REVISED 4/25/95

CONDOMINIUM RULES

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THE **BASIC** PRINCIPLE OF CONDOMINIUM LIVING IS THAT WHEN RESIDING IN CLOSE PROXIMITY WITH OTHERS, THE INDIVIDUAL MUST OFTEN GIVE IN TO THE REQUIREMENTS OF THE GROUP.

(Paraphrased from the Florida Condominium Act)

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THESE RULES HAVE BEEN DEVELOPED BY THE ALEXANDRIA CONDOMINIUM ASSOCIATION, INC., TO INSURE THE MAXIMUM BENEFIT, SAFETY AND ENJOYMENT OF OUR COMMUNITY BY ALL RESIDENTS.

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Association Telephone - 396-2383

(These rules incorporate some but not all of the restrictions, duties and limitations set forth in the Articles of Condominium etc. Please refer to these documents for additional information.)

THE ALEXANDRIA CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

COMMON AREAS

A. GENERAL:

1. The sidewalks, entrances, public halls and vestibules shall not be obstructed or used for any other purpose than for ingress to and egress from the units. The under-stair storage areas are reserved for Association use.

2. Dogs must be on leashes under positive control and walked beyond the perimeter (outside the walls) of the Alexandria. Any animal not properly attended may be subject to removal from the community by the Jacksonville Humane Society. NO PETS ARE ALLOWED IN THE COURTYARDS, CLUBHOUSE OR POOL AREA. Any animal sighted in this area by the county will result in the closure of our pool.

   Owners are financially responsible and will be assessed for any property damaged or destroyed or nuisance created by their animals, tenant's animals or animals under their control.

   All pets must be inoculated and licensed as required by law.

   Pets may in accordance with the Alexandria Condominium Declaration be declared a "nuisance" and as such ordered removed from the Alexandria premises.

3. No resident shall make or permit any disturbing noises (i.e., loud music, loud parties) within the building or any common areas by himself, his family, friends, guests domestic help or pets, nor permit same by such persons that will interfere with the rights, comforts or convenience of other residents. Many residents leave doors and windows open and the noise carries in the open courtyards.

4. Disposal of garbage and refuse shall be in tied/closed plastic bags. The bags should be placed by your rear (parking lot) steps for pickup on Mondays and Fridays only. Put garbage out before 9:00 a.m,, and never at night. Garbage is not allowed to be stored in hallways, placed out on weekends, Tuesdays, Wednesdays, Thursdays or left out in unclosed boxes or bags. Residents are responsible for the actions of their domestic help in complying with these rules. Garbage and refuse may be carried to and disposed of in the dumpsters. Open or paper bags invite bugs and stray animals and cause collection delays or problems for our rubbish removal service.

5. Riding of bicycles is not allowed on landscaped areas.

6. Cars are to be parked straight and even between the lines and not blocking another car. Each building entrance has designated resident parking for one car per unit. They are identified by a range of unit numbers rather than individual unit numbers. New residents should check with their neighbors to find out if there is any predetermined parking arrangements. This will eliminate potential conflicts over parking. Residents are allowed the use of only ONE PARKING SPACE PER UNIT

within the specific reserved spaces. They are responsible for notifying guests of our parking rules and any violations thereof. Residents with more than one vehicle must park one of the vehicles in an un-numbered space.

Vehicles other than private passenger Eiutomobiles, including but not limited to trailers, campers, boats, boat trailers and trucks shall not be parked on condominium property.

(1) Small unmarked personal use vans and pickup trucks may be parked in unnumbered **spaces** adjacent to the fences. Noncompliance with this regulation is in vioiation of the Alexandria Declaration of Condominium and may subject the vehicle to towing.

Major repair of cars will not be permitted on the premlses. Washing of cars rs permitted.

NO OVERNIGHT PARKING is allowed in front of the garbage dumpster area. This interferes with garbage collection.

7. Motorcycles entering the Alexandria must be equipped with a muffler that complies with F!orrda Law. Motorcycles must be parkE-:d on paved areas only.,

8. No use of firearms or air guns wiil be allo·Ned within the community.

9. No wood will be stored in Common Areas, this includes balconies and porches (on or under). Wood is to be stored inside your unit or within the area specified outside of the Club House. Action by the Board wilt be taken if this rule is not complied with, including fines or removal of the *vvood.*

10. Limited Common Areas, such as hallways and decks are to be used only for their purposes. Storage of items ,n these areas, either in vioiation of County Laws or the Alexandria Declaration, is not permitted.

11. Altering the appearance, features or equipment of the outside of a unit is prohibited by Section **5 .3(c)** of the Declaration, unless approved in writing by the owners of all other Units in each building and the approval of the Board. This includes, but is not limited to the installing of unauthorized screen doors or windows, hanging or drying of laundry, towels or bathing suits on the porches, altering lighting or other safety features and changing of or adding to the landscaping. Foil on windows is forbidden. Nonstandard alterations affect the appearance and damages the continuity of design. If in doubt, please call the Association at 396-2383 or our maintenance company, Towers Sesco Enterprises, at 448-5195 and ask if the proposed alteratron is standard,..

12. No signs, advertisements or posters ot anv kind may be posted on Condominium property except as authorized by the Board.

13. vVeekends and evenings are to be enjoyed. Please do any loud repairs (i.e., hammering, sawing, sanding) at reasonab!e hours.

THE ALEXANDRIA CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

SWIMMING POOL

A. GENERAL:

1. AN ADULT MUST ACCOMPANY CHILDREN YOUNGER THAN 18 AT ALL TIMES WHILE THEY ARE AT THE POOL, DOCK OR SEAWALL AREAS.

2. No disturbing noises in the pool area after 10:00 p.m.

3. Running, pushing, wrestling, or causing undue disturbances in or about the pool area are prohibited.

4. No breakable items, such as glasses, drink bottles, etc., are allowed within the pool area.

5. ANIMALS ARE NOT ALLOWED IN THE POOL AREA. (Violation of items 4 or 5 can cause the County to shut down our pool.)

6. Please dispose of all trash and personal items upon leaving the pool area.

7. Hairpins and clip-on earrings are not allowed in the pool.

8. Bathing suits must be hemmed as strings from "cut-offs" damage the filtering system.

9. Anyone having health or medical conditions that may be transmitted to others is not permitted to use the pool.

10. The Maintenance Manager or Board may declare the pool closed fro a reasonable period oftime due to regular maintenance or operational difficulties. "Pool Closed" signs must be observed.

11. No wheeled toys are allowed in the pool area.

12. All members and their guests must use the pool facilities at their own risk.

13. Furniture is to remain in the pool area. If furniture is taken to the dock or lawn adjacent to the pool, it should be returned to the pool deck upon leaving. Winds have been severe enough to blow our pool furniture into the river.

14. Wear shoes or sandals on wood decking to avoid splinters and protect feet from hot wooded decks.

15. Only 36 people are allowed in the pool at one time. Large pool parties potentially restrict other residents from using the pool. All noise and common area rules apply to gatherings at the pool.

16. Diving into the pool is prohibited.

THE ALEXANDRIA CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

CLUB HOUSE

A. GENERAL:

1, The club house is owned by The Alexandria Condominium Association and its use, therefore, is restricted to the owners, residents and their bona fide guests.

2. Wet bathing suits are not permitted to be worn within the Club House.

3. Residents reserving the Club House for a party or meeting must be present at the party or meeting,

4. Residents and guests are prohibited from removing furniture or other equipment from the Club House.

5. NO PETS are allowed inside the Club House or pool area.

6. Before leaving the Club House, resident{s) will be responsible to assure that all lights, air conditioning or heat are turned off, and that all doors and windows are locked.

7. Members and guests are prohibited from moving furniture from the first floor to the second floor and vice versa.

8. Guests using the Club House and pool facilities are subject to abiding by the same Rules and Regulations as the residents. Residents are fully responsible for the conduct of their guests, and any damage, whether intentional or unintentional, to the Association's property caused by a guest's action.

B. RESERVATiONS

1. Reservations for exclusive use of the Club House will be accepted on a first-come, first served basis. This will be determined by the signing of the standard Club House Agreement accompanied by the proper deposits. Both deposits are due before Club House use.

2. Affairs will not be confirmed until payment of a $50.00 non-refundable Use Fee is paid.

3. The limit of people using the Club House is ninety (90).

4. In addition to the above non-refundable Use Fee, there will be a security deposit of $50.00, which will be returned after it is determined the Rules outlined in the Agreement have been followed and the Club House has been left in good order after the function.

5. **Payment for the Club** House *rr·...:* ,, bs ir·. ::,-J_: 12\ checks as outilned .::,bove. Cash, **checks drawn on** an account: 01:,·:e:- t 1ar· t:, 'cs:dent's or paying for Club House use **by adding the charges** to the :nc'J,,'th!y r, ai:"· anance tee pay are 110-c acceotab:e.

THE ALEXANDRIA CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

TENANT/RENTER RULES

A. GENERAL:

1. Tenants are not allowed to keep any pets except fish and caged birds unless agreed upon by the owner.

2. A copy of all rental agreements/leases must be submitted by the unit owner for Board approval along with the tenant information sheet before the unit is rented or occupied. The Alexandria Condominium Association's current rules must be part of and referenced in this lease before the Board approval will be granted. The lease agreement must comply with Rules and the Declaration of Condominium.

3. A fee of $250.00 must be submitted to the Association for each and every change of occupancy.

4. All Common Area, Pool and Club House Rules and Regulations apply to tenants and owners.

THE ALEXANDRIA CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

BALCONIES

A. GENERAL:

1. On 30 April 1992 the Declaration of Condominium For The Alexandria, a Condominium, was amended to transfer responsibility for balconies from owners to the Association. Revised section 5.3 (a)(3) states that the unit which has the exclusive use of any such limited common element shall be required to keep the limited common element in a neat and orderly fashion, free from debris,

2. Hanging or drying of laundry, towels or bathing suits on balcony railings is not permitted. Flower pots, or planters; are not permitted on the railings because of the hazard of accidental falling, and to protect the paint finish on the top of the railings. In essence, nothing is permitted on the balcony railings.

3. **No** unattended barbecue fires are allowed. Extreme caution should be used when using charcoal fluid. Please remember that our balconies are wood and can burn. Extinguish fires when you are fin-ished cooking and remove all ash. Winds can blow the ashes and be a nuisance to your neighbors. Do not leave lighter fluid or any flammable liquid on balconies. Extreme heat and sun could lead to combustion of fluids.

4. Balconies are for our enjoyment. Do not put anything on balconies that can be blown off or that may be a nuisance or hazard to your neighbors. Such items include but are not limited to umbrellas, bird feeders that scatter seed, cat litter pans, and flammable liquids. Sudden storms, high winds and heat can turn ordinary objects into a nuisance or hazard.

5. Do not throw trash off the baiconies. It is unsightly as well as time consuming for our maintenance staff to clean. Pour off standing water from planters, tables or chairs after rains. It helps in limiting mosquitoes. Pour the water over the side rather than straight down to avoid drenching your neighbors. Maintenance will be authorized to remove any personal items or debris stored under first floor balconies.

6. Balconies are not to be altered in any way to accommodate pets.

7. Wind chimes sound pleasant but several in close proximity are annoying. Check with your neighbors before hanging wind chimes and do not hang one so large that it "entertains" the entire courtyard.

8. Plants may be hung on a line from an overhead balcony beam, if the line is secured by a galvanized nail or hook that doesn't split the wood.

9. Christmas lights will be allowed on balcony railings but must be removed by January **10th.**

Amended 08/17/2023