

SCHEDULE "A"

PINEAPPLE GROVE VILLAGE CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

(1) The sidewalks, entrances, passages, lobbies and hallways and the 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; nor shall any carts, bicycles, carriages, chairs, tables, clothing, shoes, **doormats**, (with the exception of townhomes) or any other objects be stored therein, except in areas (if any) designated for such purposes.

(2) The personal property of Unit Owners and occupants must be stored in their respective units. **No personal property is to be left in the garages.**

(3) No articles other than patio-type furniture shall be placed on the balconies, patios, terraces or lanais or other Common Elements. **No charcoal or gas grills, (electric grills are acceptable) , tiki torches, propane fire pits, or combustibles.** No linens, clothing, shoes, bathing suits, swimwear, curtains, rugs, mops, or laundry of any kind, or other articles shall be shaken or hung from any of the windows, doors, balconies, patios, terraces, lanais, railings or other portions of the Condominium or Association property.

(4) 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 Association Property any dirt or other substance onto any of the balconies, patios, terraces, and/or lanais or elsewhere in the Building or upon the Common Elements. Each Unit Owner shall be responsible for cleaning up after themselves and their guests, tenants and invitees when within the Condominium Property or Association Property; including, without limitation, placing all trash and/or garbage in the proper receptacles.

(5) No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association. Absolutely no large items are to be left in the dumpster areas. It is each resident's responsibility to properly dispose of large items that do not fit into dumpsters or recycling containers. **Recycling bottles in blue bins, no plastic bags. Recycling cardboard, all boxes must be broken down small enough to deposit in the yellow bins, even if full**

(6) No Unit Owner or occupant shall make or permit any disturbing noises, nor allow any disturbing noises to be made by the Owner's family, employees, pets, agents, tenants, visitors or licensees, nor permit any conduct by such persons or pets that will interfere with the rights, comforts or conveniences of other Unit Owners or occupants. No Unit Owner or occupant shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio or sound amplifier in his Unit in such a manner as to disturb or annoy other residents. No Unit Owner or occupant shall conduct, nor permit to be conducted, vocal or Instrumental Instruction at any time which disturbs other residents.

(7) No sign, advertisement, notice or other graphics or lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Condominium or Association Property, except signs used or approved by the Developer (until such time as Developer is no longer offering Units for sale in the ordinary course of business in any portion of the Condominium, and thereafter by the Board).

Additionally, no awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or roof of the Building or on the Common Elements, without the prior written consent of The Board of Directors of the Association.

(8) Employees of the Association are not to be sent out by Unit Owners or occupants for personal errands. The Board of Directors shall be solely responsible for directing and supervising employees of the Association.

(9) No repair of vehicles shall be made on the Condominium Property.

(10) No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common Elements, other than as is reasonable and customary in vehicles and/or cleaning supplies.

(11) A Unit Owner or occupant who plans to be absent during the hurricane season must prepare his or her Unit prior to his or her departure by designating a responsible firm or individual to care for the Unit should a hurricane threaten the Unit suffer hurricane damage, and furnishing the Association with the name(s) of such firm or individual.

(12) A Unit Owner or occupant shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies, railings or windows of the Building. Notwithstanding the foregoing, any Unit Owner may display one portable, removable United States flag in a respectful way, and an Armed Forces Day, Memorial Day, Flag day, Independence Day and Veterans Day; may display in a respectful way portable, removable official flags, not larger than 4 feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps or Coast Guard. Curtains and drapes (or linings thereof) which face exterior windows or glass doors of Units shall be subject to disapproval by the Board, in which case they shall be removed and replaced with acceptable items.

(13) Installation of satellite dishes by Unit Owners shall be restricted in accordance with the following: (I) Installation shall be Limited Common Elements appurtenant thereto, and may not be on the Common Elements; (II) the dish may be no greater than one meter in diameter, and (III) to the extent that same may be accomplished without (a) impairing reception of an acceptable quality signal, (b) unreasonably preventing or delaying installation, maintenance or use of an antenna, or (c) unreasonably increasing the cost of installing, maintaining or using an antenna, the dish shall be placed in a location which minimizes its visibility from the Common Elements.

(14) 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 (as determined by the Board in its sole discretion) may be placed on any window or glass door or be visible through such window or glass door.

(15) Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Condominium Property and including full supervision of them while within the Condominium Property and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. Loud noises will not be tolerated. All children under (12) year of age must be accompanied by a responsible adult when entering and/or utilizing the recreational facilities.

(16) Pets, birds, fish and other animals, reptiles or wildlife shall neither be kept nor maintained in or about the Condominium Property except in accordance with the following, in addition to the applicable terms of the Declaration:

(a) Dogs or cats shall not be permitted outside of their owner's Unit unless attended by an adult and on a leash not more than six (6) feet long. Said dogs and cats shall only be walked or taken upon those portions of the Common Elements designated by the Association from time to time for such purposes. In no event shall said dog or cat ever be allowed to be walked or taken on or about any recreational facilities contained within the Condominium Property, **which includes but not limited to balconies. All pets must be approved by the board of directors prior to the pet residing in the community. A current pet application must be completed and proof of vaccinations are required.**

(b) Fish or caged domestic (household-type) birds may be kept in the Units, subject to the provisions of the Declaration.

(c) Unit owners shall pick up all solid wastes from their pets and dispose of same appropriately.

A one-time pet fee of \$100.00 per pet will be collected at move in or in acquiring a new pet.

Maximum of 2 pets per unit. Pet weight limit 60 lbs. per pet or 2 pets combined at 120 lbs. Pets must be registered with the Association with immunization records.

Breed restrictions for dogs are as follows:

Akitas, American Staffordshire (Pit Bulls), Chow Chows, Doberman Pinschers, Rottweilers, Wolf-hybrids, Sheppard's, Great Danes, Alaskan Malamute, Siberian Huskies, Belgian Malinois, Mastiffs and ANY DOG THAT HAS ANY OF THE ABOVE BREED LINEAGE. Or becomes a nuisance or threat (At the Boards Sole Discretion).

(17) Any Unit Owner having plumbing, electrical, A/C or other remodeling work done in their Unit agrees to abide by PGVCA Contractor Requirements. Unit Owners must submit a PGVCA Architectural Application, including a \$1,000 Security Deposit, and furnish all required documents to the Property Manager before such work commences. **Notification to the Association of date if repair or replacement is required. For general maintenance of condominium, a Certificate of Insurance with the Association listed as insured is required for all contractors.**

(18) Any Unit Owner wishing to lease their Unit must comply with PGVCA Declaration 17.8 which states in part that no lease of a Unit shall be for a period of less than six (6) months and no Unit may be leased more than two (2) times in any calendar year. All prospective Tenants must submit **electronically** a PGVCA Rental Application (which includes authorization for criminal and financial background checks), which will be reviewed and approved/disapproved in a timely fashion. A \$500 Security Deposit (refundable at Move-Out) is required with all approved Leases. **All lease renewals must be provided to the association no less than 30 days prior to the renewal lease start date for board approval.**

(19) Anyone moving into or out of PGVCA must schedule their move with the Property Manager at least 1 week in advance. Moves are allowed Monday – Friday from 9 a.m. to 5 p.m. Movers must check in at the Clubhouse Office prior to the day of the move and provide a Certificate of Insurance naming PGVCA as the Additional Insured before access to the property will be granted.

(20) Unit Owner Guests (non-family members) are restricted to stays of no more than 30 days per calendar year. Any Guest staying more than 30 days is required to submit a PGVCA Rental Application.

(21) NO smoking/vaping is not allowed at the Pool.

Residents and Guests will adhere to the rules and regulation posted in the pool area and Association policies. The Board of Directors has the authority to change rules as needed per local, state, and federal mandates. No personal speakers allowed.

(24) Fire Sprinklers: All owners are responsible to keep sprinkler heads and rings clean of paint spatter at all times. Any damages requiring repair, including replacement will be charged to the owner.

(25) All owners are responsible to have dryer vents cleaned at a minimum of once per year to prevent possibly fire hazard.

(26) Every Unit Owner and occupant shall comply with these Rules and Regulations as set forth herein, 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 from 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. In addition to all other remedies, a fine or fines may be imposed upon an Owner for failure of an Owner or such Owner's 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 procedures set forth in the Declaration for fining are adhered to. Fines shall not be construed to be an exclusive remedy and shall exist in addition to all other rights and remedies to which the Association may 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.

(27) These rules and regulations shall be cumulative with the covenants, conditions and restrictions set forth in the Declaration of Condominium, provided that the provisions of same shall control over these rules and regulations in the event of a conflict or a doubt as to whether a specific practice or activity is or is not permitted. These rules and regulations shall not apply to Units owned by the Developer. All of these rules and regulations shall apply to all other Owners and occupants even if not specifically so stated in portions hereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more Unit Owners from specific rules and regulations upon written request therefore and good causes shown in the sole opinion of the Board. By signing below, you are agreeing that you have read and will comply with the Rules and Regulations of Pineapple Grove Village Condominium Association.