

Tuscany Place Condominium Association, Inc
A Corporation not-for-profit under the laws of the State of Florida
Rules and Regulations
December 2018

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. Interior Decorating & Alterations

It is a requirement that all Units above the first floor **have a sound barrier installed with a minimum rating of IIC-STC 70; floor construction (wood versus concrete) must be taken into consideration.** The entryways, kitchens and bathrooms **(wet areas) are exempt.** The primary reason for requiring a sound barrier in Units on the upper floors is to reduce the noise level, thereby protecting your neighbor living below.

All blinds shall be white, and draperies shall be white or lined with white, 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. **Window tinting is permitted, and the tint must be black or dark gray.**

7. 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.

8. 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 items left outside the dumpster, therefore, the Unit Owner who violates this rule will be responsible for that expense and charged a \$50 fine plus the expense accrued by the association to remove such items. Owners are responsible for their tenants and fines/fees are charged to the owner.

9. Exterior Appearance

- a) The front door color must be coordinated with building color scheme to keep a uniform exterior. The permissible colors are white, brown, beige and cream, and must match the building trim color. A replacement door may have glass, and may be custom made, as long as the base color match the framing of the building. Owners are required to submit their request to the Association for approval prior to replacement or painting, along with a picture and the color desired.
- b) Windows are to be replaced by owners prior to failure and Association approval must be obtained prior to the replacement taking place. Windows must be double hung, and same color as the other windows in that building (white or metallic). Buildings 6, 8 - 14, 18 must be without dividers, and buildings 1 - 5, 7, 15 - 17 may be with or without dividers. A picture of the window requested approved must accompany the request submitted to the Association.
- c) The owner and contractor are responsible to ensure that all City, County and State permits are obtained and posted before work commences, and the contractor's license and insurance must be active throughout the completion of the job. City and State laws state that the failure to obtain necessary permits and/or to use a non-licensed contractor may result in fines to the homeowner.

10. Flammables

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

11. Guests

- a) 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.
- b) 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.
- c) Any individual staying on site for a period of 30 days or more, within a one-year period, is required to be approved by the Association.

12. 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 Tuscany Place Condominiums.

13. Late Maintenance Fees

If a Unit owner is 10 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.

14. 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.

15. 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.

16. Parking

- a) Only two vehicles per unit are allowed. One Parking spot will be assigned to each unit in all buildings, located as close to the front door as possible. Reserved building parking spots are for the use of residents with a second vehicle. Third vehicles may be parked on property if they do not interfere with the parking of others. Complaints will be cause for towing of third vehicles. Guests must park in unassigned parking spots. At no time should a resident be displaced because of another unit. All parked vehicles must park between the lines of the specified parking areas.
- b) No resident may park or store any inoperable, wrecked or unsightly vehicles anywhere on the property without written consent of the Association. A vehicle is considered stored if it has not been moved for two consecutive weeks.
- c) All vehicles must have current auto registration tags on their vehicles.
- d) No repair or maintenance work on vehicles is allowed on the common property except in the case of emergency repair. Any damage caused to the premises by a faulty vehicle is the owner's responsibility.
- e) 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.
- f) PODs are permitted on property for a maximum of 24 hours.
- g) 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.

- h) No vehicles are permitted to have any advertising or for sale signs.
- i) No one shall drive his or her vehicle more than 20 miles per hour within the boundaries of the complex.
- j) Handicap parking is available at the pool. No parking spots in front of buildings will be marked for handicap parking. Proper documentation for a handicap vehicle must be displayed. Any other vehicle that parks in the handicapped spots will be towed without any notice.
- k) The Association must be notified of vehicles that belong to guests that are staying more than three days. If no notification is given, the vehicle(s) may be towed at the owner's expense.
- l) All Vehicles **must** be registered with the Association, and an Association issued parking decal must be placed on the front windshield driver's side in a location visible from the outside.
- m) Any vehicle in violation of the Rules and Regulations will be towed at the owner's expense. The Association will not be responsible for any removal or storage fees.
- n) All traffic rules and laws that apply outside the community apply within the community.

17. **Pets**

- a) 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 40 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.
- b) 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.
- c) 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.
- d) 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:

Pit Bulls

Rottweilers

German Shepherds

Huskies

Alaskan Malamutes

Doberman Pinschers

Chow Chows

Great Danes

St. Bernards

Akitas

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

f) No pet sacrificing allowed.

18. 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. Plumbing pipes servicing one unit and one unit only are considered an owner responsibility. This has been the procedure since the Association was first turned over to the membership, and one that is being enforced. Please ensure that you have plumbing covered on your insurance policy.

19. POOL

Hours: 8:00 am to **9:00 pm or dusk**

No Alcoholic Beverages

No Glass Containers

No Gates left Open at Anytime

No Children under Age 16 without Adult Supervision. An adult is a person 18 years-of-age and older. **A child age 16 or older may bring one guest into the pool area.**

Parties of more than 15 persons must be pre-approved and scheduled with the board prior to the event.

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. **A resident may bring no more than 3 guests. into the pool area.**

No Music Except Portable Devices with Earphones

No Electrical Cord

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

No Nudity

No Trespassing

No Profanity

20. Repair Work on Automobiles

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

21. 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.**
- b) Any individual staying on site for a period of 30 days or more, within a one-year period, is required to complete the above noted paperwork, and be approved by the Association.

22. 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).

23. 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.

24. Trees, Lawns, Shrubbery, and Personal Property

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 removable of any scrubs 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, barbeques or personal property of any kind may be kept on the common areas, nor shall such area be used for lounging, etc. Common areas include, but are not limited to, the open grass areas, walkways, and staircases.

25. Walls

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

26. 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.

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