ETHON HOUSE CONDOMINIUM ASSOCIATION, INC.

Rules & Regulations
January 2020

1. Walkways, entrances, stairwells, landings and common area parking shall not be obstructed or used for any purpose other than ingress to and egress from the Condominium units.

2. The exterior of the units and all other areas appurtenant to a unit shall not be painted, decorated or modified by any unit owner in any manner without prior consent of the Board of Directors, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Board of Directors.

3. No article shall be hung or shaken from the doors or windows or placed upon the outside windows or handrails. Seek Board of Directors approval for hanging items outside your doors (Holiday wreaths- etc.). Removal all holiday decorations must be complete within 30 days after the holiday passes.

4. No bicycles, scooters, baby carriages, skateboards, or similar vehicles or toys or other personal articles shall be allowed to stand in any of the common areas, or driveways. A bike rack is available on the east side of the building. Please make sure to lock your bicycles. Ethon House will not be responsible for any loss to items on that rack.

5. No owners shall not make or permit any noises that will disturb or annoy the occupants of any of the units or do or permit anything to be done which will interfere with the rights, comfort or convenience of other owners. The Board of Directors may require an owner to carpet or place area rugs in the bedrooms**,** living room and/or dining room areas of a unit in order to curtail noise disturbing other unit owners.

6. Each owner shall keep unit in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown from unit, or from the doors or windows thereof, any dirt or other substance.

7. No awnings, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans or air conditioning devices shall be used in or about the unit except as shall be approved by the Board of Directors, which approval may be withheld on purely aesthetic grounds within the sole discretion of the Board of Directors.

8. Each unit owner who plans to be absent from his unit during the hurricane season, must prepare his unit prior to his departure, removal of window screens, doormats, etc.

9. No sign, notice or advertisement shall be inscribed or exposed on or at any window or other part of the unit, unless approved in writing by the Board of Directors, nor shall anything be projected out of a window without the approval of the Board of Directors.

Initial _____

10. All garbage and refuse shall be deposited in plastic disposal bags before placing in the dumpster. All cardboard boxes will be broken down prior to placing them in the dumpster. No garbage or refuse is to be deposited in the dumpster area or on common area grounds.

11. Water closets and other water apparatus in the building shall not be used for any purposes other than those for which they were constructed. A unit owner causing water damage due to misuse will be for damage. All owners will keep all plumbing apparatus's in proper working order free of water leakage.

12. No owner shall request or cause any employee of the Condominium Association to do any private business of the owner, except as shall be been approved in writing by the Board of Directors.

13. Unit owners shall keep and maintain storage closets, bins and storage areas, which may be assigned to such owner, in a neat and sanitary condition at all times. No items are permitted to be stored outside of assigned storage area. Any items stored outside of the assigned storage will be subject to removal and disposal by the Board of Directors.

14. No radio, television antennas or satellite dishes shall be attached to or hung from the exterior of any unit or the roof thereon, and no transmitting equipment shall be operated in any unit.

15. The agents of the Condominium Association and any contractor or workman authorized by the Board of Directors may enter any unit at any reasonable hour of the day for any purpose permitted under the terms of the Declaration of Condominium, By-Laws for emergency purposes.

16. No vehicle belonging to an owner, family member, guest, tenant or employee of an owner shall be parked in such a manner as to impede or prevent ready access to another owner's parking space. The owner, employees, servants, agents, visitors, licensee's family members, etc. must obey the parking regulations posted in the private streets, parking areas, etc. No vehicle which cannot operate on its own power shall be permitted to be parked in common area parking for more than twenty-four hours and no vehicles repairs are permitted on common area property. Guests that are staying for an extended period of time are not permitted to use guest parking. Guest parking is designated for use for daily guests and deliveries only.

17. Unit owners shall not cause or permit the blowing of any horn from any vehicle of guests, family, etc. while in common area parking.

18. Unit owners are responsible for common area walkways, stairwells, landings, handrails and any other common area property damaged by moving any items i.e. appliances, furniture, etc. Any repairs will be made at the expense of the owner/ pertaining to move in and or move out by renters.

19. No owner shall use or permit to be brought into any unit any flammable oils, or fluids such as gasoline, kerosene, naphtha, benzene, etc. or any explosives or articles deemed extra hazardous to life, limbs, property, etc.

Initial _____

20. Owners are not permitted to put their names on any entry of any unit or mail receptacles appurtenant thereto, except in the proper places and in the manner prescribed by the Board of Directors for such purpose.

21. The Board of Directors will retain keys to each unit for emergency entry, per Florida Statutes. Owners shall not alter and lock or install a new lock on any door leading into any unit without providing keys to the Board of Directors.

22. Any damage to common area property including recreational facilities, docks, parking lot or Association owned equipment caused by the owner; his guests or tenants shall be repaired at the expense of the unit owner.

23. Parents shall be held responsible for the actions of their children and their guests.

24. Children shall be allowed to play only in those areas designated for play excluding common area, stairwells and landings.

25. Food and beverages may not be prepared or consumed in common areas, except in accordance with the regulations, which may be promulgated by the Board of Directors.

    A. Community Grill is available for everyone's use. Please make sure to clean after you use and to cover the grill once it has cooled down. Leave the area free of debris .Please do not switch out Propane tanks until completely empty. Alert a member of the board if there are any problems with the grill.

26. All concerns regarding the Association or actions of other unit owners, guests, tenants, etc. are to be made in writing to the Board of Directors.

27. Any consent or approval given under these Rules and Regulations by the Board of Directors shall be revocable at any time.

28. Use of the swimming pool and recreational areas are solely for the use of the Condominium residents and their invited guests. Swimming and use of other recreational facilities shall be at the risk of those involved and not in any event the risk of the Condominium Association or Management Company.

29. The regulations governing pool hours, guest rules, safety and sanitary provisions for the use of the swimming pool, pool deck and recreational areas are permitted as posted at the pool deck. Smoking at the pool deck is not permitted. No glass bottles, glasses, etc. are permitted in the pool deck. Please remove any personal items from the pool area. Lower umbrellas after use. Storage bin is available in the pool area for floats.

    A. Smoking is not permitted in the common areas of the building. Smoking is permitted in the dock area, however smokers must use ashtrays or the smoking receptacle provided for ashes and cigarette butts.

Initial _____

30. Unit owners and renters are permitted one dog or one cat per unit and the dog or cat must be present at the screening for approval. No pets in excess of 40lbs will be permitted. Pit Bulls or aggressive dogs will not be permitted on the property at any time. Unit owners and current renters having more than one dog or cat prior to January 2020 are grandfathered in and not subject to this provision. Prior to occupancy the Board of Directors must approve the dog or cat. Dogs are not permitted to be walked on common area property, except for entering and leaving the property. Broward County Code Enforcement requires all dogs are to be leashed at all times and you are required to pick up after your dog. Failure to comply may result in a Broward County fine in the amount $250.00 per occurrence. Dogs must be restrained from barking and disturbing other residents and occupants at all times.

31. Unit owners using contractors to perform work in their units are required to provide Certificates of Insurance, including workers compensation and liability coverage as well as required permits to the Board of Directors prior to commencement of work. A $500.00 Security deposit will be required – to secure our hallways (and any damage to building). Permits are required to be posted at your unit. Working hours are Monday through Friday 9:00 a.m. through 5:00 p.m. and Saturday 9:00 a.m. – 3:00 p.m. Unit owners are to provide access to unit for all contractors. Owners are responsible for all debris, refuse, appliances, cabinets, etc. and are to be removed by the contractor and not left in the dumpster or dumpster pad.

32. Effective May 1, 2012 new unit owners are not permitted to rent their unit until they have owned the unit for a period of one (1) year. Effective January 1, 2020 the minimum lease/rental period shall be 90 days unless special approval is granted by the Board of Directors.

33. Laundry Room-Is available to all owners & renters. Hours of Laundry Room are 8 a.m. until10p.m.

I,_____ , have read and agree to abide by the Rules and Regulations of The Ethon House Condominium Association, Inc. Failure to comply may result in fines and/or eviction.

By: _____ Date:

By: _____ Date:

Adopted and approved DECEMBER 31, 2019

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