

**RULES AND REGULATIONS**  
**GOLDENROD VILLAS CONDOMINIUM ASSOCIATION, INC**

The Goldenrod Condominium Association, Inc Rules and Regulations are a guideline conducive to the operation of a successful Association. Each Rule and Regulation is intended to assure us the living standards and enjoyment expected when we move into Goldenrod Villas and become members of Goldenrod Villas Condominium Association, Inc. These Rules and Regulations are not intended to aggravate, but to make our neighborhood a better place for all of us. Each owner, lessee, visitor, relative, guest—otherwise jointly and severally hereinafter referred to as “Occupant”—of a unit shall be governed by the following Rules and Regulations. References to the governing documents shall refer to the Declaration of Condominium, the Articles of Incorporation, the By-Laws, these Rules and Regulations and the Condominium Act.

Our Association’s legal documents provide for a system of fines applicable to any and all violators. It is your Board’s responsibility to enforce as presently written. Your cooperation is essential to safeguard your investment in Goldenrod Villas and our well being as a community.

Please familiarize yourself with these Rules and Regulations and keep them handy for easy reference. Also, please go over these Rules and Regulations with other Occupants.

**I. GENERAL RULES**

- A. Children are the direct responsibility of their parents/legal guardians. Full supervision of the children is required while they are within the Condominium property.
- B. Occupants shall be personally responsible for all damage they cause or that is caused by their families and guest.
- C. Each unit shall be occupied only as a residence for a single family, its servants, guest or lessees. The maximum number of Occupants shall be four (4) persons for a two (2) bedroom Unit and six (6) persons for a three (3) bedroom Unit.
- D. No radio or TV installation which interferes with the TV or radio reception of another Unit shall be permitted in a Unit. No antenna, satellite dishes or aerial may be erected or installed on the roof, exterior walls of the building or outside a Unit.
- E. The exterior of the Condominium (outside the Unit boundaries) and all other areas, including the landscaping and grounds appurtenant to the Units are the responsibility of the Association and shall not be painted, decorated or modified, including by planting or other landscaping changes, by the Occupant in a manner without prior written consent of the Association. Consent will not ordinarily be granted, but if consent is sought, it may be withheld on purely aesthetic grounds, with the sole judgment of the Association’s Board of Directors. In no event consent shall be granted unless and until all necessary permits and approvals first have been obtained from applicable governmental authorities and presented to the Board of Directors.
- F. The common elements shall be used only for the purpose intended. The common elements include but are not limited to the landscaped and grassed areas, pool area and pool facilities.
- G. In the event an Occupant leases a Unit, the leasing Occupant shall review and be bound by the Rules and Regulations and the governing documents of the Association.
- H. In case of emergencies (other than 911 calls) contact the Management Company. All complaints about any aspect of the Association business must be in writing, signed, and directed to the Management Company.
- I. There shall be no solicitation by any person anywhere on the Association property for any cause, charity or for any other purpose. Notices shall be posted in an area designated by the Board of Directors for that purpose.

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- J. All rubbish; trash, recycling and garbage shall be kept in appropriate containers, which shall be kept either inside the residence or in an area concealed from the view of adjoining residences. Trash and recycling containers shall be removed from the parking area by midnight of the day of pickup. Containers shall be placed on the curb the night before pickup or early in the morning on the pickup day.
- K. No signs shall be permitted on the Condominium property, including the placement of "For Sale" or "For Rent: signs in the windows of Units or on the common elements adjacent to the Unit, except that professionally prepared and installed post signs, not exceeding four (4) square feet, and which must contain the words "For Sale" or "For Rent" in conspicuous lettering shall be permitted to be placed on the common elements in front of the Unit being offered.
- L. Any owner planning to plant any tree in their back yard must first get approval. Please submit in writing to the Management Company the type of tree you wish to plant and the location you plan on planting the tree. All submissions will be reviewed at the monthly Board of Directors meeting.

**II. VEHICLE RULES**

- A. No trucks or other recreational or commercial vehicle shall be parked in any parking space except with the written consent of the Board of Directors. Commercial vehicles are those with either (1) signage of a business and/or (2) over ½ ton in weight and/or (3) semi-tractors or semi-trailers or combination thereof, and/or (4) vehicles equipped primarily for a purpose other than carrying passengers. Recreational vehicles shall mean motor homes, mobile homes, trailers, boats, jet skis and Winnebago-style vehicles. The Board for the purpose of delivery or repairs has designated temporary parking spaces. Commercial service vehicles are allowed to be parked in the temporary area designated by the word "Visitor" while work is being done in a Unit, but such vehicles shall not remain in excess of twelve (12) consecutive hours.
- B. All vehicles parked on Condominium property must have a license plate with a valid sticker and must be in operating condition under applicable State law at all times. Flat tires must be promptly repaired or replaced. Inoperative or non-conforming vehicles must be removed from Condominium property within three (3) hours.
- C. Ownership of a Unit shall entitle the Occupant of the Unit to the use of not more than two (2)-parking spaces. Guest visiting Occupants may park in designated visitors' parking spaces. There is one (1) visitors' space for every two (2) Units.
- D. All occupants' vehicles must be registered with the Association, and must have a parking permit affixed to the windshield behind the rear view mirror. Vehicles without a permit will be towed. For permits, please contact the management company.
- E. All vehicles must fit completely inside the striped parking spaces. The spaces measure 17 ft. 6 in. long. Vehicles bodies, bumpers, wheels, beds, tailpipes, hitches and other attachment or equipment may not extend beyond these limits.
- F. Vehicles may not be parked on the grass and must not extend onto the lawn or shrubbery. Occupants who damage grass, shrubbery, sprinkler heads or sprinkler lines will be charged for the cost of repair or replacement.
- G. Washing of vehicles is permitted in front of the building containing the Occupant's Unit. Occupants are responsible for the immediate cleanup of the area. Occupants must use their Unit's water spigot.

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- H. Occupants are responsible for the cost of repairing damage done by oil, gasoline or other fluid leaks and for any other damage done by their vehicles.

**III. POOL RULES**

- A. Use of the pool is permitted from 8:00 AM until 11:00 PM.
- B. The Association does not have a lifeguard. Each Occupant is solely responsible for his/her own safety and the safety of the Occupant's family and guests while using the swimming pool.
- C. All pool users must shower before entering the pool to remove oils which clog the pool filter system.
- D. "Horseplay" such as, but not limited to rough-housing, wrestling and shouting, as well as running, skateboarding, bicycling and excessive noise is not allowed in the pool or adjacent enclosed areas.
- E. No glass objects are allowed inside the enclosed areas of the pool.
- F. All non-swimmers and other physically frail persons, including but not limited to children under 13 years of age, must be accompanied by a parent or responsible adult physically capable of meaningful supervision and rescue efforts when within the enclosed pool area.
- G. Chairs, lounges and tables are provided by the Association for the pool area and are to be used only in the enclosed pool area.
- H. An occupant must accompany all guests.
- I. Limit 4 guests per unit.
- J. If an occupant would like to hold an event at the pool that more than 4 guests will be present, prior approval must be given by the Board of Directors. The occupant must give at least 2 weeks notice to be approved. There must be a \$50.00 refundable deposit paid to the association before approval is given. The pool area must be left clean after the approved event in order for the hosting occupant to be refunded their deposit. If an occupant does not follow this protocol they will be fined \$100.00. If there is a noise disturbance during an approved pool event the Seminole County Sheriff's office will be contacted and the event will be cancelled.
- K. If an approved event attendee's behavior becomes deemed unsafe they will be asked to leave the pool area immediately.
- L. No physical games, including but not limited to water polo, volleyball, or catch, nor throwing of any objects will be allowed in the pool area.
- M. Nude swimming and other indecent exposure is not allowed and will be enforced in accordance with Chapter 800 of the Florida Statutes.
- N. No pets are permitted in the enclosed pool area at any time unless otherwise required by law.

**IV. PET RULES**

Cats, dogs and other common domesticated pets of 25 pounds or less are allowed to be kept in Units, provided they comply with the Rules and Regulations and County Ordinances.

- A. No breeds of the following dogs are allowed:
- Pitbulls
  - Rottweilers

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- German Shepherds
- Huskies
- Alaskan Malamutes
- Doberman Pinschers
- Great Danes
- St. Bernards
- Akitas
- Boxers
- Bull Dogs
- Chows

And any mixed breed of these dogs **is not** permitted. The weight limit is 25lbs. Owners should be aware that if their dogs attack a person, the attacks may be scrutinized by law enforcement.

- B. Occupants having pets are responsible for removing waste of their pets from the common elements.
- C. Occupants are responsible for all actions of their pets. Occupants will be notified in writing of any violation. If applicable, a copy shall also be sent to the county animal control officer.

**V. SALE OR LEASE RULES**

- A. The sale or lease of any Unit must be approved in writing by the Board of Directors in advance of consummation of the transaction and occupancy of the Unit. Any transfer and/or occupancy that occur prior to application and approval shall be deemed a withdrawal of the request for approval.
- B. A completed application for purchase, transfer fee (if permitted by the Association's Governing documents) and a copy of the sales contract must be submitted to the Association's Management Company before completion of any sale. Forms are available from the Management Company. The Board of Directors will review the application and approve or disapprove the transaction within 30 days of receiving the completed application and supporting materials. The Board may require an interview with the proposed purchaser. If approved, the Management Company will issue a certificate of approval of sale. It is the responsibility of the purchaser to record this certificate at his/her expense.
- C. A completed application for lease, transfer fee (if permitted by the Association's governing documents) and a copy of the proposed lease must be submitted to the Association's Management Company before the execution of any lease including a signed copy of the Goldenrod Villas Lease Addendum attached to the Lease application. Forms are available from the Management Company. The Board of Directors will review the application and approve or disapprove the transaction within thirty (30) days of receiving the completed application and supporting materials. The Board may require an interview with the proposed tenant. If approved, the Management Company will issue a certificate of lease. This certificate of approval does not relieve the Unit owner from the responsibility for insuring compliance by his/her tenant with all of the governing documents.

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**VI. REGULATIONS**

It is the responsibility of every Occupant to comply with the governing documents as same may be amended from time to time. In addition to all remedies available at law or in equity, the Association is empowered to establish and levy fines for failure of any Occupant to comply with any covenant, restriction, rule or regulation in the governing documents. Since voluntary compliance with the Association's governing documents is not always obtained, occasionally it has been necessary for the Board to take formal action in these situations. Violators will be subject to a legal action, which may include but is not limited to actions to recover sums due for damages, or actions for injunctive relief or any combination.

The policy outlined below is the procedure for handling of complaints addressed properly to the Association.

- A. Members of the Board serve without compensation. As community-minded volunteer and private parties they may try to assist in resolving minor disputes, but in doing so they do not purport to act for the Association. Nor do they have a special obligation to resolve strictly private disputes between neighbors not involving a failure to comply with the governing documents.
- B. Questions regarding the Association's rules and policies must be made in writing, signed, and submitted to the Board of Directors in care of the Management Company. They shall be considered by the Board of Directors and responded to as necessary and required by law.
- C. Action on Complaints: All complaints received will be reviewed by the Board or the Management Company as directed by the Board. Any matter not resolved informally and needing Board action will be placed on the agenda of the next regularly scheduled Board Meeting, unless in the judgment of the Management Company and the President of the Association an emergency meeting is required. Such action as the Board determines to be appropriate will be taken on the complaint at the next regularly scheduled Board of Directors' meeting.
- D. Action on Violations: If the complaint appears to the President of the Management Company to involve a violation of the governing documents such that imposition of a fine may be appropriate, the Occupant charged with the violation and the Complainant shall be notified in advance of the meeting of the Board at which the complaint shall be considered. Notice shall be the best practicable notice under the circumstances and oral notice may be sufficient. If no notice is given to the alleged offender as herein provided the Board may not impose a fine.
  - 1. That the Board meeting to consider the matter the alleged offending party will have an opportunity to present that party's case. The complainant may also be heard.
  - 2. The Board shall determine the appropriate action to be taken, if any, which decision shall be reflected in the minutes.

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