

Tuscany Place Condominium Association, Inc

A Corporation not-for-profit under the laws of the State of Florida

Rules and Regulations

Antennas

No radio or television antennas, wires or satellite dishes shall be erected in or about any part of the exterior premises without the written permission of the Association.

Balconies, Entryways and Landings

Plants, pots, receptacles and other movable objects must be kept, placed, or maintained in a neat and well-maintained manner. No clothes, rugs, beach towels, sheets, or mops shall be hung upon or shaken from windows, doors, entryways or balconies.

All balconies, entryways, landings and stairways shall be kept clean by the unit owner and free from obstructive objects. Baby carriages, strollers, bicycles, and other wheeled vehicles must be taken out of view and kept in the unit or placed neatly on the back patio or porch. The sidewalks, entrance, passageway, courts, and stairways must not be encumbered or obstructed or used for any other purpose than entering or exiting.

Homeowners/tenants shall remove all loose or movable objects such as patio furniture and other items from entryways and balconies if they leave Tuscany Place Condominiums for any protracted period of time.

Large statues are not permitted. If there is any doubt about an item you wish to place by your entryway, please check with the Board of Directors.

The board adopted an approved policy for screening in the rear porches and patios, and must be followed after you have submitted your request to them in writing. There is a specification for enclosure so that there is conformity of color and material. Approval of design must be obtained from the Association in connection with installation of screen doors or other entrance door decorations.

Board of Directors

No Director can approve or sign for work done on their unit or around their premises. No Director's family members shall be employed by Tuscany Place Association. The work must be approved by two other Directors other than the Director requesting work to be done.

Cleanliness

Homeowners/tenants shall not allow anything to be thrown or to fall from windows, doors or balconies. No sweepings or substances shall be permitted to escape to the exterior of the building from the windows, doors or balconies.

Cooking

The fire prevention code of the City of Winter Springs prohibits cooking with a charcoal grill, gas grill, or smoker on or near a combustible balcony or patio. Grills may be stored on balconies or patios per the City of Winter Springs. Grills may not be lit under the overhang, and must be placed no less than 10 feet away from the building before lit. Upstairs units may use a grill on the front landing as long as there is no overhang, but the grill must be stored on the back balcony. Cooking fires must be constantly attended by a competent person until they are extinguished.

The Winter Springs Code Enforcement Board will provide a warning to violators, allowing residents time to remove items. If violation is not resolved, a hearing will be conducted and ultimately, a fine imposed.

Decorating

It is a requirement that all Units above the first floor be carpeted wall to wall, except for entryways, kitchens and bathrooms. The primary reason for requiring carpeting in Units on the upper floors is to reduce the noise level, thereby protecting your neighbor living below. First floor Unit owners will not be required to carpet their Unit.

All blinds shall be white and draperies shall be white or lined with white so as to make a uniform and pleasing appearance on all sides of the Condominium Building. At no time will it be permissible to hang blankets, sheets, beach towels, etc. over the windows.

Destruction of Property

Neither members nor tenants, their dependents or guests shall mark, mar, damage, cut, destroy, deface or engrave any part of the building, landscaping, or other common property.

Members shall be financially responsible for any such damage.

Disposing of Rubbish

All owners must dispose of their rubbish, newspapers, garbage, etc in closed plastic bags inside the dumpsters provided for this purpose. All boxes and cartons must be broken down and placed inside the dumpsters or otherwise it will not be picked up. No items of any kind are to be left outside the dumpster or dumpster fence. The Association is charged a fee for the pickup of these items and therefore, the Unit owner will be charged a fine.

Flammables

Combustibles, explosive materials or chemicals of any descriptions, including kerosene and gasoline will be prohibited on the premises.

Guests

Residents are responsible for their guests' observance of rules and regulations. Residents are required to provide the management company the name and vehicle tag number of any guests whose visit will continue for more than 10 days. Houseguests are not permitted to bring pets into the building for an extended period.

In the absence of the owners, all houseguests except immediate family must be approved by the Association. Any guests, including immediate family, using a Unit in an owner's absence must be registered with the management company. No short-term Unit rentals are permitted.

Insurance

Each Unit owner and renter must cover their own personal belongings and household furnishings with their own policies or by extending their own personal property floater. Coverage should include protection against water damage, fire and theft. You must submit a copy of your current insurance coverage each year to the Management Company. Workers employed by residents will not be covered by liability of workmen's compensation policies held by Tuscan Place Condominiums.

Late Maintenance Fees

If a Unit owner is 30 days late paying their monthly maintenance fee or any assessment fee, they will be charged a late fee of \$25.00 or 10%, whichever is higher. If your payment becomes 60 days late, your delinquency will be handled by the Association's attorney.

Laundry

The drying or airing of any type of clothing, swimsuits, towels, rugs, blankets, etc., must be done inside the owner's unit. No items of those types may be hung over any of the balconies or on drying racks or lines placed anywhere outside the owners unit.

Noise and Disturbances

Nothing shall be done in or about the buildings or property that will distress or interfere with the peace, rights, comfort or conveniences of other owners. Electronic devices; musical instruments; Operating, playing or permitting the operation or playing of any radio, television, phonograph, drums, musical instrument, sound amplifier or similar device which produces, reproduces, or amplifies sound are prohibited between the hours of 10:00 pm and 7:00 am.

The Winter Springs Noise Ordinance Hours are 10:00 pm and 7:00 am.

Parking

Only two vehicles per unit are allowed. One Parking spot will be assigned to each unit owner in all buildings. Residents will use the assigned space for their vehicle. Other vehicles may park in the open parking spots assigned for their building only. All guests should be directed to park in the non-assigned parking spaces. At no time should a resident be displaced because of another unit.

No resident may park or store any inoperable, wrecked or unsightly vehicles anywhere on the property without written consent of the Association. All vehicles must have current auto registration tags on their vehicles. Any such vehicle that is parked or stored on the property without the consent of the Association will be tagged and given three days to be removed. After such time, the vehicle will be towed at the owner's expense. The Association will not be responsible for any removal or storage fees.

No commercial vehicles, trailers, boats, limousines or mobile homes may be parked or stored anywhere on the property. No commercial vehicle shall be parked on Tuscany Place property except during the time service is being rendered to a resident. In no event shall a commercial vehicle be parked anywhere on Tuscany Property overnight. Commercial vehicle shall be defined as any vehicle exceeding 21.5 ft in length or 8 ft in height, having commercial advertising displayed on the body of the vehicle, having tools, ladders or material projecting from or hanging on the body of the vehicle, or containing construction or foliage debris, trash, garbage, or hazardous material.

Parking is positively prohibited along any curbs that are painted yellow and in front of fire hydrants. Such parking is in violation of the Seminole Fire Department Regulations.

No vehicles are permitted to have any advertising or for sale signs.

No one shall drive his or her vehicle more than 15 mph within the boundaries of the complex.

There will be three assigned parking spots designated by the pool. The three parking spots will be reserved for handicap vehicles. They must have the proper documentation for a handicap vehicle. Any other vehicle that parks in the three handicapped spots will be towed without any notice.

The Association must be notified of vehicles that belong to guest that are staying more than three days. If no notification is given, the vehicle may be towed at the owner's expense.

All Vehicles **must** be registered with the Association. Any vehicle that is not registered with the Association will be towed at the owner's expense.

Pets

Strict control will be exercised by the Association over the number and size of pets. No more than two small pets may be kept by a Unit owner or his lessee. A pet is defined as a

dog under 30 pounds or a domestic cat. All dogs and cats must be walked on a leash and must be taken to the grass along open fields or outside the boundaries of the property. **Deposits are to be picked up!** Dogs must not be left on the balconies or patios where they may bark or make noises that disturb other owners.

No animals or pets of any kind shall be kept in any Unit or on condominium property without prior written approval from the Board of Directors and thereafter, under the rules and regulations adopted by the Board of Directors.

A written request must be sent to the Board of Directors in order to have any pet in any of these condominium units. Renters may not bring pets without Board of Directors' approval. If permission is granted for a pet, you must adhere to the rules listed.

According to the Center for Disease Control, the following list of dogs is considered to be the Most Dangerous Dog Breeds and will not be permitted on the premises at anytime:

German Shepherds

Alaskan Malamutes

Doberman Pinschers

No Exotic animals, Ferrets, Iguanas or Reptiles. No large Aquarium tanks in 2nd floor units.

No pet sacrificing allowed.

Dogs currently in residence prior to May 29, 2008 that exceed the size and weight limit are grandfathered in and will be allowed to remain on premises, according to the Resolution signed. A Unit owner will not be allowed to replace or obtain any such pet that exceeds the 30-pound weight limit.

Plumbing

Positively no grease, oils, or fats shall be poured into sinks or toilets. Bathroom toilets and the related sewer system are designed for the disposal of normal waste materials and toilet tissues only. If toilets become plugged and overflow due to the flushing down of paper towels, kleenex, sanitary napkins, diapers or other such material it is the owner/tenant responsibility and any damage is the owner's responsibility. The Association will not be held responsible for any damages. Unit owners on the second floor are responsible for water damages that they may cause to any first floor Unit.

Pool

Hours: 8:00 am to 10:00 pm

No Alcoholic Beverages

No Glass Containers

No Gates left Open at Anytime

No Children under Age 15 without Adult Supervision

No Running, Boisterous Play or Excessive Splashing

No Oil or Lotions in the Pool (Shower before Entering)

No Skateboards, Bicycles, or Scooters

No Cut Offs or Street Clothing Allowed in Pool

No Diapered Children without Rubber Pants

No Guest unless Accompanied with Resident

No Music Except Portable Devises with Earphones

No Playing with Safety Equipment

No Cigarette Butts Left on the Ground

No Trash Left Around (Must be put in Trash Can)

No Pets Allowed in Pool Area

Repair Work on Automobiles

Repair Work on Automobiles

All repair work on automobiles and other vehicles must be done off the premises.

Sale and Lease of Condominiums

A. Prior to the sale or leasing of a condominium, **THE ASSOCIATION MUST BE NOTIFIED**. The Management Company has necessary paperwork for prospective buyers/tenants, including a set of these Rules and Regulations. Everyone who is interested in living here should read these rules **BEFORE THE FINAL CLOSING! ALL LEASING OCCUPANTS AND GUESTS SHOULD BE INFORMED OF RULES ALSO.**

Signs

No signs of any kind (including For Sale signs) or any other lettering may be installed on the buildings or premises, placed in windows or affixed to the buildings or premises without the Association's approval with the exception of the Builder (in accordance to the Association Bylaws, page 32).

Solicitation

There shall be no solicitation by any person anywhere within the Tuscany Place Condominium for any cause, charity, or any purpose whatsoever unless specifically authorized by the Board of Directors.

Trees, Lawns and Shrubbery

The trees, shrubs, flowers and lawns are a vital and valuable part of the premises-and owners shall be liable to damages mutilation or defacing thereof for which they may be responsible. The planting, pruning, trimming or removal of any shrubs or trees are not permitted without obtaining prior consent from the Association. The homeowner/tenant who plant flowers, shrubs and trees are required to take care of them.

No lawn chairs, barbecues or personal property of any kind may be kept on the common areas, nor shall such area be used for lounging, etc.

Walls

Climbing over the walls or fences of Tuscany Place property is prohibited.

Rules and Regulations

These rules and regulations will be enforced as follows:

- A. Violations should be reported first to the Home Owners Association Manager in writing.
- B. Violations will be called to the attention of the violating owner by the Condominium manager or a representative designated by the Board of Directors by letter. The complaint should be rectified by the Owner/tenant immediately, if not a final letter will be sent. If the owner/tenant does not comply, the Board of Directors will take appropriate action.
- C. Members of this Association are responsible for compliance with these rules and regulations by their family members, their guests, their tenants, and their tenant's family members or their guests. The interest you take in your own Unit and in the common areas of Tuscany Place will encourage all others to take a greater interest.

Updated: April 21, 2009