

SEVILLE CONDOMINIUM 11, INC.

- RULES AND REGULATIONS -

Revised March 15, 2021

GENERAL

The Association, acting through its Board of Directors, has adopted or amended the following Rules and Regulations, to be effective October 1, 2015 pursuant to Section 2 Article 15.1 in accordance with the Declarations of Condominium for each building in the Community. Communal living requires an increased level of consideration and mutual respect for others. This document establishes rules and guidelines to preserve the safety of all Owners and Residents and protect and maintain the quality, style, and harmony of expected condo living by following the high standards set forth therein. It is the intent of these Rules and Regulations to promote the means of making them work for the benefit of every Unit Owner and Resident through their voluntary compliance and good will.

RULES

A. ADMINISTRATIVE

1. Urgent or emergency matters should be referred immediately and always to Management. Management Company and Property Manager contact information is located on the bulletin board in the main lobby. They are the first line of communication.
2. To ensure we maintain our 55 and over status, as indicated in our Bi-laws, all Owners and Residents must meet that requirement.
3. For all transactions of sales or lease, Management must be contacted and will provide applications, forms, and procedures to be followed.
4. Upon completion of any sale or lease Management will provide a copy of the Rules and Regulations at a nominal fee.
5. Leases must be a minimum of 1 year and will be monitored for purposes of compliance and renewal. Owners may not divide the unit in order to reside there simultaneously with the lessee or are allowed to receive payment under such conditions.
6. Keys to each unit must be available to the Board, either by possession or by notification in writing to the Board of the individual holding the key.

. In an emergency, if no key is available in our files, the owner will be responsible for damages incurred during entry and any subsequent damages that occur as a result including doors, locks, any property within the unit that may be lost, stolen or destroyed, and cost of a locksmith.

. Residents and Guests shall exercise extreme care not to disturb other Residents with excessive noise or voices, or the unreasonable use of radios, televisions, telephones, or other similar devices, particularly between the hours of 11:00 p.m. and 8:00 a.m. Any use or practice which is a source of annoyance to Residents or which interferes with the peaceful possession and proper use of the property by its Residents is prohibited.

. Renovation, repair, or installation work shall only be conducted between the hours of 8:00 a.m. and 6:00 p.m. and only on the days of Monday through Saturday.

. Visitation is limited to the same occupant for 30 days or less to span 1 calendar year.

. All children, when visiting, must not be unattended, and must be accompanied and supervised by an adult. This includes in and around the building and the recreation area. Loud noise and disruptive behavior will not be tolerated in order to preserve the expected peace and quiet of condominium living.

. No pets are allowed in the building, including those belonging to Guests and Visitors, with the exception of those who have been grandfathered due to tacit approval by prior Board of Directors. Any owner or resident requiring a medical variance from these rules must provide proof of such need to the Association and be approved by the Board of Directors for such variance, prior to bringing a non-compliant animal into the property. All pets must be kept on a leash at all times when outside the condominium unit and all Owners must clean up after their pets and dispose of same properly. Pets shall not otherwise be permitted on any of the common elements. Notwithstanding anything herein to the contrary, if any pet permitted to be kept by a unit owner shall become a nuisance to other unit owners and such nuisance is not corrected after written notice to the unit owner, the Board of Directors of the Association shall have the right to require the unit owner to remove the animal permanently from the Condominium Property.

. Feeding of wild birds or animals is prohibited on Condominium property.

. No smoking will be permitted in any common areas including courtyards and laundry rooms. Observe all signs.

. No washers or dryers are allowed in units. Units with existing washers and dryers are not grandfathered in upon the sale or change of ownership.

. The North Elevator is specifically designated for: freight, furniture, construction materials, etc. Protective pads must be used. They can be found on the 2nd floor storage room. Pads MUST be returned after use. They will not be allowed to hang in the elevator indefinitely. The Board is not responsible to hang or remove the pads. (Refer to inside elevator for further instructions.)

. Do not use the South Elevator for anything other than people.

- . All residents and guests must wear shirts and shoes when in common areas.
- . No person shall enter the roof area, elevator shafts, or basement unless authorized by a Board member.
- . Lobby sofas are for sitting only and not a landing area for grocery bags, backpacks, suitcases, packages, purses and the like.
- . Nothing may be removed, added, or changed in lobbies and common areas without prior authorization of Board.
- . Front door unit number and name is provided by the Board for uniform appearance.
- . Maintenance staff, lawn crew, and vendors will only receive direction from Board members.
- . All warnings for building and parking violations are given in writing. In the event compliance is not met, a letter from our attorney will follow. This action could result in some form of restitution.
- . New policy with regard to the collection of assessments is in effect and being enforced.

B. MAINTENANCE and RENOVATION

1. Any construction and/or remodeling work shall be done between the hours and 8:00 AM – 6:00 PM, Monday through Saturday. Sunday work is prohibited. Work that involves NO noise, such as painting and wallpapering excepted, but the Association reserves the sole right to determine what construction/remodeling shall qualify for this exception.
2. A written application on the official form must be submitted to the Architectural Committee PRIOR to the start of construction and work may not commence until Owner receives written approval from the Architectural Committee. Paint, wallpaper, and carpeting over padding are excluded from this requirement. Note: there are separate Window and Door Specifications for the replacement of windows, sliding doors and screen doors.
3. Due to the unique characteristics of the steel reinforced concrete floors, the lack of ceiling coverings, and their inherent issues with high sound transmittance, and in consideration of the peace and quiet of surrounding neighbors, any hard surface flooring (ie: tile of any type, wood, laminate, and the like) must have an underlayment approved in writing by the Architectural Committee. Approved underlayment shall provide a minimum overall Impact Insulation Class (IIC) rating of 55, but kitchens and kitchen eating nooks, if they have ceramic or stone tile flooring, shall have a minimum IIC rating of 50. Bathroom floors of all units and all floors on the first floor are exempt from this underlayment requirement.

Note: Sound Transmission Class (STC) is a common criteria for sound transmission, but it is a rating that DOES NOT apply to our specific situation and therefore WILL NOT be considered in determining acceptability of underlayment products.

Note: The calculation of IIC is complicated and there is OFTEN misleading or false claims of IIC levels in product specifications. Therefore, regardless of the rating, the Association reserves the right to reject any product it feels is inferior.

Note: Due to their inherent characteristics, it is difficult and expensive to achieve an IIC rating of 55 with our type of construction for ceramic and stone tile flooring, therefore the use of these materials for floor coverings is discouraged. Engineering wood, laminate and LVT floorings are hard surfaces which are encouraged. If ceramic or stone tiles are used in kitchens and kitchen nook areas, the required IIC rating described above shall meet a minimum rating of 50.

Note: Carpet installed over padding is exempt from this IIC requirement.

4. To ensure a uniform attractive appearance to the building, any exterior renovation such as: Window treatments, screen doors, balcony doors must be submitted by request to the Architectural Review Committee. For screen doors, please refer to the Window and Door Specifications.

The purpose is to provide specifications and guidance for approval PRIOR to the start of construction.

5. On Construction Debris and Disposal...All construction materials such as: appliances, cabinets, plumbing fixtures, flooring, and drywall CANNOT be left in the dumpster room. All evidence of construction and clean-up is responsibility of unit owner and their contractor.

6. Hurricane shutters no longer allowed. Please refer to the Window and Door Specifications for type and design of windows, sliding doors, and screen doors. All windows and doors require Architectural Committee approval in writing. Owners must make written application on official form

C. BALCONIES, WALKWAYS, WINDOWS

. Each Unit Owner and Resident shall keep his Unit in a good state of preservation, repair, and cleanliness

. It is prohibited to throw, sweep or hose any item off the balcony (for example: water, dirt, cigarettes, leaves, etc.). Rugs or mops or dust cloths of any kind must not be shaken over balcony railings or walkways. Care and consideration of neighboring balconies below must be observed.

. No signs, posters, or decorations shall be hung or displayed from any window, door, balcony, or exterior of the unit, with the following exceptions: The American flag (appropriately displayed) and temporary appropriate seasonal decorations.

- . To prevent water accumulation or damage, balcony floors will not be covered.
- . No balcony shall be used as a storage area for items such as boxes, storage chests, appliances, bicycles, or similar articles.
- . Customary lawn or patio furniture in good condition and reasonably sized, and well-tended plants, may be placed on the balcony. All items should be secured so as to protect being blown or fall off the balcony.
- . No painting of balcony without prior written consent of Board. Approval of painting only includes existing type and color.
- . No cooking or grilling of any nature is permitted on any balcony, corridor, patio, or terrace of the building.
- . No laundry, including clothes, clothes drying racks, rugs, towels, and the like shall be hung or draped on patios, balconies, walkways, or stairway railings.
- . Except those items intended for normal household use, no flammable, combustible or explosive liquid, chemical or hazardous substance may be kept in any unit, patio, balcony, or storage locker.
- . Walkways, including the front of the unit, must remain clear of obstructions such as decorations and adornments due to health and safety considerations and requirements.

D. TRASH and GARBAGE

1. All garbage must be placed in securely tied plastic bags small enough to fit into the trash chute.
2. All recycled products will be placed in recycle bins located in the trash room.
3. Flatten all cardboard boxes and discard in the dumpster labeled cardboard. Do not put boxes in the trash chutes or on the floor in the trash room.
4. Items NOT PERMITTED in the trash room:
Electronics, Appliances, Cabinets, Paint, Fluids and Combustible Liquids, Any Construction or Renovation Materials
5. Clippings and garden trash must be bagged and disposed properly.
6. Littering is prohibited anywhere in the building or on the property.

E. LAUNDRY

1. Laundry rooms and machines may be used by residents and guests only.
2. Hours of operation are 8:00 a.m. to 8:00 p.m.
3. Keep washers and counter tops clean and in good condition for next resident.
4. Clean dryer filters after each use.
5. No dyeing allowed.
6. Observe signs posted on laundry room walls.
7. Building 11 is not responsible for articles left unattended in machines or on counters.
8. Turn off lights and be sure door is closed when leaving.

F. PARKING

1. All Owners are deeded a specific parking space. Owners have the right to rent their space to any resident of the Seville complex for a single, operable vehicle with current license plates only. Notification to the Management Company is required for record keeping. No boats, recreational vehicles, or similar shall be stored in any parking spaces. Non-compliant vehicles will be towed away at Owner's expense.
2. Guest parking spaces are located at the East and South sides of the building and are intended for Visitors and vehicles servicing building 11 and its units.
3. Parking at the yellow curb in front of the building is prohibited but stopping for specific reasons is limited to 15 minutes or less.
4. All vehicles must pull into the parking space between the lines while not impeding upon neighboring spaces. No backing in of vehicles is permitted.
5. In the event there is not compliance, legal recourse will follow.

Adopted by Board of Directors this 15th day of 2021.

Signed:

Philip Dobson, President