, this would mean not becoming an eye sore to the other owners.