

AMENDED AND REVISED RULES AND REGULATIONS FOR AZALEA WOODS CONDOMINIUM ASSOCIATION, INC.

The following rules were enacted on March 4, 2013 to preserve the quiet enjoyment, health and safety of our residents. The Board of Directors has the right to amend or enact new rules as provided for in the Condominium Documents. The rules were amended August 10, 2022 by the Board of Directors.

GENERAL RULES:

1. Other than the pool area, there are no recreational facilities at Azalea Woods. Nothing is permitted to be thrown against the buildings. **Bicycles may not be ridden or parked on the lawn areas.** Bicycle riding is only allowed on the blacktopped areas.
2. **Tenants and guests are not allowed to have pets.** Owners with a pet must abide by the pet rules as posted in the complex. Pets must be no larger than 25 lbs. when full grown. Pets must be on a leash at all times when outside the unit.
3. Proof of residence must be provided when requested.
4. Tampering with any common area system, such as sprinklers, faucet shut-offs, cabana and pool furnishings and electric box shut-offs is not permitted.
5. No disturbing the “quiet enjoyment” of the other residents. No radio or loud noise is permitted in the pool area or anywhere in the common elements.
6. Owners are responsible for any damage caused by tenants or guests.
7. **Any changes or alterations you wish to make to your unit must be approved by the board of directors. Contact the property manager for the forms.**
8. Notice boxes located next to the mail boxes contain important information for residents. Contact numbers for the Management Company and board of directors are listed. Minutes from meetings are posted on the board in the cabana.

VEHICLES:

1. Each unit is assigned **one resident parking space under the carport for resident use only.** All residents must park in their assigned carport space only. This primary space must be utilized for the first vehicle before using an additional parking spot. **Resident’s second vehicles are to be parked in the open visitor parking spaces including in front of the pool area.**
2. **Residents are not allowed to park in the unoccupied carport spaces of other residents. Guest vehicles must never be parked in carport areas.** Guests must use open visitor spaces including those in front of the pool area.
3. **Vehicles are to be parked with the front end facing the building to prevent carbon monoxide fumes from being directed into the units.**
4. Registration tags must be **visible and current.** **No commercial vehicles are allowed to be parked on the Azalea Woods property by unit owners.**
5. Due to the limited parking of our neighbor Countryside Azalea Woods, residents or guests of Azalea Woods are not allowed to park in their parking spaces.
6. Car washing is available for all residents at the **pool parking area only.** Car washing may be suspended due to county water restrictions. **No hose set-up in**

the car washing area means no car washing due to a county water restriction.

At this time car washing is permitted on **Saturday only.**

7. There is a speed restriction in our complex. **The posted speed is 10 mph.**
8. **Motorcycles are not allowed.**
9. Oil leakage must be resolved promptly as this stains the concrete.
10. **All residents and their guests in guest parking must park within the lines as to not block the walkways to the individual units.**

FRONT PORCHES, WALKWAYS AND LANAIS:

1. Nothing may be stored on the walkways, porches or in the area behind each unit.
2. Tools, bicycles, brooms, etc. must be stored inside the unit when not in use.
3. **Hanging plants, tables and chairs, wind chimes, bird feeders and flower pots are not permitted anywhere on the common areas, this includes the walkways and window sills. Fire, paramedic and EMS personnel must have a clear and unencumbered walkway to each unit; during hurricanes and storms, unsecured objects can become projectiles and have insurance implications. Any items left in the common areas after a second violation letter is sent to a unit will be removed and disposed of by the management company.**
4. Hoses are restricted to 25 ft. and are to be stored neatly on a hose holder at both front and back water connections.
5. Use of lawn chairs on the front porch area is permitted providing they are **stored inside after use.** Use of lawn chairs is permitted on the back cement patio area of each unit.
6. Please you keep your walkways and window sills clean of all dirt and tree pollen.
7. Outside decorations are permitted for various holidays, i.e. Christmas, Halloween, etc and must be removed within a reasonable time after the holiday.
8. The upkeep and maintenance to any lanai that has been modified from the original fully screened structure as per the documents, is the sole responsibility of the unit owner. Any addition, in whole or part, a solid enclosed roof, enclosed walls, windows and screens or upgraded doors is considered a modification. Any cost to keep the modified structure in good condition is the sole responsibility of the owner. Owners must ensure that all windows, walls and doors are properly sealed from the elements as the association bears no responsibility for any damage caused by an owner not properly maintaining their modified lanai. **All lanai modifications, upgrades or replacements need prior approval by submission of an architectural change form to the board of directors.**

BARBECUE GRILLS: Amended June 29, 2018

1. **Gas/propane grills, charcoal grills or any type of open flame grills are not permitted for use in Azalea Woods.**

SHRUBS, TREES AND FLOWERS:

1. Planting of flowers or artificial flowers is permitted in the front planters.
Climbing vines are not permitted.

2. **Additional shrubs, trees and flowers are not to be planted in the common areas without prior approval by the Board of Directors.** If approved, planting and maintenance will be at your own expense. Our lawn service covers only a certain number of approved plantings without adding to the cost of our contract and maintenance.

WASTE DISPOSAL AND RECYCLING:

1. Regular waste must be bagged and tied. Cardboard boxes must be broken down and placed in the recycle bin. Do not leave garbage and recycling outside the dumpster or recycle bin.
2. **Large items such as furniture, mattresses, televisions, building and construction materials, tires, batteries, paint and toxic liquids and materials etc. are not to be disposed of in or beside the dumpsters. Please keep these items at your home and make arrangements for hauling/disposal at your expense.**
3. Currently recycling containers are located in the back corner dumpster area. Newspaper, plastic, tin, glass and aluminum are recyclable.

POOL AND CABANA:

1. Hours and rules for use of the pool and cabana are posted in that area. Please familiarize yourself with the posted rules.
2. **Children under 16 years of age must be accompanied by an adult at all times.**
3. Please close umbrellas after use or in inclement weather. Put chairs back in order after use.
4. Obtain keys from the previous owners for the men's and ladies' rest rooms.
5. **Guests using the pool and pool area must be accompanied by the unit owner at all times.**

This is your community. Most residents are very cooperative in complying with the rules and regulations of Azalea Woods. We must be respectful to all our neighbors. Please report any sprinkler issues, water leaks or other maintenance issues to our property management or board member. Other rules and regulations may be enacted as needed.

AT THE TIME OF THE NEW OWNER /TENANT INTERVIEW, HAVING READ AND BEEN ADVISED OF THESE RULES, AZALEA WOODS CONDOMINIUM ASSOCIATION, INC. WAIVES ALL LIABILITY RESPONSIBILITY IN THE EVENT THEY ARE VIOLATED. LEGAL ACTION MAY BE TAKEN TO ENFORCE AS PROVIDED IN THE CONDOMINIUM DOCUMENTS. AS AN OWNER /TENANT I HAVE READ AND UNDERSTAND THE RULES AND REGULATIONS OF AZALEA WOODS.

SIGN _____

DATE _____

