

RULES AND REGULATIONS FOR **VERANDA I AT TREVISO BAY**

The following Rules and Regulations govern Veranda I at Treviso Bay. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration of Condominium for Veranda I at Treviso Bay. These Rules and Regulations have been promulgated by the Board, and are subject to change from time to time.

1. The entrances, and like portions of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Property; nor shall any carts, bicycles, carriages, chairs, tables or any other similar objects be stored therein.
2. The personal property of Unit Owners or tenants must be stored in their respective Units or Garages.
3. No garbage cans, supplies, or other articles shall be placed on the verandas and lanais, or on any Common Elements. No linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, fences, verandas, lanais, if any, or other portions of the Condominium Property.
4. No Unit Owner or tenant shall permit anything to fall from a window or door of the Condominium Property, nor sweep or throw from the Condominium Property any dirt or other substance into any of the lanais, verandas or upon the Common Elements.
5. All refuse must be deposited in tied plastic bags and placed in areas designated for refuse disposal.
6. No Unit Owner, tenant, visitor, licensee or invitee shall park any type of motor vehicle other than in marked parking spaces, his/her driveway or garage. No commercial vehicles shall be permitted to be parked or to be stored at any place on the Condominium Property except within an enclosed garage. This shall not apply to temporary parking of trucks and commercial vehicles, such as for pick-up, delivery and other temporary commercial services.
7. No Unit Owner or tenant shall make or permit any disturbing noises in his/her unit nor permit any conduct that will interfere with the rights, comforts or conveniences of other Unit Owners. No Unit Owner or tenant shall play or permit to be played any musical instrument nor operate, nor permit to be operated, any audio or video sound equipment in his/her Unit in such a manner as to disturb or annoy other residents. No Unit Owner or tenant shall conduct, nor permit to be conducted, vocal or instrumental lessons at any time which disturbs other residents.
8. No radio or television installation may be permitted in any Unit which interferes with the television or radio reception of another Unit.
9. No sign, advertisement, notice, lettering or descriptive design shall be exhibited, posted, displayed, inscribed or affixed to the exterior of a Unit or in, on or upon any part of the Condominium Property, except signs approved by the Board.

10. The Association shall have the right to retain a pass key to all Units for the purpose of access to such Units during reasonable hours, when necessary for the maintenance, repair, or replacement of any Common Elements or for making emergency repairs which are necessary to prevent damage to the Common Elements or to another Unit or Units. If a lock is altered or a new lock installed the Unit Owner shall provide Association with an additional key and security code, if applicable.

11. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common Elements. Gas/propane barbeque grills are strictly prohibited.

12. Employees of Association are not to be sent out by Unit Owners or tenants for personal errands. The Board shall be solely responsible for directing and supervising employees of Association.

13. A Unit Owner who plans to be absent during the hurricane season must prepare his/her Unit prior to his/her departure by designating a responsible firm or individual to close and open any hurricane shutters, if any, and care for his/her Unit should the Unit suffer hurricane damage, and furnish Association with the name(s) of such firm or individual. Such firm or individual shall be subject to the approval of the Board.

14. A Unit Owner or tenant shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, verandas, lanais or windows of the Building (including but not limited to, awnings, signs, storm shutters, furniture, fixtures and equipment) without the prior written consent of the Board; provided, however, an American flag and official flags that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard may be displayed as well as an attachment on the mantel or frame of the door of the Unit Owner of a religious object not to exceed three (3) inches wide, six (6) inches high and one and a half (1.5) inches deep, all as permitted by the Condominium Act. Curtains and drapes (or linings thereof) which face on exterior windows or glass doors of Units shall be subject to disapproval by the Board, in which case they shall be removed and replaced with acceptable items. No Unit Owner or tenant shall install a screen enclosure, glass enclosure, or the like, to or upon the outside walls of the Building or on the Common Elements or Limited Common Elements without the prior written consent of the Board.

15. Tables and chairs may be placed on the Verandas and Lanais. Appropriate decorative items may be placed on or hung from the walls of the Verandas and Lanais. A ceiling fan may be mounted to an existing electrical box.

16. Unit Owners, tenants and occupants of Units shall park their bicycles only within the Unit or Garages.

17. Unit Owners must seek the approval of the Board for the installation of hurricane shutters. The Board may approve or deny the request in its sole discretion. Notwithstanding the

foregoing, the Board may not deny the installation of hurricane shutters conforming to specifications adopted by the Board. These Rules and Regulations, along with the hurricane shutter specifications set forth in the Declaration, have been adopted by the Board in accordance with applicable local building code. Unit Owners are responsible for the maintenance, repair and replacement of the hurricane shutters. Subject to the applicable building codes, in the event that the hurricane shutters need to be replaced, a Unit Owner shall replace the hurricane shutters with the same color and type of shutters conforming to specifications adopted by the Board.

18. Any smoking on any condominium property (common areas and limited common areas) that unavoidably causes another resident unwanted exposure to second hand smoke is a nuisance and is not allowed. Lanais and verandas are limited common elements and are thus subject to this rule. If a neighbor asks you to refrain from smoking on your lanai/veranda, be respectful and comply with this rule.

19. Hot water heaters need to be replaced no less frequent than every 10 years. This is an insurance regulation.

20. All boxes must be broken down and placed in the recycle bin or the trash if it does not fit in the recycle bin.

21. All architectural and landscaping change requests must be first submitted to the Board for approval. If applicable, the Board will submit an approved change request to the ARC (architectural review committee) of the Master Association.

22. Unit owners or tenants may not prune trees. Trees will be pruned only by the landscaper contracted by the Board.

23. Personal items must not be placed on or hung from the stairwells, walkways and garden beds.

24. The entirety of "Section 18 – Occupancy and Use Restrictions" in the Declaration of Condominium Declaration is incorporated here by reference. This is available at <http://www.trevisobayhoa.com/-community-documents> under Veranda I at Treviso Bay Documents.

25. All vendors and contractors must be licensed and carry insurance in an amount determined by the board. - note: need specific amount currently enforced by ICON.

26. Report all suspicious activity to 911.

27. Report all items needing maintenance on condominium property to ICON management.

28. All unit owners that have renters or guests staying in their unit must display these Rules and Regulations in a conspicuous place in their unit. Owners are fully responsible for compliance by renters and guests.

29. No Unit Owner may advertise their Unit for a rental period of less than 30 days.