

CANALVIEW PLACE

RULES & REGULATIONS

The purpose of the Rules & Regulations is to ensure that everyone- unit owners, tenants and guests can use and enjoy the amenities our condominium offers. With everyone's cooperation in obeying and enforcing these rules, we can help make Canalview Place a community of *distinction*.

- 1) **All Communications:** including, but not limited to, requests for action, suggestions, notices, etc. must be in writing and placed in **Box A** or sent to the management company.
- 2) **Nuisances:** No nuisances shall be allowed upon condominium property, nor any use or practice that is a source of any annoyance to residents, tenants or guests. The use of BB Guns, Pellet Guns or any device that shoots a projectile of any kind on condominium property will be deemed a nuisance.
- 3) **Noise:** Unit owners, tenants, and guests shall not play or allow to be played, any musical instrument or practice any vocal music between the hours of *9:00 p.m.* and *8:00 a.m.* The operation of stereos, compact disc players, radios, televisions, etc. is allowed provided it is audible *only* within the unit it is being played. Any partying, loud talking, and noise outside the unit must also be moved within the unit by *9:00 p.m.*
- 4) **Garbage:** All parts of the property shall be kept clean, and in sanitary condition; no rubbish or garbage shall be allowed to accumulate outside any unit or anywhere on the common grounds. Garbage is not to be left beside the dumpsters. All garbage must be placed securely within the Dumpster. If you have large items that will not fit in the dumpster, such as a mattress, please call the management company and advise them that you are placing the item in the dumpster area behind the "N Building" and they will call for a special pickup. All trash must be removed from recreational areas and properly disposed of prior to you leaving the said areas.
- 5) **Parking & Parking Lot:** There is one (1) allocated parking space per unit. "Guests" spaces are not designated to any particular unit. No double parking is allowed. No work truck, flat bed truck, or commercial vehicles over one (1) ton (*any vehicle with advertising on it will be considered a commercial vehicle*), house trailers, boats or trailers of any description are allowed on the condominium property- paved or unpaved. There is no parking allowed on any of the grass areas of the condominium property at any time. Vehicles must be properly maintained so as not to leak oil or other fluids on the pavement. You are responsible for any damage to the pavement caused by such leaks. The parking lot is not a playground for children. We have ample space for the children to play in the playground area. Children's playing in the parking lot is not permitted.
- 6) **Motorcycles:** No motorcycles, motorbikes, mopeds, etc. shall be parked on the front or the rear patios. They *must* be parked as vehicles in the paved areas. A block must be placed under the kickstand on the paved areas to prevent pitting. Motorcycles may be parked in front of a unit owners, tenants, or guests car if when so parked, the car does not exceed the parking line. No motorized vehicles may be ridden or parked on "**Common Elements/Grounds**".
- 7) **Unlicensed, Immobile, Derelict, or Inoperable Vehicles:** Such vehicles are not allowed on condominium property. Following a 24 hour written notice, posted on the vehicle, such vehicle will be towed at the owner's expense. No maintenance or repairing of any vehicle, boat or trailer is allowed on the condominium property at any time, **except for repair of flat tire(s)**.
- 8) **Patios:** Nothing is allowed on front patios except lawn furniture or plants. Anyone who keeps or maintains anything on patios not conforming to the rules and regulations will be subject to a fine. Bicycles may be parked on the back patio provided they are parked standing upright on their stand. All water hoses must be properly stored on hose hangers.

9) **Pets:** All pets must be leashed at all times. Residents are to clean up after their pets. No pets shall be kept in any of the units or on the condominium property other than two (2) dogs OR two (2) cats, goldfish, or birds, provided they are not kept, bred or maintained for any commercial use. Dogs can not exceed 20 pounds in weight. **No dog which is on the top five (5) most dangerous list is allowed, that being "German Shepard's; Doberman Pinschers; Chow-Chow; Pit Bulls; or Rottweilers". Absolutely no farm animals are allowed.** Pets can not be chained outside.

10) **Signs:** No signs, displays, or advertising shall be placed on Canalview Place property other than those authorized in writing by the Board of Directors. There shall be no signs, displays or advertising materials in the windows of units visible to any common area including "For Sale" and "For Rent" signs. Signs to be placed on the Bulletin Board are to be delivered to the management company or placed in Box A.

11) **Clothes Drying:** All outside clothes drying (by rack; clothesline, fence, chair, etc.) is prohibited.

12) **Window Coverings, Rear Patio, Fences, and Trellis:** To preserve the architectural integrity and appearance of "CANALVIEW PLACE CONDOMINIUM" all such items must be uniform with other units, and be approved by the Board of Directors, in advance, in writing. **ABSOLUTELY NO EXTERIOR ALTERATIONS, CHANGES, OR ADDITIONS** to any building or unit shall be made by anyone without advanced written approval by the Board of Directors. Requests shall be submitted in writing to the Board, adequately describing and depicting any such alterations or additions. Anyone who makes any exterior alteration, after Board approval, shall be responsible for the maintenance, repair and replacement of such alteration. **ALL** interior window coverings, visible to the outside, must be neat in appearance, no sheets, or blankets will be allowed for use as window coverings. **All flags shall be properly hung and removed in accordance with Florida Statutes.**

13) **Lights:** All exterior lights must be white or yellow bug lights. Front and exterior light globes are maintained by Canalview HOA. Seasonal light must be removed within twenty (20) calendar days after the end of the holiday season.

14) **Common Elements/Grounds:** No personal property is allowed on Common Elements/Grounds at any time. No vehicles are to be parked or ridden on Common Elements/Grounds at any time. The Common Elements/Grounds being located at: "beyond front concrete porch area of the building and behind the buildings in back of fence and/or concrete patio slab.

15) **Landscaping:** All plants on Common Elements/Grounds must have written approval by the Board of Directors. **NO** potted plants shall be placed on Common Elements/Grounds.

16) **Pool:** No cut-offs are to be worn in the pool. No Styrofoam floats are allowed. Children who are not toilet trained must wear plastic pants. Any child under the age of *sixteen (16)*, *must* be accompanied by a parent or legal guardian, who must be present in the pool areas at all times. There is no running, bicycles, skateboards, roller blades, diving or horseplay that interferes with other's quiet enjoyment in the pool area. There is absolutely *no glass* of any type allowed in the pool area. No pets are allowed in the pool area. All guests utilizing the area must be accompanied by a resident (owner or tenant) at all times. Pool hours are posted at the pool area and strictly enforced and adhered to.

17) **Basketball Court:** The basketball court is for the use of our residents and their guests. No one is permitted on the basketball court unless they are accompanied by a resident (owner or tenant) at all times. Basketball court hours are from **9:00 a.m. to 9:00 p.m.**

18) **Liability/Responsibility:** As per the Declaration of Condominium, all unit owners are liable and responsible for the acts of their tenants and their tenant's guests. The Declaration of Condominium provides that the Association may use all remedies available under the **Florida Statutes** to enforce the Rules & Regulations. **Florida Statutes** provide, in part, that the Association may after notice to the offending party and after a hearing before a committee made up of unit owners, impose a fine of up to **\$100.00 per day** to a maximum of **\$1,000.00, for each infraction** of the rules.