

Rules and Regulations of Las Palmas of Sarasota Condominium Association, Inc

In addition to the provisions of the Declaration of Condominium of LAS PALMAS OF SARASOTA, A LUXURY CONDOMINIUM (the "Declaration"), and the Articles of Incorporation ("Articles") and Bylaws ("Bylaws") of Las Palmas of Sarasota Condominium Association, Inc., the following rules and regulations, together with such additional rules and regulations as may be adopted hereafter by the Board of Directors, shall govern the use of Units, Common Elements and other property owned b the Association or subject to use rights held by the Association or subject to use rights held by the Association ("Association Property"), and Unit Owners or lessees. Al defined terms herein shall have the same meaning as in the Declaration, Articles and Bylaws.

1. In order to enhance the beauty or the building and for safety purposes, the sidewalks, and all similar common area, must not be obstructed or encumbered or used for any purpose other than ingress or egress to and from the premises. Bicycles may be stored only in Units or in other specifically designated areas.
2. Unit Owners shall store personal property within their respective Units and designated storage areas, if any.
3. No garbage cans, supplies, milk bottles, or other articles shall be placed on balconies, nor shall any linens, cloths, clothing, curtains, rugs, mops or laundry of an kind, or other articles, be shaken or hung from any such balconies or part of the Common Elements or Association Property. To provide a healthy environment and in order to eliminate odors and vermin, all garbage must be placed in plastic bags and deposited with all refuse ONLY in the areas so designated. The Common Elements and Association Property shall be kept free and clear of rubbish, debris, and other unsightly material.
4. So as to maintain the cleanliness of the Condominium Property, no Unit Owner shall allow anything whatsoever to fall from the window, balcony, or doors of his Unit, nor shall he sweep or throw from there any dirt or other substances upon the grounds.
5. No vehicles other than automobiles, and/or motorcycles shall be permitted to park within the Condominium Property, except for the purpose of making deliveries or providing repair services to a Unit. For purposes of this rule, "automobile" includes any type of allowable van, or truck, such as a pickup truck. No other vehicle or equipment of any kind, whatsoever, including, but not limited to, commercial work trucks, delivery vans, boats, boat trailer and campers shall be parked, maintained, stored or otherwise kept within the designated parking areas or on any other portion of the Condominium Property at any time whatsoever. All parking of allowable vehicles for or on behalf of a Unit Owner shall only be in the assigned parking space. No vehicle which cannot operate on its own power shall remain within the Condominium Property for more than 24 hours. No Vehicles shall be repaired within the Condominium Property, except in emergencies, and except as otherwise provided in the Declaration.

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6. In order that labor costs may be kept to a minimum, employees of the Association may not be sent out of the Condominium Property by any Unit Owner at any time for any purpose. No Unit Owner or resident may direct, supervise, or in any manner attempt to assert control over the employees or agents of the Association.
7. In order that all Unit Owners may have the quiet enjoyment of their property, no Unit Owner shall make or permit any disturbing noises on the Condominium Property or Association Property by himself, his family, servants, employees, agents, visitors, and licensees, nor do permit anything by such persons that will interfere with the reasonable rights, comforts or conveniences of the Unit Owners. No Unit Owner shall unreasonably play or suffer to be played upon any musical instrument or operate or suffer to be operated, a phonograph, television, radio or sound amplifier, I his Unit in such a manner as to disturb or annoy other Unit Owners. No Unit Owner shall conduct or permit to be conducted, vocal or instrumental instruction at any time.
8. No radio or television installation may be permitted in a Unit which interferes with the television or radio of another unit. No antenna or aerial may be erected or installed on the roof or exterior walls of a Building without the written consent of the Board of Directors installations permitted or contemplated by the Declaration. All removals, or the carrying in or out of any, freight, furniture, or bulky matters of any description must take place during the hours which the Board of Directors or its agent may determine from time to time. The moving of fixtures or bulky matters of any kind must be made after previous notice to the Board or its agent. Any damage done to the Building or to the Unit Owner or Occupant or other persons in bringing in or removing furniture or other bulky or heavy articles shall be paid for by Unit Owner or Occupant.
9. In order to maintain an attractive appearance, no sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed above the first level of the Building, or in, on or upon any part of the Condominium Property or Association Property without the written consent of the Board. No Unit Owner or Occupant shall engage or pay any employees on the Condominium Property, except those actually working for such Unit Owner or Occupant on said premises, nor advertise for laborers giving an address at said Condominium Property or Unit.
10. In order to protect the Condominium Property, each Unit Owner who plans to be absent from his Unit during the Hurricane season or for an extended period must prepare his Unit prior to his departure by:
 - a. Removing all furniture, plants and other objects from his balcony, where applicable.
 - b. Turning off the water in the Unit while the owner is absent from the Unit.
 - c. Taking responsibility for temperature and humidity control so that mold and mildew are not generated.

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- d. Designating a responsible firm or individual to care for his Unit should same suffer storm or casualty damage, and furnishing the Board of Directors with the name of such firm or individual. Such firm or individual shall contact the Board for clearance to install or remove hurricane shutters, and such party shall be subject to the approval of the board.
11. In order that a building may maintain an attractive and uniform appearance, no Unit Owner shall make any alterations to the exterior or his Unit or cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies, windows or roof, nor shall an Unit Owner placed anything other than porch furniture or plants on the balcony except with the prior written consent of the Board. Unit Owners are prohibited from installing security bars on the exterior of their units. The Unit shall not be used for gambling, or for any immoral or illegal purposes. No gas or charcoal grills, burner, broilers, flyers and open flame devices may be used or maintained within the terraces or balconies or any common elements.
 12. No fences may be erected upon the Condominium Property or Association Property without the express written approval of the Board of Administration.
 13. Pets belonging to Unit Owners who have signed a pet permission agreement (as formulated from time to time by the Board) and which pets have been approved by the Board will be allowed within the Condominium Property and Association Property subject to the following restrictions:
 - a. No animal other than household, domestic animals (dogs, cats, small birds) shall be permitted upon the Condominium Property or Association Property at any time.
 - b. No animal may be kept, bred or maintained for any commercial purpose.
 - c. Each Unit shall be allowed to house not more than one dog and one cat, or two dogs or two cats. **Tenants shall not be permitted to have any dogs or cats.**
 - d. Each animal brought or kept upon the Condominium Property or Association Property shall be at all times under the control of its Units Owner.
 - e. Each Unit Owner shall promptly remove and properly dispose of all waste matter deposited by his animal upon the Condominium Property or Association Property.
 - f. No animal shall be allowed to constitute a nuisance.
 - g. Each Unit Owner owning a pet shall assume full responsibility for personal injuries or property damage caused by his pet and each Unit Owner hereby agrees to indemnify the Association and all other Unit Owners.