

Indigo Woods Condominium Association, Inc.

Rules & Regulations

THE CLUBHOUSE AND SWIMMING POOL ARE FOR THE ENJOYMENT OF ALL MEMBERS OF INDIGO WOODS CONDOMINIUM ASSOCIATION FOR GATHERINGS, MEETINGS, ARTS AND CRAFTS, CARD PARTIES, ETC. PRIVATE USE OF THE CLUBHOUSE AND KITCHEN FACILITIES IS NOT PERMITTED, EXCEPT AS NOTED BELOW.

SWIMMING POOL RULES

1. Pool Hours are from 7:00 A.M. to 11:00 P.M. Daily.
2. Children under twelve (12) years of age must be accompanied by an adult at all times. All children not “potty-trained” must wear a swim diaper at all times while in the pool area. Also, no one should use the pool alone. We do not have a life guard therefore the “Buddy System” should be utilized for safety purposes. (An Adult is legally defined as the age of eighteen (18) in the state of Florida.)
3. Glass or any other breakable materials are not to be brought into the pool area.
4. Animals are NOT to be brought into the pool area.
5. All spills of drinks or fluids, (i.e. coffee, soda, oils, suntan lotions, etc.) must be cleaned by person spilling same immediately.
6. Association pool furniture may not be removed from the pool area.
7. The cost of any property damage will be charged to the responsible party. Residents are responsible for their guests. Landlords are responsible for their tenants and/or their tenant’s guests.
8. Running, rough-housing, pushing or other dangerous conduct is not permitted in the pool area.
9. All bathers must shower before entering the pool. The pool shower may not be used for personal showering with soap in the pool area. The pool shower is for rinsing off only.
10. Swim suits are required in the pool. Cut-offs are not permitted.
11. Games and floats are prohibited when the pool is crowded.
12. All state and local laws and ordinances must be obeyed.
13. The use of the pool may be prohibited in the case of equipment failure, repairs, or inclement weather, or to individuals (Adult or Child) not complying with these rules.
14. Wet feet, wet swim suits, and wet towels are not permitted in the Clubhouse at any time.
15. All personal items (i.e. lounge chairs; toys; towels; clothing; etc), brought to the pool/clubhouse/common area, must be removed from the area upon leaving. Failure to remove these items will be cause for disposal of items.
16. Only two (2) guests per unit are permitted in the pool area and guests must be accompanied by a resident.
17. Pool Equipment such as life rings, hooks, hand skimmers, etc. are not toys and should be left in their proper place so as to be available for emergencies, or other intended use only.

CLUBHOUSE RULES

The Clubhouse may be used on a reserved basis. It may not be used as a cabana in connection with the day to day use of the pool. Nor may it be used as a storage area for bicycles, floats, pool toys or chairs.

CLUBHOUSE RENTAL

There will be a \$10.00 rental fee and a \$50 security deposit for the private function, reserved use of the Clubhouse. (Check or money order only (no cash), both payable to "Indigo Woods".)

TO RESERVE THE CLUBHOUSE

1.
 - a) Notify the designated representative (management) as far in advance as possible.
 - b) Leave separate checks for the rental fee and security deposit with the designated representative at the time the reservation is made, in accordance with #2 below.
 - c) The designated representative will open the Clubhouse on the day the event will be conducted.

2. Deposit: Residents who reserve the Clubhouse must leave a security deposit check in the amount of \$50 with the designated representative. The Clubhouse must be cleaned immediately following the reserved event. The condition of the Clubhouse will be verified by the designated representative on the next business day following the event. If no damage has occurred and the room is properly cleaned, the deposit will be returned in full. If the Clubhouse has been damaged or is not properly cleaned, the matter will be taken up at the next meeting of the Board of Directors for determination.

3. Conduct of parties and other activities: Sponsors of events in the Clubhouse must observe the rules described below.
 - a) Parties and other events are to be terminated no later than 1:00 A.M. unless other arrangements have been made with the designated representative.
 - b) The Sponsor of the event is responsible for the conduct of his/her guests, any damage to the property, and the clean-up and removal of all litter generated during the event.
 - c) Decorations may be used, provided they are attached by cellophane tape and carefully removed after the party. No holes may be made in the walls, ceiling, or floor.
 - d) If alcoholic beverages are served, the sponsor is responsible for ensuring that persons under 21 years of age are not permitted to consume alcoholic beverages.
 - e) Student, teenage, or pre-teenage parties may be conducted, provided a responsible adult resident sponsors the event, and assumes responsibility for the conduct of the party. The Sponsor **MUST BE PHYSICALLY PRESENT DURING THE ENTIRE EVENT.**
 - f) According to Fire Officials, no more than fifty (50) persons may attend a function in the Clubhouse.
 - g) The designated representative or a member of the Board of Directors has the authority to terminate a party or any other event conducted in the Clubhouse.
 - h) Music and noise shall be contained within the Clubhouse and can not disturb other residents of the condominium.

CAR WASHING

1. No car washing is permitted on Association property at any time.

DUMPSTERS

1. Nothing is to be placed in the dumpsters that will not fit **COMPLETELY** inside. Boxes should be broken down and flattened so as to take up the minimum amount of space.

2. Nothing is to be placed along side the dumpsters and left there. The driver of the garbage truck will not get out of the truck to place any items in the dumpster once he has emptied it into the truck.

3. If you have oversized items that will not fit in the dumpster (i.e. mattresses; box springs; furniture, etc.), you may place them along side the dumpster (but clear of it), and call the number posted on the dumpster for a special truck to pick up these oversized items.

PUBLIC AREAS

- A. An owner shall not place or cause to be placed in the walkways or in or on any other common areas or facilities, (including, but not limited to stairs, stairwells, window sills) any furniture, plants, boots, sneakers, charcoal grills, packages, or other object of any kind. Such areas shall be used for no other reason than for normal transit through them. Items so placed will be removed and disposed of immediately.
- B. There shall be NO roller skating/blading or skateboarding on Indigo Woods property at any time.

BARBECUES

Barbecues may not be used on balconies, walkways, the interior of any building, or any other place where fire or other damage may result.

PETS

One (1) pet shall be allowed to be kept in the owner's unit; however, the pet shall not exceed twenty (20) pounds in weight. All pets must be kept on a leash on the condominium grounds and shall be kept in the designated area, and not allowed to roam common areas. Each pet owner is responsible for immediately cleaning up after their pet.

PARKING

No parking space may be used for any other purpose other than parking automobiles or trucks less than $\frac{3}{4}$ ton which are in operating condition. No other vehicles or objects including, but not limited to trucks over $\frac{3}{4}$ ton, motorcycles, trailers, RVs and boats, will be parked or placed upon such portions of the condominium property unless permitted by the Board of Directors. Parking or driving over and/or on the lawn is strictly prohibited for any vehicles and/or objects. VIOLATORS ARE RESPONSIBLE FOR ANY VIOLATION AND/OR DAMAGE TO LAWNS, SHRUBS, SPRINKLER SYSTEMS, ETC.

RENTAL RULES

It is mandatory that all tenants be screened and interviewed by the Board of Directors **before** moving in. Please contact management for necessary paperwork.

RESIDENCY

Each one-bedroom unit is hereby restricted to no more than two (2) occupants. Each two-bedroom unit is hereby restricted to no more than four (4) occupants.

CLIFTON MANAGEMENT, INC.
1326 S. Ridgewood Ave., Suite 14
Daytona Beach, Fl. 32114
386-767-5575 Fax: 386-255-5234

Indigo Woods Condominium Association, Inc.

AFFIDAVIT

I have read all the above Rules and Regulations and my questions about these Rules and Regulations have been answered. I hereby acknowledge acceptance of these Rules and Regulations. It is agreed that these Rules and Regulations are incorporated into and made part of my lease agreement, or rental agreement. I and everyone in my family and my guests agree to abide by these Rules and Regulations and understand that failure to comply with these Rules & Regulations are grounds for eviction/and or a fine to be assessed to the unit.

Unit # _____

Signature of Owner/Tenant

Date

Signature of Owner/Tenant

Date

Signature of Owner/Tenant

Date

Signature of Owner/Tenant

Date