

## **SCHEDULE "A"**

Southmont Cove at Lexington Condominium Association, Inc.  
Revised Rules and Regulations - 2015

### **GENERAL**

#### **A. RESTRICTIONS.**

- I. The following restrictions shall govern the use of the Association Property and the conduct of the members of the Association and their respective unit owners, occupants and/or guests. Owners who lease or rent their units will be responsible for including these rules and regulations in the signed agreement for property use.
2. Unit owners are specifically cautioned that their right to make any addition, change, alteration or decoration to the exterior appearance of any portion of the condominium is subject to and limited by the provisions of the declaration of the condominium. Any change or addition considered by any owner must be presented in writing to the Board of Directors on the Architectural Review Form, through the Director of the Association Management for approval and accompanied by written plans or drawings and specifications. The Board will insure that the Association is protected against any mechanic's liens and/or claims arising from such approved work.
3. Each member and their respective unit owners, guests and occupants shall not use or permit the use of Association Property in any manner which would be disturbing or a nuisance to other unit owners and occupants, or interfere with the rights, comfort or convenience of other owners in such a way as to be injurious to the reputation of the property.
4. The use of Association Property shall be consistent with existing Florida State Law, Southmont Cove By-Laws and all governing documents of the Lexington Country Club Association.

#### **B. COMMON AREAS**

1. No Association Property shall be obstructed, littered, defaced or misused in any manner.
2. No tents or camping facility shall be permitted on Association Property.
3. No vehicle shall be used as a domicile or residence, either permanent or temporary.
4. No bicycles shall be parked outside in places other than the bicycle racks provided for each building. Bicycles shall not be parked or stored in car parking spaces or in any other outside area.

5. No motorcycles, motor scooters, motorized bicycles commonly known as "mopeds" or any other like vehicles shall be allowed on Association Property. Further, no bicycles, roller blades, scooters or skateboards shall be allowed at any time on Association Walkways.
6. No boat, boat trailer or other trailer of any kind, camper, mobile home or motor home shall be parked or stored on Association Property.
7. No truck of any kind including a "pick-up truck" shall be parked or stored on Association Property. (Subject to the findings of the Lexington Country Club Association Study.)
8. No visually "battered" or unsightly vehicle shall be stored or parked on Association Property.
9. No golf cart shall be stored or parked on Association Property.
10. No vehicle shall be parked anywhere but on the paved areas intended for that purpose.
11. No unit owner's personal property shall be stored outside in Common Areas except those specific items allowed in Limited Common Areas.
12. No garbage cans, supplies, containers or other articles shall be placed in or on the walkways, halls, balconies and entrance ways nor shall any linens, clothes, curtains, rugs, mops, laundry of any kind, or any articles be shaken or hung from any windows, door walkways, balconies or entryways or exposed on any part of the Limited Common Areas or Common Areas. The Limited Common Areas and Common Areas shall be kept free and clear of refuse, debris and other unsightly material.
13. No refuse or garbage shall be deposited in any place except in the dumpsters, and all garbage must be bagged and all boxes flattened before being placed in the dumpster. Recycle material will be removed from bags and/or other containers and placed in the container provided.
14. No unit owner shall allow anything to fall from windows, walkways, balconies, entryways or doors of the premises, nor shall he sweep or throw from his unit any dirt or other substance outside his unit or onto the Limited Common Areas or Common Areas of the condominium.
15. No unit owner or occupant shall play or permit to be operated a phonograph, television, radio or other musical instrument in such a manner as to disturb or annoy other occupants.
16. No outdoor cooking or barbecuing shall be allowed, except in areas of the Island Club as established by the Lexington Country Club Board of Directors.

17. No external radio or television antenna installation, or other wiring, shall be made without first obtaining written permission of the Southmont Cove Board of Directors.
18. No sign, advertisement, notice or other similar item shall be exhibited, displayed, inscribed, painted or affixed, in or upon any part of the unit's Limited Common Areas or Common Areas without first obtaining written permission of the Southmont Cove Board of Directors.
19. No flammable, combustible or explosive fluid, chemical or substance shall be kept in any unit or in any Limited Common Areas or Common Areas except as necessary and suited for normal household use.
20. No unit owner or occupant shall be allowed for any reason whatsoever to enter, or attempt to enter, upon the roof or attic of the building.
21. No obstruction shall be permitted to the sidewalks, walkways, entrances and stairs of the Common Areas, and these areas shall not be encumbered or modified or used for any purpose other than ingress or egress to and from units, nor shall carriages, toys, bicycles, wagons, shopping carts, chairs, benches, tables or other items similar in nature be left therein or thereon.
22. No owner or occupant shall have more than two household pets. Owners shall ensure that the pets do not disturb other owners or occupants and are kept in compliance with Article VII, Certain Use Restrictions, Section 8, Pets, Livestock and Poultry of the Declaration of Covenants for Lexington Country Club.
23. No owner, other than the first floor unit owners or occupants, may use the stone-filled area immediately in front of their unit for displaying ornamental live plants in containers. Such plants shall be limited to one container of a maximum height of 36" or the height of the horizontal screen divider, per screen panel. Plants shall be placed on the stone-filled area in such manner as to not interfere with lawn maintenance. Outside plants and containers shall be of such design to prevent blowing over in the wind and must be removed when the unit is not occupied for periods of greater than one month. Dead or unsightly plants will be removed promptly. No live plants shall be planted directly in the earth.
24. No owner shall install door kick plates, nameplates or change unit numbers or style of numbers on front doors.
25. No owner shall apply film, other than clear material, to the inside or outside of windows and only install vertical or horizontal blinds or curtains on lanai sliding doors or condominium windows that are white or near white.

26. No owner shall be restricted from placing or parking handicap aides (wheel chairs, walkers or canes) in any Common Area as long as it does not create a safety or fire hazard.

### C. LIMITED COMMON AREAS

Lanais and screened entry enclosures are Limited Common Areas. While they are for the exclusive use of the owner, they are visible to all residents and maintained (painted) by the Association. Their appearance is important to the visual continuity of the community and helps maintain property values.

#### I. LANAI

- a. Only normal patio furniture will be allowed.
- b. A reasonable number of plants and/or trees will be allowed.
- c. Wall hangings of a reasonable size will be allowed; but no commercial or illuminated signs or wall hanging will be allowed. Owners will be responsible to fill any holes made in the wall before the Association contracts for painting.
- d. Roll down sunscreens will be allowed as long as they are white or near white only.
- e. One storage cabinet 36" high or less will be allowed.
- f. Holiday decorations will be allowed from 10 December to 15 January.
- g. Television set will be allowed as long as the volume is low and does not disturb the other owners.
- h. Drying racks, clotheslines or any types of drying apparatus will not be allowed.
1. Electric smokeless grills, gas and charcoal grills are not be allowed.
- J. No other items will be allowed on any lanai such as the storage of construction material, tools, supplies, ladders, etc., carpeting, signs, wall mounted shelves, etc., drying racks or clotheslines, etc., bicycles or other unsightly material.
- k. Owners are responsible for the replacement of worn or damaged screens with screens that are of the same specifications as the original screens except: "No see um" screens will be allowed as long as the owner submits the request to the Board with a sample of the screen material and the Board finds it in compliance with the standards set by the Board and approves the request in writing before installation. The owner must understand that such screens change the wind resistance level of the lanai and he must accept the replacement cost of any loss in a high windstorm.

- l. Adding decorations to the screen, adding any material to alter the shape or outward appearance of the lanai or changing the door design on first floor units will not be allowed. While some changes and/or additions have been deemed acceptable to the outer area of the lanai and windows, owners must first submit the plan to the Architectural Review Committee for approval before any installation is contracted and completed. A guiding principal for approval will be that the change does not alter the outward appearance.

## 2. FRONT ENTRANCE

The size of the front entrance and storage room varies with the different models and is a major factor in determining what will be allowed. The entrance way must be kept clear of any item that would interfere in any way with the ingress or egress from the unit or present a fire or safety problem. The following items will be allowed on both screened and unscreened entrances:

- a. One wreath will be allowed on the front door and must be hung by a door hanger, which is removable and does not mar the door.
- b. A front entrance floor mat will be allowed as long as it does not infringe into the common walkway.
- c. Decorative furniture, benches and plants will be allowed, but must be appropriate to the size of the area.
- d. Holiday decorations will be allowed from 10 December to 15 January.
- e. Screened Bimini and Amelia models are large enough and the storage area so limited that owners may store up to two bicycles when in residence, as long as they do not clutter the area and are not a safety or fire hazard.
- f. No other items will be allowed in any front entrance such as storage cabinets storage of construction material, tools, supplies, ladders, etc., carpeting all hangings, signs, wall mounted shelves, etc., electric or gas or charcoal grills, drying racks, clotheslines, etc.

Unit Owners in Southmont Cove are responsible to maintain the systems/components within their units to minimize the chances of catastrophic water leaks. The initial rule is that the owners must replace the original plastic (PVC) valves on the main water supply line in the unit and the supply line to the water heater with metal valves and must replace rubber water supply hoses to clothes washers with braided, stainless steel hoses. These measures should be completed in a timely manner, as determined by the Board of Directors, to reduce future water damage losses.

#### E. VIOLATIONS

Lexington Security Personnel will monitor all Southmont Cove Common Areas and issue a notice of violation to any owner found not in compliance with the Rules and Regulations. Owners will be expected to correct the situation within a reasonable time. Violations in dispute or those not corrected in a reasonable time will be brought to the Board's attention for the appropriate action. The Board will follow the procedures outlined in the By-Law's on page 15, par. 5, (l) and (m) to enforce the Rules and Regulations.

#### F. CHANGES

The Board of Directors reserves the option to modify above Rules and Regulations as may become necessary.