

PINEBROOK TOWNE HOUSE RULES & REGULATIONS

1. BUILDING APPEARANCE, ALTERATIONS & MAINTENANCE:

- a) Each owner of a townhouse lot will maintain the interior of his townhouse.
- b) Maintain and repair all screens, windows, doors and air conditioning equipment that serves only his townhouse.
- c) Maintain, repair and replace when needed all sewer, water, and electrical lines that serve only his townhouse.
- d) Maintain any patio, outdoor concrete decking, driveway and sidewalks located on his lot in a clean, good & orderly condition.
- e) Each owner shall maintain in FIRST CLASS condition (including watering, fertilizing, cutting, trimming and edging) those parts of his townhouse lot that the association does not maintain.
- f) No improvements or structures of any kind other than those originally constructed by the developer or its designee shall be constructed or maintained on a townhouse lot unless approved in writing by the Architectural Committee.
- g) Nothing shall be permitted to be displayed from the inside of the glass windows or doors of the townhouse nor any materials to be affixed to the inside of the glass windows or glass doors of a townhouse without the approval, in writing by the Architectural Committee.
- h) No obnoxious or offensive activity shall be carried on upon any townhouse lot or within any townhouse; nor may any townhouse be used in any way for any purpose which may unreasonably disturb the occupancy of any other townhouse or which constitutes a nuisance to such occupants.
- i) All equipment, garbage cans, wood piles, and any other items stored outside shall be kept screened by adequate planting or fencing so as to conceal them from the view of the other townhouses and public view.
- j) No physical alteration or color change may be made to any portion of a townhouse which is visible from outside the townhouse, without such approval in writing by the Architectural Committee. Nothing shall be affixed or displayed by an owner on the exterior of a townhouse lot without such approval in writing from the Architectural Committee.
- k) No plants shall be placed on a townhouse lot by any owner without the written approval of the Architectural Committee.
- l) Each owner of a townhouse lot is responsible for maintaining insurance for all personal property within the interior of the townhouse as well as any limited common elements and floor, wall, ceiling coverings, electrical fixtures, appliances, water heaters, water filters, built in cabinets and countertops, and window treatments including curtains, drapes, blinds, hardware and similar window treatment components or replacement of any of the foregoing.

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2. PARKING:

- a) Any vehicles violating the provisions of this section will be tagged with a notice of violation. If the violation is not corrected in 24 hours the vehicle will be towed away at the owner's expense.
- b) Any owner or tenant who has not been approved by the Board of Directors shall be considered unauthorized to use the parking facilities.
- c) No boat, commercial truck, trailer, camper, recreational vehicle, unregistered vehicle or similar vehicle shall be stored, temporarily or permanently, on any townhouse lot or in the common areas. A commercial vehicle is hereby defined as one on which signs, lettering, distinctive colors, tools, equipment, or supplies are visible from the exterior of the vehicle (excepting those tools, equipment, and supplies which may be maintained in the passenger compartment) indicating the trade, business, or occupation of the owner or operator of the vehicle.
- d) Vehicular parking shall be allowed only in those Common Areas which are designated for parking by the Board of Directors. The Board of Directors shall assign one (1) parking space per townhouse unit. Non-assigned spaces marked "Resident" are available for resident's additional parking only. Visitors may park in non-reserved spaces only, marked "Guest." The Board of Directors shall have the power, at its sole discretion, to assign locations for handicapped spaces required by law and to remove such spaces when not required by law.
- e) As required by Article XI of our controlling documents, the residents of each townhouse are limited to two (2) vehicles per townhouse.
- f) Only emergency start-up, emergency battery replacement or emergency tire change may be performed on the parking lot. All other vehicle repair is prohibited on the property. No vehicle shall be placed on blocks or jacks other than on a temporary basis to change a tire.
- g) No wrecked, abandoned, or inoperable vehicle shall be parked on the property at any time. In addition, all vehicles must have a valid license plate.
- h) Any vehicle that leaks any type of fluid (oil, coolant, transmission fluid, etc.) and causes damage to the parking lot or other common areas is subject to towing.
- i) In the event a vehicle causes damage to the parking area requiring repair, the cost of the repairs will be assessed to the owner of the townhouse.
- j) Moving trucks/trailers/storage units are permitted to be parked on property for a maximum of four (4) days and must be parked/placed in the space reserved for that unit. These vehicles must be in active use for moving items in/out of a townhome. In the event the truck/trailer/storage unit will not fit in a parking spot, then it must be parked/placed in the overflow lot located by the racquetball court.

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- k) Car washing is permitted on property, unless prohibited by water use restrictions imposed by regulatory agencies. Car washing is permitted only for vehicles of residents of Pinebrook, not their guests. A nozzle that turns water off when not in use must be used. Please be courteous of neighbor's vehicles that may be parked near the car being washed.

3. COMMON AREAS:

All walkways, parking areas, and lawns will not be used for the temporary or permanent storage of personal items, i.e. toys etc. Such items will be stored in the confines of the unit when not in use. Such items found on the common areas will be removed and disposed of by the Association at the Association's convenience.

4. OPERATION OF TOWNE HOUSE ASSOCIATION:

- a) Employees of the Association or Management Firm shall not be sent off the towne house premises by any towne house owner at any time for any purpose. No owner or resident shall direct, supervise, or in any manner attempt to assert any control over employees of the management firm or the Association.
- b) Payment of maintenance fees and assessments shall be made at the bank designated by the management firm or your Board of Directors. Payments made in the form of checks shall be made payable to "Pinebrook Towne House Association, Inc." All assessments and maintenance fees shall be paid promptly, without demand, within ten (10) days from the date that they are due. Owners will reimburse the Association for all costs of collecting their maintenance fees and assessments to include but not limited to, all legal costs and costs of water shut-off restoration.

5. PERMITTED USES:

- a) No business activity of any kind whatsoever shall be conducted in the towne house or on a towne house lot.
- b) No towne house shall be rented or used for the transient or hotel purposes, which is defined as:
 - rental for any period less than thirty (30) days, or
 - rental under which occupants are provided customary hotel services, such as room service for food and beverages, maid services, and like services; otherwise, towne house may be rented for residential services. See section on Application for Lease or Sale.

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6. SWIMMING POOL:

- a) Pool hours should be observed as posted at the pool (9:00 a.m. to Dusk).
- b) State health laws require showering before entering the pool - please be sure that all excessive sun tanning lotion and oils are removed prior to entering the pool. A clean pool is for everyone's benefit.
- c) Persons having skin abrasions or major open sores are prohibited from use of the pool.
- d) No animals are permitted in the pool areas or surrounding premises. The health department will close our pool if animals are found on the premises.
- e) Glassware is of course, absolutely prohibited in the pool areas. However, plastic or non breakable containers are allowed. The consumption of alcoholic or any liquid beverages in the pool areas or patio areas should be consistent with the full use of enjoyment of the pool by other residents. No loud or boisterous conduct will be permitted. For obvious reasons. No person who becomes intoxicated will be permitted in the pool areas.
- f) For safety reasons, no running is permitted in the pool areas.
- g) Balls, Frisbees or other throwing toys of any kind are not permitted.
- h) Children under the age of (18) eighteen are not permitted in the pool or pool area unless accompanied by an adult. It is the responsibility of the adult to make sure that the conduct of the child is not offensive to other people. Violation will subject parents to charges of child neglect/abuse.
- i) Infants or adults in diapers (incontinent persons) are not permitted to use the pool at any time.
- j) Each unit owner is allowed no more than four (4) guests at a time in the pool area. Remember. the pool is for residents first and guests second. Entry over the fence is "Trespassing" and trespassers will be prosecuted.

In general, use of the pool should be governed by one major rule: "PLEASE BE CONSIDERATE OF YOUR NEIGHBORS." Vandalism and/or behavior that places persons' health in danger will result in the Board of Directors closing the pool facility until problems of this type are resolved.

Pool privileges of offenders will be revoked and, where appropriate, violators will be turned over to police. Offenders or parents of minor offenders will be responsible for the cost of repairing damages.

The Association will NOT HESITATE to PROSECUTE vandals.

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7. PETS:

- a) No animals or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes, that they are limited in number so as not to cause a nuisance or disturbance to others. and that they are not permitted to run loose.
- b) Pet owners will pick up fecal debris of their pets as required by City Ordinance (Ord. 1770-2.11.88). Ordinance violators are subject to fines by both Code Enforcement of Pinellas Park and fines posted by the Board of Directors.

8. EMERGENCIES IN OWNERS ABSENCES:

The Association has the right to enter any unit for the purpose of repairing the common elements or preventing damage to the common elements or other unit.

9. ADDITIONAL RULES & REGULATIONS:

The Board of Directors of the Association, reserves the right to make additional Rules & Regulations as may be required from time to time without the consent of the Towne House Association Members. These additional Rules & Regulations shall be binding as all other Rules & Regulations previously adopted.

10. SALES & LEASES:

All unit owners must process all sales and leases through the Association. Application forms may be obtained from the management company. No unit will be sold or leased until the Association has been notified by the submission of the application form and approval from the Board of Directors and the Board Attorney received. There will be a processing fee that is equal to the amount of the credit and criminal record checks.

11. COMPLIANCE:

Each owner will comply, or cause compliance with all the covenants, requirements, and obligation of an owner contained in the Declarations, Articles of Incorporation, Bylaws and Rules & Regulations. Upon failure of an owner to comply with any of his obligations hereunder, the Association, in addition to any other enforcement rights it may have hereunder. may take whatever action it deems appropriate to cause compliance, including without limitation cleaning. repair, maintenance, and reconstruction activities, and the removal of improvements or any other action required to cause compliance with the covenants, requirements and obligations contained herein. All cost incurred by the Association in causing such compliance shall be deemed a "Compliance Assessment" against the Towne House lot of the non-complying owner to the Association.

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PINEBROOK POOL RULES & REGULATIONS HOURS: 9:00 AM TO DUSK

- THE POOL IS FOR THE USE OF RESIDENTS AND THEIR **ACCOMPANIED** GUESTS ONLY. **(MAXIMUM OF 4)**
- SWIM AT YOUR OWN RISK, NO LIFE GUARD IS ON DUTY.
- **CHILDREN UNDER NYEARS OF AGE MUST BE ACCOMPANIED BY AN ADULT AT ALL TIMES.**
- **ABSOLUTELY NO DIAPERS** (ADULTS OR INFANTS OR INCONTINENT PERSONS) PERMITTED IN POOL AT ANY TIME. NO "SWIM PANTS"OR SWIM DIAPERS ALLOWED. NO BARE BOTTOMS, ROUGH HOUSING, RUNNING & DIVING ARE PROHIBITED.
- NO BALLS, FRISBEES OR OTHER THROWING TOYS.
- A SHOWER IS REQUIRED PRIOR TO ENTERING THE POOL.
- A SOAP SHOWER IS REQUIRED AFTER USING SUN-TANNING LOTION BEFORE ENTERING THE POOL.
- NO FOOD OR BEVERAGES ON POOL DECK.
- ABSOLUTELY NO GLASS IN POOL AREA.
- NO PETS IN THE POOL AREA.
- NO GUM IN POOL AREA.
- ABSOLUTELY NO ELECTRICAL EQUIPMENT OF ANY KIND PERMITTED IN POOL AREA OR OUTSIDE GROUNDS.
- BATHING LOAD IS 24 PERSONS.
- BATHING SUITS & TRUNKS ONLY ARE TO BE WORN, NO CUT-OFFS ARE PERMITTED.
- NO PROFANITY.
- NO GRILLS IN OR AROUND POOL AREA AND OUTSIDE GROUNDS.
- KEEP THE FRONT DOOR OF CABANA CLOSED.

PLEASE HELP KEEP THIS AREA CLEAN