

**EXETER ASSOCIATION
HOUSE RULES
TERRACE PARK OF FIVE TOWNS NO. 20, INC.**

1. LAWNS AND SHRUBBERY:

A. In order to prevent damage, use the connecting sidewalks provided between the building parking lot and the walkways.

2. COMMON AREAS:

A. Common areas of the building shall not be obstructed, littered, defaced or misused in any manner, including, but not limited to notices, bulletin boards, walkways, laundry rooms and storage rooms.

3. PETS:

A. Unit owners are allowed one dog or one cat, which shall not exceed twenty-five (25) pounds at maturity.

B. Owners, when walking their dog or cat, shall use the area designated as pet walking areas. The walking of pets is prohibited in any other portion of the condominium property, except walking to and from dog walk. The dog or cat must be kept on a leash or in an animal carrier when outside the unit at all times. Owners must clean up after their pets.

C. All unit owners who have pets must conform to all laws and statutes of the State of Florida and the County of Pinellas. All animals designated by the State or County of Pinellas. All animals designated by the State or County as dangerous are prohibited. No exotic animals, snakes, etc are permitted.

D. Nothing in these pet restrictions shall prohibit a unit owner from having tropical fish or other fish kept in aquariums of no more than twenty-five (25) gallons or having domestic birds. Noisy or exotic birds are prohibited.

E. Owners in the walking of their dogs or cats shall only use the area so designated as pet walking areas. The walking of pets shall be strictly prohibited on any other portion of the condominium property and at all times dogs be kept on a leash.

F. The Exeter dog walk is to be maintained and kept clean daily by the owners using the dog walk. Any expenses in maintaining the dog walk will be the responsibility of the owners using it.

4. **NOISE:**

- A. To show consideration for your neighbors, keep the sound of radios, TVs stereos, etc., to a minimum from 11:00 p.m. to 8:00 a.m.

5. **COMPLAINTS:**

- A. All complaints, suggestions, etc., must be in writing, signed and dated and given to a Board Member.
- (1) If this procedure is not followed, the complaint, suggestion, etc., will not be acted on.
 - (2) If complaints are not satisfactorily handled, consult ARTICLE V of the By-Laws for procedures to remedy the alleged grievance.
 - (3) Personal differences between individual unit owners that do not affect the entire condominium association must be settled without involving the Board of Directors.

6. **LAUNDRY ROOM:**

- A. If clothes are left unattended in either the washers or dryers and the cycle is completed, clothes may be removed from the machine by the person needing to use the machine.
- (1) It is the responsibility of the user to ensure that they do not infringe on the rights of others to use the machines when they depart from the laundry room area.
 - (2) The Association is not responsible for any clothes left unattended in the laundry room.
 - (3) Please be courteous of others and do not use three washers at the same time.
- B. The folding table is not to be used as a drying rack.
- C. Drip-drying is prohibited.
- D. Pets and the washing of pets in the laundry room is prohibited.
- E. Each user is responsible for leaving a clean machine.
- F. Laundry Room hours are from 8:00 a.m. to 10:00 p.m. - use at any other time is prohibited.

7. **STORAGE ROOMS:**

- A. The storage shelf space is assigned by unit only, however, space may be traded between unit owners and notice of such change given to the Board of Directors.

- B. **Storage by Unit Owners/Lessees shall be restricted to the use of shelf space only.**
 - (1) **Floor and open areas are to be kept free and clear at all times.**
 - (2) **There are no exceptions to this regulation.**
 - C. **Storage room doors must be kept locked at all times.**
 - D. **The Association is not responsible for lost or stolen items.**
 - (1) **All stored items are at the Owner's risk.**
8. **ALARM SYSTEM:**
- A. **An emergency alarm system toggle switch is installed in each unit.**
 - (1) **If the outside alarm sounds, go immediately to the mailbox area.**
 - (2) **Note the unit number light on the alarm panel.**
 - (3) **Proceed to the unit and render whatever assistance is possible.**
 - B. **Call the LEALMAN FIRE AND RESCUE DEPARTMENT AT 911 or 521-2626 in the event of fire or medical emergency.**
9. **COOKING OUTSIDE:**
- A. **Outside cooking on the back porches, front walkways and in the common areas is prohibited.**
 - B. **Gazebos at the swimming pools are provided for this purpose.**
10. **TRASH DISPOSAL:**
- A. **All trash must be in a closed bag or container before disposal to control insects and rodents.**
 - B. **Use of the chute for trash disposal before 7:00 a.m. and after 11:00 p.m. is prohibited.**
11. **PROPER ATTIRE:**
- A. **Sun bathing in abbreviated attire in the building area is prohibited.**
 - B. **Tops must be worn by all people when outside the unit.**
12. **PLUMBING SYSTEM:**
- A. **To prevent sewer blockage, do not pour grease or coffee grounds down the sink or garbage disposal grinder.**
 - B. **The plumbing system is common to the units above and below each other, therefore, the buildup of deposits in the drain piping can cause blockage affecting the three (3) units.**

- C. **Once a month put 1/2-cup bleach in the A/C line and 15 minutes later flush with warm water.**

13. MEETINGS:

- A. **All members have the right and responsibility to attend any meeting.**
- B. **Subjects to be discussed are limited to agenda or emergency items not listed on the agenda.**
 - (1) **If a Unit Owner wishes to add to the agenda, consult either the President or Secretary at least twenty four (24) hours prior to the scheduled meetings.**
- C. **In any meeting, every unit owner will be permitted to speak for up to three (3) minutes on the agenda item(s) only.**
- D. **Anyone not adhering to these rules, after one (1) warning, will be requested to leave the meeting.**

14. BICYCLES:

- A. **No bicycles or tricycles are to be left unattended on the common areas except in the designated areas for bicycles, which are either the indoor or outdoor bicycle rack.**
- B. **No bicycles, skates or skateboards are to be used in any lobby area or walkway.**

15. WILDLIFE:

- A. **Unit owners and guests are prohibited from feeding any wildlife.**

16. MOVING COMPANIES:

- A. **Move in times restricted from 8 a.m. to 10 p.m. The Association will hold a check for \$100 for any damages at move in. the check will be returned if there are no damages.**

18. UNITS:

- A. **The condominium units shall be used for residential purposes only. Condominium units may not be used for business use or for any commercial use whatsoever.**
- B. **Owners shall not use or permit the use of their premises in any manner, which would be disturbing or be a nuisance to other owners, or in such a way as to be injurious to the reputation of the property.**
- C. **Common elements shall not be obstructed, littered, defaced or misused in any manner.**

- D. No structural changes or alterations shall be made in any unit, except upon approval of the Board of Directors.**
- E. Water must be turned off to the unit if away for any extended time.**
- F. Moving hours are limited from 8 a.m. to 10 p.m.**
- G. Units are single family. Only two (2) people allowed in a one (1) bedroom and four (4) people in a two (2) bedroom as permanent residents.**
- H. Guest parking spaces are for use by visitors, houseguests and service people only.**
- I. Owners are responsible for their own actions and those of their guests and shall insure that the rules of the Declaration of Condominium, Service and Maintenance Agreement and By-Laws are followed. It shall not be the responsibility of the developer or the Service and Maintenance Contractor to supervise the individual action of the residents or their guests.**
- J. From time to time the Association or the Service and Maintenance Company shall have the right to appoint monitors for the purpose of policing the recreations areas and said monitors shall have full powers vested in them by the Association or Service and Maintenance Company to enforce rules and regulations executed by the Service and Maintenance Company pertaining to Board of Health Rules, but not limited to thereto.**
- K. The airing and drying of rugs, clothing, towels and laundry on the walkways and on the back porches, visible from the outside, is prohibited.**

19. VEHICLES:

- A. Washing of vehicles is not permitted with a hose; washing of vehicles with a bucket and water is permitted.**
- B. All vehicles parked on the condominium properties shall be in operable condition. If a resident is going to be away from the condominium for more than thirty (30) days, prior to departure, keys to any vehicle(s) to be left on the condominium properties shall be given to the Association or its representative.**
- C. No repairs or servicing of vehicles allowed on Association property.**
- D. Each unit is assigned to one (1) numbered parking space. Permanent or temporary parking by a resident in numbered space other than his/her own may be arranged between (2) parties and given to the Board.**

- (2) Permanent parking is limited to passenger vehicles only.**
- (3) No trucks or commercial vehicles shall be parked in any space, except such temporary parking spaces provided for the purpose (marked "guest") as may be necessary to effect deliveries or repairs to the condominium association unit owners or residents.**
- (4) No back in parking.**

E. Parking spaces may be used in accordance with the allocations designated from time to time by the Association, except that the Board of Directors of the Association shall not have the authority to designate or relocate a covered parking space or area which has been designated for use to any owner by the developer without first obtaining the written consent of the owner to whom said parking space has been assigned to the units provided that a unit always has a parking space.