

Flanders Condominium Association, Inc

Rules and Regulations



KINGS POINT COMMUNITY ASSOCIATION

Flanders Association

RULES AND REGULATIONS

This document is a compiled overview of the rules and regulations as contained in the Association documents. Included in this overview are additional rules as adopted since the last amendment to the documents.

This overview is for informational purposes only and does not supersede the Association Documents. It contains only the more common items as contained in the declarations, articles and bylaws and any additional rules as adopted by the Association. Unit owners and tenants are responsible to be familiar with and to abide by the documents for each building association. Prospective buyers should read this overview in its entirety.

What are my voting rights in the condominium association? (Dec. Art-V) One voter per unit owned.

What restrictions exist in the condominium documents on my right to use my unit? (Dec. Art-XIII) Each unit is a single-family dwelling, designated as "Housing for Older Persons". At least one person fifty-five (55) years of age or older must be a **permanent** occupant of each unit while any person is in occupancy. For additional details please refer to article noted at the beginning of this statement.

What regulations exist in the condominium documents on the leasing of my unit? (Dec. Art XI) Unless title was acquired as a result of the death of a spouse or co-owner, or through inheritance, new owners are prohibited from leasing a unit during the first 2 years of ownership. Leases may only be for a period of 6 months and 1 day. At least one tenant must be fifty-five (55) years of age or older. Before any sale or lease can be consummated, the unit owner must submit a completed application along with an application fee (currently \$150) to the Association containing the details of the sale or lease. No occupancy is to occur before approval from the Association is obtained. Sub-leasing or sub-renting is prohibited. The Association may withhold approval of a potential lease if the unit owner desiring to lease is in default of any monetary obligations to the Association.

How much are the assessments to the condominium association for my unit type and when are they due? (Dec. Art. X). Assessments are by unit type and vary by condominium. Refer to the current budget for exact information for each specific condominium. All assessment payments are due on the 1ST of each month with a late fee imposed if payments are received after the tenth (10th) of the month.

Am I required to pay rent or land use fees for recreational or other commonly used facilities and how much are they? No.

No children under eighteen (18) years of age shall be permitted to reside in any units except that children may be permitted to visit and temporarily reside for periods not to exceed thirty (30) days in any calendar year.

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RULES AND REGULATIONS (Cont'd)

Miscellaneous Use Restrictions

No animals or pets of any kind shall be kept in any unit or on any property of the Condominium. The feeding of ducks, fowl or any two or four legged animals is strictly prohibited.

Unit owner shall not cause anything to be affixed or attached to, hung, displayed, or placed on the exterior walls, doors, or windows of the building(s) nor shall they grow any type of plant, shrubbery, flower, vine or grass outside their unit. No clothesline or similar device or the hanging of clothes shall be permitted on the condominium property except inside the unit. The unit owner may not screen in or enclose the exterior porch or patio without prior written consent of the Board of Directors and once enclosed, it is the unit owner's responsibility to maintain in good condition.

Hurricane shutters may be installed according to specifications promulgated by the Association. It is the unit owner responsibility to maintain such shutters in good condition. Any damaged or non-repairable shutters are to be removed by the unit owner at their expense. Such shutters may only be closed when hurricane watch has been ordered and must be opened within 48 hours after the hurricane warning has been lifted. No carriages, bicycles, shopping carts or other objects may be left on the walkways at anytime.

The personal property of all unit owners shall be stored inside their unit. Tires, paint cans, combustible materials, pesticides are prohibited.

No contractor waste is permitted in the dumpsters. All bulk items can only be placed at the side of the dumpster, not on it, the night before bulk pickup (currently Tuesday). All cardboard boxes must be broken down flat before placing at the dumpster or recycling bin. Old appliances and hot water heaters must be removed from the Kings Point property by the installing contractor.

Vehicles and parking. Only one parking space per unit is allowed. ~~Extra vehicles may be parked in guest spots only.~~ No motor homes, motorcycles, mopeds, gopeds are permitted. Trailers of any kind are prohibited. Only passenger vans (with windows) are allowed. No unlicensed vehicle or vehicle that cannot operate on its own are permitted. All vehicles must be maintained in good condition. No backing in is permitted. Unit owners are responsible for any damage to the parking area resulting from oil stains or vehicle fluids. Damages are to be repaired at unit owner expense.

~~Door~~ Catwalk light switches located inside the unit must be left on at all times. Door lights operate on sensors but must have electricity supplied to them.

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RULES AND REGULATIONS (Cont'd)

Miscellaneous Use Restrictions (Cont'd)

Unit owners are responsible to maintain and repair all equipment, whether inside or outside the unit, such as air conditioning, plumbing, hot water heater, refrigerator, range, and all other appliances, drains, plumbing fixtures and connections, sinks, all plumbing and water lines within the unit, electric panels, electric wiring and electric outlets and fixtures within the unit. **NOTE: When having a new AC unit installed, the contractor must not install a condensate line on the exterior of the building.**

No alterations/renovations shall be made to the inside of the unit without first submitting a "Property Improvement Request" and obtaining the written approval of a Director and Officer of the Association, (Dec.- Art. XIV). The Association has thirty (30) days from the date of receipt to approve/disapprove the Property Improvement Request. All requests must include the proposed work, contractor license and insurance info. and county building permits if applicable. Incomplete requests will be returned. No work is to begin before approval is granted. Structural additions are not permitted. Owners of second floor units shall not install tile in their units except with prior written approval and the installation of a cork sound barrier under all tiled areas. All tile cutting is to be done only in the grass areas between the quads. Any tile dust damage to the walk is the responsibility of the unit owner and contractor as stated below. **Horizontal roller window (sliders) are not permitted, only vertical single or double hung windows will be approved.**

The unit owner shall be liable for all damages to another unit, limited common elements, common elements or the condominium property caused by the unit owner's contractor, sub-contractor, tradesman, or employee, whether said damages are caused by negligence, accident or otherwise. The Association may repair the damage and impose the cost of same as an assessment against the offending Unit Owner's unit, recoverable as any other assessment pursuant to Article X of the Declaration.

No unit owner is permitted to plant or to remove any plants, shrubs, trees, flowers, or other plant material in the common areas of the condominium.

Contact information should be provided to the Building Director and Association Office. Out-of-state unit owners should also provide their out-of-state information.

All unit owners should have their own homeowner's insurance, appliance service contract and pest control contract in effect at all times.

Seasonal residents should have a house sitter or have a local responsible party such as neighbor, relative or friend check on their unit at regular intervals. Building Directors are not responsible for your unit. Seasonal residents are responsible to turn the water off at the shut-off valve when leaving for the summer.

Fines and remedies for failure to comply are provided for in the condominium documents (Dec. - Art. XVIII).