

SUMMER PLACE CONDOMINIUMS
Merritt Island, Fl. 32953

RULES AND REGULATIONS - Revised July 2006

1. **CORRESPONDENCE:** All correspondence including inquires, suggestions are to be mailed to:
Leland Management Inc.
c/o Mr. Richard Murphy, Property Manager
8009 South Orange Avenue
Orlando, Fl. 32809
Or call 1-407-781-1405, fax # 1-407-781-1195.
Email address:
rmurphy@lelandmanagement.com

2. **OCCUPANT INFORMATION SHEET:** Information on prospective owner or tenant should be submitted and approved by the Board of Directors **BEFORE OCCUPANCY**. The association has right of eviction for anyone living on the premises without prior approval. Units are limited to four persons per unit / two persons per bedroom. Should guests cause the occupancy to exceed four per unit, there is a time limit of thirty days per year. The management company should receive notice of tenants moving and of resident owners leaving town and the date of return for emergency purposes. For sale or rent signs may be displayed **only** on the bulletin board and not in any individual unit. For further information refer to condominium documents.

3. **REPAIRS:** Any internal repairs, such as repairs to the plumbing, air conditioner or heating unit, etc. are the responsibility of the owner. The owner is responsible for any damage inside the unit including mold and mildew. Proper ventilation must be maintained in order to prevent the formation of mold and mildew. Owners are responsible for doors and windows. For further information on owner responsibilities, refer to condominium documents.

4. **UNIT KEYS:** The association requires a set of keys to all units to allow entry to the unit for the purpose of maintenance, repair of common elements or in case of emergency. Access to individual units shall be only during reasonable hours except that access may be had at anytime in case of emergency. If the association has no key to your unit and forced entry is required the unit owner is responsible for all damages and costs.

5. **CABLE TV:** Owner is responsible for TV cable wiring **INSIDE** of unit. No exterior wires, cables, satellite dishes are allowed. For further information refer to condominium documents.

6. **PETS:** One pet, up to 15 lbs at maturity is permitted per unit. Pets are not allowed on the grounds or pool area. Dogs should be walked on a leash and away from the unit area and garbage bins. Owners are responsible to **clean up** after their pets. When outside of the unit the owner shall be required to keep animals on a leash at all times.

7. **PLANTS / PLANTING:** Residents may **not** plant in the garden area outside back window or common areas. The grounds will be maintained by the grounds keeper. Owners and tenants or their guests will be held responsible for any damage to the common elements caused by negligence.
8. **CHILDREN / GUESTS:** Children under 16 must be accompanied by an adult at all times in the common areas. No one is to walk or climb on the walls, trees, roofs, or sheds. All residents are responsible to monitor the activities of their guests.
9. **GRILLS:** Barbecue grills of any kind are not allowed to be stored or left outside. When in use, barbecue grills must be kept away from the buildings and cars.
10. **NOISE:** No loud noise is allowed on the condo property or in units before 9:00 A.M. or after 9:00 P.M. Please have consideration for others at all times.
11. **PARKING:** Residents should register their vehicle with the management company and include the make, year, type, and license number. There is only one (1) assigned parking space per unit at the rear of the unit. Only head-in parking and one vehicle per parking space are allowed. A unit is not allowed more than two (2) vehicles. Residents should park their second vehicle in the designated visitor's parking space. **Do not** use another resident's parking space without obtaining permission; otherwise, the owner of the unit can have the vehicle removed at the vehicle owner's expense. **Vehicles over 20' in length, and vehicles over 3/4 ton rating are not allowed or permitted on the grounds.** Exceptions are allowed for moving and deliveries. Please limit moving between 9:00 A.M. and 9:00 P.M. Vehicles are not allowed to park on grassy areas. Those doing so will be subject to towing at the owners expense. No vehicles on blocks, without tires, with expired plated, or unmarked/unidentified vehicles are allowed or permitted on the grounds. Trailers, boats, or vehicle repairs are prohibited.
12. **POOL:** Pool hours are 8:00 A.M. until dark for adults. No one with open sores is allowed in the pool. The adult or tenant must be on condominium property when a guest is using the pool. If a resident child or guest is under 12 and adult resident (16 or older) must be present at pool side, and is responsible for the child and his or her activities. Bathers are urged to remove suntan oils before entering the pool. Any child not potty trained is required to wear swimming diapers. In the event of an accident the pool will be closed for health and safety reasons. All residents are to abide by the pool rules posted at the pool area. Tossing of chairs or other objects in the pool is not permitted. No food or glass containers are allowed inside the pool area. Take all personal property and belongings with you when leaving the pool area. When using the pool, please restrict the number of invited guests. Please consider others so there is enough room for everyone to enjoy the pool and patio. Keep pool gate closed at all times. Swim at your own risk, there are no lifeguards.
13. **GARBAGE:** No garbage is to be left outside the unit doors or in parking areas. Garbage is to be put in bags, and cartons are to be flattened before being deposited inside the dumpster. Do not leave cartons or bags on the ground near the dumpster. The trucks pick up the entire dumpster and if the trash is in the way, the truck will not pick at all. If an item is too large to fit in the dumpster, call USA Waste at 633-6894 and give the location of the item, and they will send a separate truck to pick up the item. Remove doors on any cabinets, especially a refrigerator.

There is no charge for this service and it will keep the neighborhood from being unsightly. Cigarette butts are considered garbage. Please dispose of them within your household and not in the common areas. Please follow specific instructions and items labeled on each individual recycle-able bin.

- 14. LAWFUL USE:** No immoral, improper, offensive, destructive, or unlawful use shall be made of the condominium property; and all valid laws, zoning ordinances and regulations of governmental bodies having jurisdiction thereof shall be observed. Florida Statutes authorizes Condominium Associations to impose fines up to \$100 per day and \$1,000.00 in total for continuing violations.

THESE RULES AND REGULATIONS ARE FOR EVERYONE'S SAFETY, SECURITY, SANITATION, AND FOR THE ENJOYMENT OF THE COMMON AREAS. PLEASE DO NOT MAKE YOUR NEIGHBOR CONTACT THE BOARD FOR NON-COMPLIANCE.