

**Las Palmas Condominium
Association of Jacksonville, Inc.
3517 Peeler Road
Jacksonville, FL 32277**

Rules and Regulations of Las Palmas Condominiums

Pursuant to the authority vested by the Declaration of Condominium, the Board of Directors of the Las Palmas Condominium Association of Jacksonville, Inc., have adopted the following rules and regulations of the Las Palmas Condominium Association of Jacksonville, Inc.

1. **ENFORCEMENT.** All violations of these rules and regulations shall be reported immediately to a member of the Board of Directors. Disagreements concerning violations, including, without limitation, disagreements regarding the proper interpretation and effect of these rules and regulations, shall be presented to and determined by the Board of Directors of the Association, whose interpretation of these rules and/or whose remediation action shall be dispositive. In the event that any person, firm, or entity subject to these rules and regulations fails to abide by them, as they are interpreted by the Board of Directors of the Association, they shall be liable to be fined by the Association for each such failure to comply or other violation of these rules and regulations. Such fine, which shall not exceed \$25 for each violation, shall be collected by the Association and become a part of the common surplus of the condominium. If the Board of Directors of the Association deems it necessary, it may bring action at law or in equity, in the name of the Association, to enforce these rules and regulations, including the provision herein for fines. In the event any such action is instituted, and reduced to judgment in favor of the Association, the Association shall in addition be entitled to recover its costs and attorneys' fees incurred in enforcing these rules and regulations.
2. **NOISE.** All noise, including without limitation, talking, yelling, singing, television, radio, record player, tape recorder or musical instrument, shall be kept at such volume level that said noise is not audible outside of the boundaries of the Unit in which it originates.
3. **CHILDREN.** Children under the age of 12 shall not play on or about the common elements or swimming pool area or other recreation land and facilities of the condominium except under the reasonable supervision by a responsible adult.
4. **PETS.** No animals of any kind other than two small dogs and/or two cats, aquarium fish or small birds such as canaries and parakeets shall be kept in the unit or allowed upon the condominium land except by prior written consent of the Board of Directors of the Association. Such consent, if given, shall be revocable by the Board of Directors at any time, and shall automatically expire upon the death or other disposition of the pet. Pets shall be leashed and restrained at all times when on or about the condominium land. Owners maintaining pets on the condominium land and facilities or whose guests, lessees or invitees bring an animal upon the condominium land and facilities shall be responsible for, and bear the expense of any damage to person or property resulting therefrom. Any such damage shall be determined by the Board of Directors of the Association and

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collection by the Association. Unit owners shall be specifically responsible for cleaning up all waste left by the pets and to remove excessively noisy pets from the condominium premises. The “pet walk” is located along the fenced area of the condominium land in front of buildings 3 and 4. No pets will be permitted in the swimming pool area.

5. **OBSTRUCTIONS.** There shall be no obstruction or cluttering of the condominium property including without limitation, sidewalks, driveways, automobile parking spaces, lawns, entrances, patios, courts of vestibules or other common elements or areas.
6. **DESTRUCTION OF PROPERTY.** There shall be no marking, marring, damaging, destroying or defacing of any part of the common elements. Members shall be held responsible for and bear any expense of such damage caused by said member, his family, guests, lessees and/or invitees.
7. **BALCONIES, WINDOWS, TERRACES AND DOORS.** Nothing shall be dropped, thrown, swept, or otherwise expelled from any window, door, balcony, or terrace. No towels, clothing or other fabric or rugs may be hung from or on any window, door, balcony or terrace. Barbecue grills shall be kept stored within the shed/storage area immediately outside the unit. All loose or movable objects shall be removed from balconies and terraces upon notice of an approaching hurricane or other inclement weather characterized by conditions of high wind. Balconies, windows, terraces and doors shall not be altered from the condition in which originally constructed, including without limitation alteration by painting, screening, or installation of reflective materials, unless pursuant to the Declaration of Condominium, Articles of Incorporation and By-Laws of the Association. For purposes of assessing fines for violation of this rule 7, each day during which this rule is violated shall constitute a separate violation of the rules for which a fine may be levied.
8. **DAMAGE TO COMMON ELEMENTS.** Members shall be responsible for, and shall bear any expense of, any damage to the common elements caused by moving to or move from their unit, household furnishings or other objects, or caused by any other deliveries to or from the units by their invitees, guests, or lessees.
9. **SIGNS.** No sign, nameplate, signal, advertisement or illumination shall be inscribed or exposed on or at any window, door, balcony or terrace without the express prior written consent of the Board of Directors.
10. **GARBAGE DUMPSTERS.** All members, and every lessee, guest or visitor of a member shall use discretion to keep the dumpster areas neat and all garbage inside the receptacle. Oversized items that do not fit inside the receptacle are not to be left in the area. It is the member or lessees’ responsibility to dispose of or have the large items removed from the premises. The garbage receptacles are for common household refuse only. No furniture or other oversized items. Should you need an item picked up for disposal, you may call to have it removed.

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11. PARKING. Unauthorized parking shall include:

- a. Vehicles parked so as to impede ingress to or egress from other parking spaces, drives, roads, or building entryways or parked in unauthorized spaces. Vehicles parked on the lawn.
- b. Parking of boats, trailers, campers, trucks or oversized vehicles in areas other than those which may be provided for said vehicles.

Except in the event of an emergency, no vehicle maintenance or repairs shall be performed on the common elements. No vehicles shall be washed, polished and/or waxed on the common elements except in such specified areas as may from time to time be designated by the Board of Directors for such activity. Only operational vehicles or vehicles of the type described in 11(b) above may be parked on common elements. All vehicles must have current tags. Unauthorized or illegally parked vehicles are subject to being towed at the vehicle owners' expense.

12. COMPLIANCE WITH DOCUMENTS. All members, and every lessee, guest or visitor of a member, shall comply with all of the terms, conditions, covenants, restrictions and limitations contained in the Declaration of Condominium, the Articles of Incorporation and the By-Laws.

13. RULE CHANGES. The Board of Directors of the Association reserve the right to change or revoke existing rules and regulations and to make such additional rules and regulations from time to time as, in their opinion, shall be necessary or desirable for the safety and protection of the buildings and their occupants, to promote cleanliness and good order of the property and to assure the comfort and convenience of members.