

Pheasant Run at Rosemont Condominiums
RULES AND REGULATIONS
Updated April, 2015

These Rules & Regulations are enacted by the Board of Directors of the Pheasant Run at Rosemont Condominium Association as supplements to the Declarations of Condominium of the Association.

Section One: General Rules

1. Each Unit Owner and Residents shall be governed by and shall comply with the terms of the Declaration of Condominium, Articles of Incorporation, By-Laws, and Rules and Regulations. Unit Owners are responsible for their tenant's compliance with all Rules & Regulations governing the actions of the Residents.
2. Unit owners shall insure that their tenants are recipients of a copy of current Rules and Regulations. (Copies of all the above documents may be obtained from the Management Company.)
3. All new Residents are asked to complete a directory form upon becoming a member of our Pheasant Run community. This form serves two purposes: a) to update our records, and b) to allow all Residents to become aware of what is expected of them and what they can expect from the Association. (Directory forms are available from the Property Management Company.)
4. Units are to be occupied as single-family residences only. Commercial or business type activities are not permitted.
5. Destruction or disfiguring of common property by any person is considered vandalism as defined by the Florida Criminal Code and will be prosecuted in both criminal and civil courts. Unit Owners are liable for the expense of any maintenance, repair, or replacement rendered necessary by his or her negligence or by any member of

his or her family, guests, employees, agents, or leaseholders.

6. Actions or Noise that disturbs nearby residents is not permitted. There is no specific "quiet time" or "curfew". This restriction is applicable at all times.

7. Soliciting is not permitted by any person or organization without advance written approval from the Board of Directors.

Section Two: Common Area & Building Rules

1. **FOR SALE** or **FOR RENT** signs are not permitted in or on any unit or common area. **SMALL SECURITY SIGNS** provided by the security contractor are permitted to be installed in the window nearest the front door of the unit.
2. Alterations of any kind are not permitted to the exterior of any building without the prior written consent of the Board of Directors.
3. No additions to the Common Areas are permitted without written approval of the Board of Directors. This includes but is not limited to; basketball hoops, tents, lawn furniture, etc.
4. Clothes, blankets, sheets, shoes, or any other articles are not to be hung, attached to, or placed outside of any unit or building.
5. Window coverings shall be proper vertical blinds, mini-blinds or indoor shutters. No blankets, towels, aluminum foil or unauthorized materials shall be displayed in public view.
6. Window screens and entry doors are the Unit Owners responsibility to properly maintain in good condition. All units are to be maintained in a secure fashion: All locks must be functional and the keys in the possession of the resident.

7. Patios and balconies shall be kept in a clean and neat condition. No storage of materials shall be allowed in these areas. Furniture shall be the type and style designed for outdoor use.

8. No one is permitted on the roof areas of any building without prior written consent of the Board of Directors. This includes workers hired by any homeowner for work outside the unit.

9. Satellite dishes may be installed on the designated mounting blocks. All wiring must be run through the soffit into the attic and connected with the main wiring box in the master bedroom in each unit. Wiring (Coax and CAT-V) is contained for the living room and both bedrooms. **DRILLING THROUGH THE SIDING IS ABSOLUTELY FORBIDDEN. ANY DAMAGE TO THE EXTERIOR OF THE BUILDING WILL BE REPAIRED BY THE ASSOCIATION AND BILLED TO THE OWNER.**

10. Outdoor-type barbecue or open-flame cooking is prohibited on any second floor patio. Outdoor cooking is prohibited under any building overhangs as specified in the Orlando City fire code.

11. Garage sales are not permitted because of increased traffic and disregard for parking restrictions

12. Holiday decorations and lights must be removed and properly stored within one week after the end of the holiday period. Christmas and New Year's decorations should be removed by January 15th.

13. Garage Doors are to be kept closed at all times, both for appearance and for security reasons, unless you are in the garage or are within visual distance of the space.

14. Maintaining the garage area is the unit owner's expense and responsibility. It is to be free of fire and health hazards, and all exits are to be kept free from any blockage. Unit owners of each building need to work cooperatively in maintaining a clean, painted, and safe garage.

NOTE: Exit doors from the garage are the property of either the Penthouse or Country Home units. They are to be kept locked unless the resident is present.

Section Three: Pet Rules

1. Dogs must be on leash and **accompanied** by an owner at all times when outside of the unit. Use the "Dog Walk" areas exclusively to ensure sanitary conditions on the Property. The dog owner is responsible for cleaning up solid waste immediately.

Dog walking areas are:

- a) **Pheasant Run Drive: Along the fence bordering Langdale Estates;**
- b) **Ring Neck Road: Along fence north of parking lot;**
- c) **Sidewalk areas along perimeter of the property.**

2. Pets deemed to be a continued nuisance; or that unreasonably disturb the peaceful enjoyment of the property by residents; or destroy any of the common areas may be removed by order of the Board of Directors.

3. Pets are not permitted to be tied and left unattended outside the units or inside the garages at any time.

Section Four: Garbage and Trash Rules

1. Garbage is picked up on **Monday and Thursday** mornings. In accordance with City statutes, trash may be placed outside after 5:30 p.m. on Sunday or Wednesday evenings. Bins should be placed in garages or on patios after pick-up on the same day. Violators may be fined up to \$100 per occurrence by the City and/or charged a \$25 fee if the City returns your bin to your patio.

2. Large items (furniture, appliances, etc.) are picked up on **Mondays only**.

3. Recyclables are picked up in the aqua recycle bins every other Tuesday. Schedule of pick-up can be found online at:

<http://www.cityoforlando.net/solidwaste/residential-recycling/>

Section Five: Vehicle & Parking Rule

1. Each Unit has **two** allotted parking spaces: inside the unit garage and the space directly in front of the garage. No other space on the property shall be designated as reserved for any resident, but rather as parking for all visitors to the property.

2. Parking of any vehicle is not permitted on any grass area, along any yellow-lined areas on our streets or in front of fire hydrants.

3. Disabled, untagged, or any "abandoned" vehicles parked on site for 72 consecutive hours are subject to being towed. Additionally, no FOR SALE" signs are to be visible in windows of vehicles while vehicles are parked on property.

4. Automotive repair beyond simple maintenance of the Resident's vehicles is not permitted.

5. No over-sized commercial or recreational vehicles are to be parked on the property except for deliveries or service vehicles during the function of their duties.

6. Oversized vehicles, boats and trailers are permitted to be parked inside the garage **only** if they can fit entirely inside and the garage door must be completely closed. Parking of these large items must not restrict the access of the other residents to their storage areas or block egress from the garage.

Complex-wide speed limit is 10 mph. Please observe for safety's sake.

Section Six: Common and Lake Areas

A. Common Areas (lawns, islands)

1. Common areas are maintained by the Association. They are not to be used for private purposes. Play equipment, bounce houses, etc., are not to be placed in common areas at any time as these can prove a liability to the entire Association. No exceptions!

B. Lake Area

1. No Lifeguard is on duty. Alligators have been seen occasionally. While we discourage swimming at all to avoid any danger, we have no way of enforcing this practice. **EVERYONE IS WARNED THAT THEY SWIM AT THEIR OWN RISK.**

2. There is a sharp drop-off at the beach area. Use proper safety precautions when entering the water.

3. Children must be supervised by adults at all times.

4. Unit owners are ultimately responsible for use of the lake by tenants and/or their guests.

5. Fishing from the Beach is prohibited at all times.

6. No dumping in the lake is permitted at any time.

The Rules and Regulations

Pheasant Run Condominium Association, Inc.

Revised July, 2015