

Wilson Properties, Inc.

Lake Park and University Commons Condominium Associations Rules and Regulations

No boats/trailers/mobile homes/vans or commercial vehicles shall be permitted at the condominium without prior written consent of the Board. Unlicensed and non-operable vehicles are not permitted on property. Vehicle repairs are also prohibited.

Parking is by permit only.

Violation of the **NO PETS** policy will result in a **\$500.00** fine being assessed against you. You will also be fined an additional **\$10.00** per day for every day the pet has been on property. **NO PETS** means **NO PETS** of any kind, visiting, sitting, or otherwise. **NO PETS** may be brought onto the property for any reason.

Sidewalks/entrances/roadways and similar areas of the common elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the condominium; nor shall any carts/bicycles carriages/chairs/tables or any other similar objects be stored thereon.

All personal property of the resident must be stored in their respective units.

All refuse/waste/bottles/cans and garbage shall be securely contained in plastic bags and stored in trash containers at the designated areas. Owner/Resident shall be responsible for any costs resulting from failure to comply with this provision, including, but not limited to the cost of removal of improperly placed refuse/waste/bottles/cans or garbage and the cost to repair/clean resulting from the damage. Failure to comply with this provision will result in a fine.

No sweepings/rubbish/rags or other foreign substances shall be thrown into toilets or other plumbing. The cost of damages resulting from misuse shall be born by the Owner/Resident.

No flammable/combustible or explosive fluids/chemicals or substances shall be kept in any unit or on the common elements.

To maintain a uniform and pleasing appearance of the exterior of the buildings no awnings/canopies/shutters/screens/glass enclosures or projections shall be attached to the outside walls/doors/windows/roofs or other portion of the buildings or the commons elements.

No unit shall have aluminum foil placed in any window or glass door, or any reflective substance placed on any glass except such as approved by the Board for energy conservation purposes.

All window/door dressings must present a uniform white appearance to the outside of the window/door.

No Owner/Resident nor their family/guests or invitees shall make or permit to be made any disturbing noises in the buildings or upon the common elements nor permit conduct by such persons that will interfere with the rights/comforts or conveniences of Owners/Residents of other units. No loud music from radios/stereos/phonograph/sound amplifier/sound equipment/musical instruments/ television/vocal or instrumental instruction or practice shall be permitted. All other unnecessary noise such as door slamming/carpentry/carpet laying/picture hanging is allowed after 6:00 pm or before 8:00 am.

No radio/television or other electronic installation will be permitted which interferes with the television or radio reception of another unit.

No exterior antennae shall be permitted on the buildings or common elements, except as permitted by the board.

No noxious or unusual odors shall be generated in such quantities that they permeate to other units or the common elements.

No fires/cooking devices or other devices which emit flames/smoke or dust shall be allowed on the balconies or within 10 feet of any structure.

No solicitation by any person anywhere on the property for any cause or purpose whatsoever is allowed.

Owners/Residents are liable for any and all damages to buildings or common elements caused by receiving deliveries, moving or removing furniture or other articles to or from the property.

Children shall be the direct responsibility of the parents or legal guardians who must supervise them at all times while they are on property. Full compliance of all rules and regulations are required of children.

Owners/Residents are not permitted on the roofs for any purpose.

Owners/Residents, their families/guests and invitees shall not appear in the common areas unless in appropriate attire.

Food and beverages are not to be consumed in the common areas.

Violation and Penalty Policy for Lake Park and University Commons Condominium Associations

The following violation and penalty policy has been adopted by the Board of Directors of each Association:

1. Notices:
 - a) One warning notice will be placed on the unit door with a copy mailed noting the violation and the grace period, if any, to avoid penalties.
 - b) A site inspection will be performed after the grace period has expired. If the violation has been corrected the matter will be closed. Remaining violations will result in further compliance actions.
2. Penalties:
 - a) Penalties consist of fines and necessary contractor fees. If a contractor is required to correct the violation, any and all costs will be assessed to the Owner/Resident.
 - b) If the violation is not corrected, additional fines will be assessed on each subsequent site visit wherein the violation remains or occurs again.
 - c) Fine Schedule: Trash: \$50.00, plus \$10.00 per day for each day after the grace period
Parking: \$50.00 plus cost to repair any damage to grounds
Parties: \$50.00 plus trash fine, if applicable. Fine also covers failure to cooperate/comply
Security.
Pets: \$50.00 plus \$10.00 per day until the pet is removed.
Other: \$50.00 including but not limited to vandalism/removal of signs/disturbing the peace/
Fireworks or any other action deemed a violation.
 - d) Notice of the fine and other related charges will be issued by letter. Any penalty not paid within ten (10) days from date of notice will accrue interest and will be pursued for collection.
3. Appeals:
 - a) Appeals for assessed penalties **MUST** be made in writing, addressed and delivered to the office of the Management Company. Any and all appeals **MUST** be performed by the Owner only.
 - b) Appeals will be reviewed by the Board at the next regularly scheduled Board Meeting.
 - c) The Board reserves the right to invite the appealing unit owner to the meeting.
 - d) Unit Owners attending meetings for appeals will not be heard without the prior written appeal and scheduling with the Management Company office.
 - e) The finding of the Board is final. No additional appeals will be considered.

University Commons and Lake Park Parking Policy:

Parking is allowed only in designated, striped spaces. Any vehicles parked in fire lanes/in front of buildings/next to curbs/on the sidewalk/any part of the lawn or over the line of a marked space will be considered illegally parked. **TOWING FOR ILLEGALLY PARKED VEHICLES IS 24 HOURS PER DAY.**

Inoperable/unlicensed vehicles will be towed with or without permit. Wilson Property Management, University Commons Condominium Association and Lake Park Condominium Association will accept no liability for towed vehicles.