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<http://RegencyParkLakeMaryCondo.com>

IMPORTANT DOCUMENT – DO NOT DESTROY

RULES, REGULATIONS & POLICIES OF THE CONDOMINIUM ASSOCIATION

In order to provide a safe and enjoyable atmosphere for all residents in this community and for the protection of the values of the units, the use of this condominium property is restricted and shall be in accordance with the following provisions:

Section 11.1(h) of the Declaration provides that the Regency Park at Lake Mary Condominium Association, Inc. (hereinafter "Association") shall have the power to adopt and amend rules and regulations concerning the use of the Condominium Property; and the By-Laws of Regency Park at Lake Mary Condominium Association, Inc. are attached as Exhibit "4" to the Declaration (hereinafter "By-Laws"); and Section 5.1(d) of the By-Laws provides that the Board of Directors for the Association shall have the power to adopt and amend rules and regulations concerning the use of the Condominium Property; and the Board of Directors of the Association, has determined that it is in the best interest of the Association to amend parking rules of the Association.

A. THE RULES & REGULATIONS FOR OWNERS & TENANTS USE OF COMMON ELEMENTS:

The Common Elements shall be used only for furnishing the services and facilities for which they are reasonably suited, and which are incidental to the use and occupancy of the units. *(This includes the grounds, pools, spa, tennis courts, car wash, fitness room and all grounds.)*

- 1. NO IMPROPER USES:** No improper, offensive, hazardous, or unlawful use shall be made of the Condominium Property or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereover shall be observed. Violations of laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereover, relating to any portion of the Condominium Property, shall be

As of October, 2021

corrected by, and at the sole expense of, the party obligated to maintain or repair such portion of the Condominium Property as elsewhere set forth in the condominium documents of the Regency Park at Lake Mary Condominium Association, Inc. Notwithstanding the foregoing and any provisions of the Condominium Declaration, the Articles of Incorporation or By-Laws, the Association shall not be liable to any person(s) for its failure to enforce the provisions of Section 17.7 of the Condominium Declaration.

2. **ALTERATIONS:** No Unit Owner shall cause or allow improvements or changes to any Unit, Limited Common Elements appurtenant thereto or Common Elements without obtaining the prior written consent of the Association (in the manner specified in Section 9.1 thereof of the Condominium Declaration).
3. **FLOOR COVERINGS:** Without limiting the generality of the approval requirements set forth in Section 9 of the Condominium Declaration, no hard-surfaced floor coverings such as wood, tile, marble and stone shall be installed in any Unit or its appurtenant Limited Common Elements unless same is installed with sound-absorbing backing meeting the requirements, from time to time, of the Association. The minimum standard for sound transmission that must be used, and appear on the ARB (Architectural Review Board) form, is Sound Transmission Clarification (STC) 55 and Impact Insulation Class (IIC) 55 as a standard for control of sound.
4. **EXTERIOR IMPROVEMENTS & LANDSCAPING:** Without limiting the generality of Section 9.1 or 17.4 of the Condominium Declaration, but subject to any provision of this Declaration specifically permitting same, no Unit Owner shall cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of the Building (including, but not limited to, awnings, signs, storm shutters, screens, window tinting, furniture, fixtures and equipment), nor to plant or grow any type of shrubbery, flower, tree, vine, grass or other plant life outside his Unit, without the prior written consent of the Association.
5. **PERSONAL PROPERTY:** The personal property of Unit Owners and occupants must be stored in their respective units.
6. **PATIOS/COMMON ELEMENTS:** No articles other than patio-type furniture shall be placed on the balconies, patios, or other Common Elements. No bicycles, linens, clothes, bathing suits or swimwear, curtains, rugs, mops, laundry of any kind, or other articles, shall be shaken or hung from any windows, doors, balconies, terraces or other portions of the Condominium or Association Property. (Live plants may be grown on the patio or balcony but may not be affixed to any wall or hang from the ceiling. Residential electric grills may be used (no smokers, propane, gas, charcoal grills).
7. **WALKWAYS:** The sidewalks, entrances, passages, lobbies, and hallways and like portions of the Common elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Property or Common Elements; nor shall any carts, bicycles, carriages, chairs, tables or any other object be stored therein, except in areas (if any) designated for such purposes.
8. **FALLING OR ELIMINATION OF DEBRIS:** No Unit Owner or occupant shall permit anything to fall from a window or door of the Condominium or Association Property, nor sweep or throw from the Condominium or Condominium Property any dirt or other substance onto any of the balconies or elsewhere in the building or upon the Common Elements.

9. **FIRE ALARM:** Units in the large buildings (those with 3 floors) have a FIRE ALARM as well as a smoke detector. Be aware, disconnecting the alarm is a felony offense punishable by a prison term and/or a fine. Disconnecting your fire alarm causes the alarms in the other units on your floor to malfunction. If you have a problem with your FIRE ALARM please notify the Association office.
10. **SATELLITE DISHES:** Contractors are not allowed to drill holes through exterior walls to install the dishes. Dishes must be attached to a sturdy base and set on a balcony or patio, not in shrubbery beds or the deck outside your entrance door.
11. **PETS:** Each Unit Owner or occupant (regardless of the number of joint owners or occupants) may maintain no more than two (2) household pets in their unit (example 1 dog and 1 cat or 2 dogs or 2 cats), to be limited to dogs and/or cats. Pets are to be kept in the living area of the Unit (not the patio or balcony). Pet owners are responsible for picking up after their pets. Pets are not allowed on the pool decks or in pool enclosures or in tennis courts. Pets must be on a leash when outside your unit. The Declaration of Condominium prohibits certain breeds of dogs. The prohibition includes but is not limited to the following breeds: Pit Bull, Rottweiler, Doberman, Presa Canario, Chow, Wolf Hybrid, Akita, Huskie or other breed considered dangerous by the Board of Directors.
12. **PETS WITHIN THE COMMON ELEMENTS:** No pets may be left unattended anywhere within the Common Elements of the Condominium. Further, no pets may be within the Common elements of the Condominium, unless they are on a leash, which is a maximum of six (6) feet long. No pets are allowed on the pool deck or tennis courts, even with a leash.
13. **EMPLOYEES OF THE ASSOCIATION:** Employees of the Association are not to be sent out by Unit Owners or occupants for personal errands. The Board of Directors and FirstService Residential shall be solely responsible for directing and supervising the employees of the Association.
14. **VEHICLE:** All vehicles must have license plates, must bear a current state vehicle registration decal, Regency Park Decal and must be in operating condition. No commercial vehicles are permitted on property.
15. **VEHICLE REPAIR:** No repair of vehicles shall be made on the Condominium Property.
16. **STORAGE OF VEHICLES:** Vehicles loaned, leased, or used by an owner or resident shall not be stored on the Condominium Property for any period of time. If a vehicle is to remain on the Condominium Property for periods in excess of seven (7) days, due to illness or vacation, the Owner or Resident must notify the Association's Management Office, in writing, of the reason for the lack of use. No vehicle will be used simply for storage of personal or business property at any time.
17. **WHEEL SKIDDING:** Skidding of wheels on starts, stops, or turns is prohibited.
18. **ABNORMAL AND EXCESSIVE SOUND / NOISE:** Abnormal and excessive sound and noise shall be deemed a nuisance between the hours of 9:00 P.M and 8:00 A.M. *(Always keep in mind that walls are shared so that all activities in a unit need to stay in a unit; that includes noise.)*

- 19. OFFENSIVE ACTIVITY:** No noxious or offensive activity shall be carried on upon a Lot, Unit or Parcel nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to the community. There shall not be maintained any plants or animals, or device or thing of any sort whose normal activities or existence is in any way noxious, dangerous, unsightly, unpleasant or of a nature as may diminish or destroy the enjoyment of other property in the neighborhood by the Owners thereof; and, further, all domestic animals shall either be kept on a leash or kept within the enclosed area. [Article VI, Section 2 of the Revised Declaration of Covenants, Conditions and Restrictions for The Crossings Master Association, as recorded January 29, 1997]
- 20. CLUBHOUSE AND FITNESS AREA:** The clubhouse and fitness area are smoke free, pet free, alcohol and drug free areas. Posted rules are to be followed.
- 21. POOL AREAS:** The pool area is pet-free, alcohol and drug-free areas, children under 16 to be accompanied by an adult. For the spa, children 16 and under must be supervised by an adult 18 or over. No food or drinks are allowed on the pool deck. Posted rules are to be followed.
- 22. ROLLING ACTIVITY:** Skateboarding, bicycling, rollerblading, roughhousing, etc. are not allowed in the hallways, staircases, pool decks, tennis courts or multiuse court.
- 23. NUISANCES:** No nuisances (as defined by the Association) shall be allowed on the Condominium Property, nor shall any use or practice be allowed which is a source of annoyance to residents or occupants of Units or which interferes with the peaceful possession or proper use of the Condominium Property by its residents or occupants. No activity specifically permitted by this Declaration shall be deemed a nuisance. [Declaration of Condominium of (formerly Reserve) Regency Park at Lake Mary, a Condominium, Item 17.6, page 29]
- 24. CONDITION OF BUILDING AND GROUNDS:** It shall be the responsibility of each Owner to prevent the development of any unclean, unsightly, or unkempt conditions of buildings or grounds on such Lot, Unit or Parcel which shall tend to substantially decrease the beauty of the community as a whole or the specific area. [Article VI, Section 1 of the Revised Declaration of Covenants, Conditions and Restrictions for the Crossings Master Association, as recorded January 29, 1997]
- 25. EXPENSE OF MAINTENANCE, REPAIR, REPLACEMENT:** Unit Owner shall be liable for the expense of any maintenance, repair or replacement made necessary by his negligence or by that of any member of his family or his or their guests, employees, agents or lessees, but only to the extent such expense is not met by the proceeds of insurance actually collected in respect of such negligence by the Association. *(This includes damage done by negligence such as leaking A/C units. Filters should be changed quarterly unless directed otherwise by the owner, or their designee)*
- 26. SIGNS FOR SALE OR RENT:** No signs, including "For Sale" or "For Rent", advertisement, notice or other graphics or lettering shall be exhibited, displayed, inscribed, painted, or affixed in, or upon any part of the Condominium or Association property, except signs used or approved by the developer or the Board of the Association. Additionally, no awning, canopy, shutter, or other projection shall be attached to or upon the outside walls or roof of the building or on Common Elements, without the prior written consent of the Board of Directors of the

Association. Notwithstanding anything herein or in any of the Condominium documents to the contrary, any Unit Owner may display one (1) portable, removable United States flag in a respectful way; and on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day any Unit Owner may display in a respectful way, portable, removable official flags, not larger than 4.5 feet by 6 feet that represents the United States Army, Navy, Air Force, Space Force, Marine Corps or Coast Guard.

27. WINDOW A/C UNITS, MATERIALS ON WINDOWS: No window air-conditioning units may be installed by Unit Owners or occupants. No Unit shall have any aluminum foil placed in any window or glass door or any reflective or tinted substance placed on any glass, unless approved, in advance by the Board of Directors in writing. No unsightly materials may be placed on any window or glass door or be visible through such window or glass door.

28. STORAGE OF FLAMABLE OR EXPLOSIVE MATERIALS: No flammable, combustible, or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common Elements. Charcoal broilers, gas grills, open flame burners, and smokers may not be used or stored on, in or about balconies, patios or any of the Common Elements.

NFPA 1 - Uniform Fire Code, 2003 Edition

- **10.11** Open Fires, Incinerators, and Commercial Fireplaces.
- **10.11.7** For other than one- and two-family dwellings, no hibachi, gas-fired grill, charcoal grill, or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony or under any overhanging portion or within 10 ft (3 m) of any structure. Listed electric ranges, grills, or similar electrical apparatus shall be permitted.

29. CUMULATIVE WITH RESTRICTIONS OF MASTER COVENANTS: The foregoing restrictions shall be in addition to, cumulative with, and not in derogation of those set forth in the Master Covenants.

30. USE OF MASTER ASSOCIATION PROPERTY AND THE COMMON PROPERTIES.

Without limiting the generality of any provision of the Master Covenants or this Declaration, all Owners shall comply with any & all rules and regulations which may be promulgated & adopted, from time to time, by the Crossings Master Association with respect to use by Owners (their lessees, guests, tenants & invitees) of any portion of the Master Association Property (including without limitation the Common Properties as defined in the Master Covenants).

31. HARD SURFACE FLOORING INSTALLATIONS: An ARB (Architectural Review Board) form must be submitted when replacing floor materials with anything other than carpeting. The standard is as follows (and must be submitted in the specs for the material for the installation) and must be included in the documentation for the request: Floor Coverings with Sound Transmission Clarification (STC) 55 and Impact Insulation Class (IIC) 55.

32. PERSONAL PROPERTY: All personal property of Unit Owners and occupants outside units must be stored in their respective units. Please remove ALL personal items outside doors-hallways immediately. Please remove curtains/shades on balconies as well.

If a resident requested approval for items on the patio in writing previous to February 19, 2013, and has an approved ACB request form on file, they are grandfathered which an old rule continues to apply to some existing situations.

33. PERMITTED PARKING: Parking of motor vehicles will be permitted on Association property only at the following locations:

- 33.1 Designated Parking Areas:** Vehicles may be parked only in designated parking areas on the Condominium Property on a first come, first serve basis.
- 33.2** A valid parking permit shall be displayed on the rear window on the bottom left-hand corner of the driver's side.
- 33.3** All registered vehicles must be registered to the name of the person(s) on the lease, warranty deed and/or corporate/trust documents.
- 33.4 Parking Areas featuring Electric Vehicle Charging Stations** are reserved for electric vehicles on a first come, first serve basis. Electric Vehicles (EV) owners shall register with the vendor of the charging station and establish an account. The electric vehicle shall also be registered with the Association. EV owners shall be solely responsible for all costs associated with parking their vehicle in these areas including but not limited to electrical charges, membership fees, and idle charging fees. It is the sole responsibility of the vehicle owner to familiarize themselves with all costs associated with using the charging station prior to beginning use of the charging station. The Association is not responsible for any fees charged to the vehicle owner for use of the charging station. EVs may not park in a parking space with an EV charging station for more than twelve (12) consecutive hours.

34. PROHIBITED PARKING:

- 34.1 No Parking Areas:** Parking is prohibited in locations within the Association which are designated by signs or street markings as "No Parking".
- 34.2 Access Areas:** Parking is prohibited in front of walkways and within fifteen (15) feet of fire hydrants. Parked vehicles must not restrict access to driveways, streets or pedestrian traffic.
- 34.3 Other Community Property:** No motor vehicle will be permitted to park or operate on "greenspaces" or walkways within the Association, except emergency or maintenance vehicles. These restrictions apply to all motor vehicles, including "off highway" vehicles (as defined by Chapter 317, Florida Statute).
- 34.4 Electric Vehicle (EV) Parking:** Parking areas featuring EV charging stations are reserved exclusively for EVs. Any EV parked in these areas shall be actively charging at the charging station. Non-electric vehicles, EVs unregistered with the Association, or EVs parking in parking areas featuring EV charging stations over the twelve (12) hour limitation will be deemed in violation of these parking rules and subject to towing.
- 34.5 Prohibited Vehicles:** Vehicles on which commercial equipment or lettering is exposed in or upon the vehicle, vans without permanent rear seats and/or side windows in the rear of the van, trucks over ½ ton (which shall include mobile homes and campers), boats or water sport vehicles, trailers, inoperable motor vehicles (which shall include, without limitation, any vehicle which cannot operate on its own power, is in state of disrepair, and/or which would not pass applicable state inspection criteria), recreational vehicles, and/or non-passenger vehicles shall be kept upon any portion of the Association (except for bona fide emergencies). The foregoing restrictions shall not be deemed to prohibit temporary parking of commercial vehicles making delivery to or from, or while used in connection

providing service to, any unit or the condominium property. No major repair to any motor vehicle may take place on the condominium property, nor shall any vehicle be placed upon blocks, jacks, or similar devices, anywhere on the condominium property. Cars used by government law enforcement are expressly permitted.

34.6 Expired license plates are prohibited.

34.7 Vehicles cannot be covered. License plate & parking permit must be visible at all times.

35. ENFORCEMENT OF PARKING:

The Board of Directors is responsible for enforcing the Rules and Regulations. In fulfilling its obligation to enforce the Rules and Regulations the Board may enlist the assistance of a managing agent and or other agents (such as towing operator). Unit owners or residents who observe a violation or wish to lodge a complaint should contact a Board member or its managing agent and make such complaint in writing. It is recommended that any complaint submitted be accompanied with documented proof such as a photograph of said violation. The complainant will be kept anonymous when addressing the violation. As set forth in the Rules and Regulations, any vehicle found to be parking in violation of these rules and regulations may be immediately towed from property at the expense of its owner and without prior warning.

36. GUEST PARKING:

A resident or owners having guest stay at the unit for more than four (4) days are to notify management and obtain a guest pass. Guest passes cannot exceed more than seven (7) days unless approved by management. Guest vehicles must comply with rules listed under number 35 "Prohibited Parking".

37. WATER DAMAGE PREVENTION:

37.1 The main valve on the water line serving a Unit (typically above the water heater) shall be turned to the OFF position & the air conditioning temperature shall be set to maximum temperature of eighty (80) degrees if the Unit is to be unoccupied for fourteen (14) consecutive nights or more.

37.2 All incidents of mold or water intrusion, including but not limited to water spots on drywall, plumbing leaks, leaks around windows and doors, leaks from appliances, leaks from windows, leaks from doors, and any other leaks shall be immediately reported to the Association. Evidence of damage caused by previous water intrusion shall be immediately reported to the Association.

37.3 All regular and routine maintenance required to prevent water intrusion, which is the obligation of the Unit Owner, shall be timely and adequately performed. This maintenance includes, but is not limited to, the inspection, cleaning and regular servicing as provided by the manufacturer of all appliances servicing the Unit, including the air conditioning system, humidity control system if applicable, refrigerators, freezers, water heaters, water tanks, washing machines, and garbage disposals; the regular maintenance and replacement of sealants and/or weather stripping around windows, doors, plumbing fixtures, and plumbing connections. All water feeder lines shall be upgraded to stainless steel braided hoses from all shutoff valves to all appliances & fixtures (ie. toilets, faucets, washing machines, fridge water dispenser & ice maker) as the lines become due for replacement. All items listed herein shall be replaced prior to the end of its intended and/or expected useful

life. The Board may choose to provide a list of suggested maintenance intervals for specific systems within the community and may wish to consult with a maintenance professional in creating such a list.

- 37.4** **Air Conditioning Systems** shall be serviced, at a minimum, once every 12 months. The service shall include a condensation line clear out. All air conditioning systems shall utilize a “kill switch” or similar device that prevents condensation overflows.
- 37.5** Unit Owner maintenance that requires access to the roofs of the Condominium buildings shall be performed only by appropriately licensed and insured contractors with prior written approval from the Association. Unit Owners are not permitted access to the roof. Contractors shall coordinate with the Association on scheduling and access. The Association may condition their approval upon verification of appropriate licenses and insurance. Requests for access to the roof shall be submitted in writing to property management.
- 37.6** **Patio/Balcony:** Written approval is required from the Board of Directors prior to the installation of any addition, alteration, and/or improvement. River rock is prohibited on screened terraces or balconies. All tile, bedding, and grout installed on screened terraces and balconies shall be of such materials and so applied as to be waterproof. Any flooring installed on the terraces and balconies of a Unit shall be installed to ensure proper drainage. The Unit Owner shall be responsible for the cost of removal, reinstallation and/or replacement of any tile, bedding, and grout installed on screened terraces and balconies that is required to be removed for maintenance and repair of the Condominium Property that is the responsibility of the Association. All patio/balcony enclosure frames must have proper drainage holes (to prevent water seepage/damage of balcony floor structure).
- 37.7** Unit Owners shall provide the Association with a primary and secondary telephone number to be used to contact the Unit Owner for purposes of emergency notification. Should a Unit be expected to be vacant for more than fourteen (14) consecutive nights, the Unit Owner or occupant shall provide notification to the Association in writing with contact information, and an expected date of return. Such notification may be provided via email to property management.
- 37.8** Unit Owners are required to provide the management office with an emergency set of keys to their Unit to access the Unit in cases of emergency.
- 37.9** **Unit Owners shall be responsible for any and all incidental, indirect, special and/or consequential damages, including but not limited to property damage, compensation for injuries, judgments, & attorneys' fees (regardless of whether a legal action is brought) due or claimed to be due for violations of these Rules and Regulations.**

B. YOUR RESPONSIBILITIES:

- 1. IN YOUR ABSENCE:** A Unit Owner or occupant who plans to be absent during the hurricane season must prepare their Unit prior to their departure by designating a responsible firm or individual to care for his Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage. (It is always a good idea to have someone checking on your property weekly if you are away.)
- 1.1** It is the responsibility of each Unit Owners and their tenant(s), invitee(s), visitors, family, guests, tradesman, callers, invitees, and others who may have legitimate reason for access

or cause to be on the property (hereinafter "Users") to fully comply with these Rules and Regulations. Unit Owners are responsible to communicate and properly instruct Users of these Rules and Regulations regarding the operation and effect of the parking rules.

- 1.2 Unit Owners shall include a copy of this Parking/Towing Policy and these parking rules with all lease agreements. Lease agreements should be provided to the Board or its managing agent. The Board shall enforce these Rules and Regulations and, in doing so, is authorized to utilize the services of a qualified towing operator to remove any vehicles which may be in violation.
2. **CHILDREN:** Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Condominium Property & including full compliance by them with these Rules & Regulations & all other rules & regulations of the Association. Loud noises will not be tolerated. All children under sixteen (16) years of age must be accompanied by a responsible adult when entering and/or utilizing the recreational facilities.
3. **LEASES:**

As per the Declaration, Leasing of Units is permitted without the consent of the Board of Directors. No portion of a Unit (other than an entire Unit) may be rented. All leases shall provide (or be automatically deemed to provide, absent an express statement) that **the Association shall have the right to terminate the lease upon default by the tenant in observing any of the provisions of the Master Covenants, this Declaration, the Articles of Incorporation and By-Laws of the Association, applicable rules and regulations, or other applicable provisions of any agreement, document or instrument governing the Condominium.**

Regardless of whether or not expressed in the applicable lease, the Unit Owner shall be jointly and severally liable to the Association for the acts and omissions of his tenant(s) which constitute a violation of, or non-compliance with, the provisions of this Declaration and of any and all rules and regulations of the Association.

The current policy is that Owners must maintain a current lease in good standing with their tenant(s) in order for them to maintain automatic gate access, fitness center and pool privileges. Otherwise, gate access will be with directory code or temporary code only. Leases are not permitted to be for a term of less than ninety (90) days. Month to month leases are NOT permitted.

All communications, including maintenance requests, are to be addressed to the Property Manager on the lease, or with the owner. They will work with the Regency Park management to take care of the issue.

4. **VALET TRASH SERVICE:** The valet trash service is provided five (5) days per week (Sunday, Monday, Wednesday, Friday & Saturday), except as posted. Trash may be placed in a sealed or tied plastic bag & placed in the bin with the lid shut & that any additional trash (bags, boxes, cans, bottles, etc.) is to be taken by the resident to the compactor & placed in the container. The second violation will result in a \$25.00 cleaning fee being assessed to the owner. The third & subsequent violations will each carry a \$25.00 cleaning fee.

C. POLICIES:

1. **DAMAGE TO ENTRY GATES:** Anyone damaging the gates is responsible for the cost of repairs. There is a minimum of \$100 charged for anyone tailgating or other action causing the bar(s) to fall to the ground. These actions are recorded by the cameras, as per the signs as well.
2. **COMPACTOR:** The compactor is solely for residential use, trash taken by a resident from their home that does not fit in their bin. All items must fit in in the compactor. **There is a \$100 fine for dumping bulk items.** All contractors must haul their debris off the premises; there is a \$100 fine for each offence.
3. **COMMERCIAL VEHICLE PARKING:** No oversized commercial vehicles may be parked overnight on the property. Commercially painted vehicles, used by the resident as transportation for their job may not park in the residential sections of the community.
4. **KEYS:** An emergency maintenance key, to be secured at the office, is to be maintained for each unit on the property. A minimum of twenty-four hours' notice will be given for any entry, as for a required inspection, unless an emergency, such as a leak or other damage, arises.
5. **SIGNAGE:** All rules and instructions posted throughout the community are to be followed.

D. COMPLIANCE PROCEDURE:

Every Owner and occupant shall comply with these Rules and Regulations as set forth therein, along with any and all rules and regulations, which from time to time may be adopted, and the provisions of the Declaration, By-Laws, and Articles of Incorporation of the Association, as amended time to time.

Failure of an Owner or occupant to so comply shall be grounds for action, which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof.

The Association shall have the power (but not the obligation) to grant relief in particular circumstances from the provisions of specific restrictions contained in Section 17 of the Condominium Declaration for good cause shown. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner for failure of an Owner, his family, guests, invitees, lessees or employees, to comply with any Covenant, restriction, rule or regulation herein or in the Declaration, Articles of Incorporation, or By-Laws, provided the following procedures are adhered to:

1. **Notice:** The party against whom the fine is sought to be levied shall be afforded an opportunity for hearing after reasonable notice of not less than fourteen (14) days & said notice shall include: (i) a statement of the date, time, & place of the hearing, (ii) a statement of the provisions of the Declaration, Association Bylaws, or Association rules which have allegedly been violated; & (iii) a short statement of the matters asserted by the association.
2. **Hearing:** The noncompliance shall be presented to the committee of other Unit Owners (Code Violations / Fining Committee), who shall hear reason(s) why penalties should not be imposed. The party against whom the fine may be levied shall have an opportunity to respond, to present evidence, and to provide written and oral argument on all issues involved and shall have opportunity at the hearing to review, challenge, and respond to any material considered by the Committee. A written decision of the Committee shall be submitted to the owner or occupant no later than twenty-one (21) days after the meeting.

3. **Fines:** The Board of Directors may impose fines against the applicable Unit up to the maximum amount permitted by law from time to time.
4. **Violations:** Each separate incident, which, is grounds for a fine shall be the basis of one separate fine. If the violation continues, each continuation of it after a notice thereof is given shall be deemed a separate incident.
5. **Payment of Fines:** Fines shall be paid no later than thirty (30) days after notice of imposition thereof.
6. **Application of Fines:** All monies received from fines shall be allocated as directed by the Board of Directors.
7. **Non-exclusive Remedy:** These fines shall not be construed to be exclusive and shall exist in addition to all other rights and remedies to which the Association be otherwise legally entitled; however, any penalty paid by the offending Owner or occupant shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner or occupant. While fining is a remedy we have for violations, there is nothing that requires that we fine. We can pursue injunctive relief instead as an alternative remedy

*Thank you in advance for helping keep Regency Park a community which we
can all be proud to call home.*

Please feel free to contact management at:

Email: Manager@RegencyParkCondo.com

407-328-8208

with any questions.

Regency Park at Lake Mary Condominium Association

<http://RegencyParkLakeMaryCondo.com>

Signature Page

I have received a copy of the Rules and Regulations from Regency Park at Lake Mary

Address

Name (print)

Name (signature)

Date