

Deerfield Lakes Condominium Association, Inc. Rules and Regulations

Pursuant to the authority vested in the Board of Directors of Deerfield Lakes Condominium Association, Inc. (the "Association"), the following rules and regulations of Deerfield Lakes, a Condominium ("Condominium") have been adopted by the Board of Directors of the Association (the "Board") to govern the use of the Condominium Property ("Condominium Property") as defined in the Declaration of Condominium.

ENFORCEMENT

All violations of these rules and regulations shall be reported immediately to a member of the Board, an Association officer and/or the management agent. Disagreements concerning violations, including without limitation, disagreements regarding the proper interpretation and effect of these rules and/or the remedial action to be taken hereunder shall be determined by the Board whose determination shall be dispositive. In the event that any person, firm, or entity subject to these rules and regulations, fails to abide by them, as the Board interprets them, such person, firm, or entity shall be liable to be fined by the Association for each such failure to comply or other violation of these rules and regulations.

1. Each unit shall be used for a single household and for residential non-commercial purposes only.
2. The Common Elements of the Condominium are for the exclusive use of the unit owners and their immediate families, lessees, and/or guests.
3. Children shall not play on or about the Common Elements of the Condominium without adult supervision. Children may not climb trees or fences nor use any common element in a manner inconsistent with its intended purpose.
4. No sounds or noise, generated from any source whatsoever, including speaking, singing, televisions, radios, record players, CD players, tape recorders, other electronic equipment, or musical instruments shall be at a volume level such that the noise is audible outside the walls of the Unit from which it generates.
5. All residents are responsible for maintaining their Limited Common Elements (i.e., porches, stoops, patios, stairways, and decks) in a clean and orderly condition. No items of any type shall be placed on a balcony ledge as it is a safety hazard. All furnishings on porches and balconies must be outdoor furniture.
6. There shall be no cluttering or obstructions of the sidewalks, driveways, parking spaces, lawns, entrances, stairways, decks, patios, stoops, Common Elements, or other areas. The Board shall cause the removals of all obstructions and charge the owner of the unit.
7. No repairs, maintenance, or additions to the Common Elements may be authorized or performed by anyone except the Board or its agents. Licensed, insured vendors must

perform all repairs or maintenance performed by unit owners on their individual units. Nothing may be affixed to the common elements without prior written Board approval.

8. All window coverings shall appear from the exterior to be white, off-white, light gray or beige.

9. No sign of any kind shall be displayed on or from any unit or Common Elements without the prior written consent of the Board.

10. Renters must get Board approval to have a dog. Renters can and will be evicted from the property if they have an un-permitted pet. Unit owners are permitted to have a dog (not to exceed 30 pounds), cat, fish, and a reasonable number of small animals, so long as all are bona fide household pets and not kept for commercial purposes. Pets must be leashed and restrained at all times while on the property. Owners must remove and dispose of all animal waste. No renters or guests shall bring any animal upon the Condominium property. Owners will be responsible for any damage to persons or property done by pets.

11. Soliciting is forbidden.

12. Open containers of alcoholic beverages in the Common Elements Area are strictly forbidden.

13. Garbage must be placed outside, at the parking lot edge, on the morning of pickup. No garbage may be left out overnight. Garbage cans must have attached lids, wheels, and a bar for the trash truck to lift them. All trash is to be secured. Oversized objects must be called in to the management company for special pickup.

14. All owners, renters, and guests shall comply with all governing documents.

15. Renters who violate the rules are subject to eviction.

16. Vehicles: No speeding over 10 mph; vehicles must have current tags/stickers; no loud mufflers; no audible music; no repair work; no flat tires and be maintained in operating condition.

17. Parking: Two (2) parking spaces are assigned per unit. A unit owner may only park in spots assigned to their unit or an un-numbered spot. You may **not** park over the line onto an un-numbered spot or onto someone's else assigned spot.

A resident vehicle parked in an un-numbered space may be subject to towing if both of your assigned, numbered parking spaces are being used to store a single vehicle. Un-numbered spaces are intended for use only when each of your assigned spaces is occupied by separate vehicles.

Guest or additional vehicles may park in unnumbered spots only. Violators will be towed with no advance notice.

No campers, trailers, boats, etc. are allowed to park in the spots directly adjacent to the residential buildings. Any vehicle exceeding 23 feet in length must park in the Overflow Lot.

Overflow Parking (behind Building 17) is for campers, trailers, boats, etc. Board approval must be requested yearly to maintain a spot in the Overflow Lot.

No vehicle weighing in excess of 10,000 pounds may park on the property anywhere unless making a one-time delivery.

18. Fireworks are not permitted.

19. Pool Rules: No parties; max 4 guests; children require supervision; posted rules apply.

Violations and Penalties

Fines up to \$25 per day, maximum \$1,000. Association may take legal action and recover attorney's fees.

Adopted on May 20, 2026 at a Board of Directors meeting.