

GENERAL RULES & REGULATIONS W FLATS CONDOMINIUM ASSOCIATION

as of January 2021

- A. **Vehicles:** No commercial vehicles, motor homes, RV, campers, trailers, boats or boat trailers. Vehicle maintenance or car washing is not permitted on the property. All vehicles must be current licensed and insured. Inoperable vehicles are not permitted to be stored on the property.
- B. **Assessments; Late Date & Late Fee:** Assessments are due on the 1st and are late after the 10th of each month. A late fee of 18% will be assessed on the 11th of each month if not received.
- C. **Pets:** Only customary household pets are permitted. (Cats, dogs, fish & birds) Only one dog with a weight limit of 50lbs or no more than 2 cats OR 2 birds may be kept in the unit. No such pet(s) may be a nuisance, destruction or disturbance to the property. Owners are required to immediately remove any waste from their pet from any location of the property including but not limited to lawns, walks, driveways and parking areas. All pets must be registered with the association & approved by the BOD. All pets must be leashed or carried while on property. All pet owners must adhere to all city/county/state regulations regarding pets.
- D. **Lease Restrictions:** Owner(s) intending to lease their unit must complete the association application process AND receive approval from the Board before the tenant(s) may reside at the property. Lease must be at least a one year term.
- E. **Parking:** Each unit is assigned a garage parking space; no more than 2 vehicles may be parked in one garage space.
- F. **Exterior Alteration:** No one may make any changes to, place/affix to or exhibit anything from their unit that is visible to the exterior of the building without prior written consent from the BOD.
- G. **Garbage Disposal:** All trash is to be disposed of in the dumpster; no trash may be left in the hallways, stairwells, garages or beside the dumpster/dumpster area.
- H. **Common Elements:** All common elements, interior & exterior, will be used for purposes only as designated and no resident, guests and/or tenants belongings will be kept anywhere except within their unit unless approved by the BOD. Such areas will be kept free of obstruction. Owners are financially responsible for any damage to the common elements caused by themselves, their guests or tenants.
- I. **Fines:** The BOD may impose a fee of up to \$100 per day for up to 10 days per violation to any owner that is in violation of the condominium documents.
- J. **Antennas/Radio/TV:** No antennas, exterior wiring, exterior radio or television may be installed with BOD approval. Loud & disturbing noises are not permitted. No vocal or instrumental practices may be conducted after 10pm or before 9am.
- K. **Moving:** Persons moving furniture or other property into & out of units must do so during the hours of 8am-5pm, Monday-Saturday only.
- L. **Repairs/Construction:** Any repairs, remodel, construction will be done during the hours of 8am-5pm, Monday- Saturday only.
- M. **Grills:** All fire grills (barbecue, propane, charcoal) are prohibited on the property. Only electric (non-fire) grills are permitted per the Fire Marshal. Grills may only be used in designated areas, not inside units.
- N. **Windows:** Windows must be replaced with minimum same grade hurricane protection or better as the current windows are hurricane protected. Replacement must comply with building codes and be aesthetically comparable to the current windows.

This does not include all governing rules and regulations for W Flats Condominium Association. Please refer additionally to the Declaration of Condominium and Associated Documents.