

CRYSTAL BLUE WATER CONDOMINIUM ASSOCIATION

COMMONLY KNOWN AS:



CRYSTAL BLUE WATER

RULES AND REGULATIONS

These Rules and Regulations have been established to provide for a superior quality of life for the owners and residents of the Crystal Blue Condominiums and above average aesthetic standards for the property. In addition to these Rules and Regulations, Crystal Blue Water Condominium Association, Inc. (the "Association") requests consideration for others and common decency with respect to behavior and conduct.

These Rules and Regulations, as may be amended from time to time, are an integral part of the Amended and Restated Condominium Declaration and Covenants, Conditions and Restrictions for the Crystal Blue Water Condominiums (the "Declaration"). Amendments or changes to these Rules and Regulations may be adopted, amended or modified by the Association as provided in the Declaration.

Each owner is responsible for their conduct and the conduct of their children, tenants, guests and/or invitees with respect to adherence to these Rules and Regulations at all times. Violations of these Rules and Regulations may result in a breach of the Declaration.

NOISE AND CONDUCT

1. Residents and their invitees shall not make any loud or disturbing noises in the units or common area nor conduct any noxious or offensive activities that will interfere with the peaceful enjoyment, rights, health, safety, comforts or conveniences of other persons.
2. All musical instruments, televisions, stereos, radios, etc. are to be played at a volume that will not disturb other persons.
3. The activities and conduct of residents and their invitees outside of the units or in the common area must be reasonable at all times and not annoy or disturb other persons. Any harassment or intimidation of residents or their guests by other residents or their guests shall be a breach of the Declaration.

4. Although noise and conduct rules apply 24 hours a day, please be particularly considerate of noise generated between the hours of 10:00pm and 8:00am.

CLEANLINESS AND TRASH

1. The unit must be maintained by resident in a clean sanitary manner and be free from objectionable odors. No trash or other materials may be accumulated which may cause a nuisance, hazard or be in violation of any health, fire or safety ordinance or regulation.
2. Residents shall not commit waste or litter, including papers, cigarette butts, and trash in the common areas.
3. Household trash may not be stored outside of the units or on patios.
4. Personal items may not be stored outside of the unit front door or in any other common areas. The Association or any third-party management that the Association may retain from time to time ("management") may dispose of items left in the common areas without notification or liability.
5. Decks and patios must be kept in neat condition and must not become unsightly. No furniture may be stored on decks or patios unless it is intended or specifically designed for outdoor use. Decks or patios may not be used for the storage of vehicle parts, boxes, coolers, recyclables, mops, brooms, stuffed furniture or other items that may be deemed unsightly by the Association. Tarps may not be used to cover items on decks or patios. No items, including clothing or laundry may be hung from decks or deck railings without prior approval of the Association. Grills may be used at the sole risk of each resident. Any damage caused by a resident to the siding or decking due to misuse or abuse will be the responsibility of such resident. Catch basins must be used underneath all potted plants kept on the decks and patios.

MAINTENANCE, REPAIRS AND ALTERATIONS

1. Each resident shall advise the Association, in writing, of any exterior maintenance on his or her unit requiring repair. In the event that such item may lead to property damage if left uncorrected such as a roof leak, or window leak, a resident may be liable for damages in the event the condition is not reported in a timely manner.
2. Service requests must be made in writing to the Association or any third-party management that the Association may retain from time to time ("management").
3. Costs of repairs caused by resident's negligence or improper usage is the responsibility of the resident.
4. Window coverings, where visible from the outside, may only consist of horizontal blinds with slats between two inches (2") and two and one-half inches (2.5") for all windows. Colors must be neutral or earth tone, and in any case, all colors and styles shall be subject to Association approval prior to installation. Window coverings must be maintained in a good state of repair, with no broken, bent, or missing slats in horizontal blinds or tears or holes in fabric of textile window coverings.
5. Reimbursement to the Association for corrective action due to resident negligence must be paid upon demand.

PARKING AND DRIVING ON PREMISES

1. The speed limit is 10 MPH on D'Lashaye Loop and in all parking lots. Failure to obey the speed limit may be deemed a breach of the Declaration.
2. Parking is permitted only in a resident's garage or driveway. The Association may grant exceptions for special events which would allow temporary parking on D'Lashaye Loop. Otherwise, parking in another resident's driveway or on D'Lashaye Loop may result in towing of the offending vehicle, with the tow charge being the responsibility of the vehicle owner. Parking in unmarked areas or fire lanes may result in towing of the offending vehicle, with the tow charge being the responsibility of the vehicle owner.
3. Vehicles not displaying current registration, inoperable vehicles, stored vehicles, vehicles with broken windows or flat tires, leaking vehicles and other vehicles that may be deemed unsightly by the Association shall not be parked anywhere in the common area or limited common area at any time. No vehicle (including recreational vehicles, boats and trailers) may be parked in a driveway for longer than seventy-two (72) consecutive hours.
4. Commercial vehicles and/or vehicles displaying commercial advertising are prohibited from parking on the premises at any time, unless said vehicle is an Owner's primary means of transportation. Open bed pick-up trucks may not have stored items, trash, or other unsightly materials in them. Moving trucks/vans that are too large to be parked on D'Lashaye Loop without blocking traffic or other residents' driveways will not be permitted. See management for details.
5. No vehicle repairs such as oil changing, radiator fluid or other vehicle fluid changing, mechanical work, or changing tires is permitted on the premises at any time.

PETS

1. Each resident is responsible for its pets and shall take all such actions as are necessary to ensure that any pets are not a nuisance to others. Residents may not provide care for pets that are not their own.
2. All pets are subject to the Association's written pet policy.

MISCELLANEOUS

All satellite dishes are subject to the Association's written satellite policy.

Clearly visible alcoholic beverage containers are not allowed in the common areas.

All windows must have window screens as approved by the Association, and each resident is responsible for the condition of their unit's window screens. No modifications to the visible exterior side of window coverings may be made without written permission of the Association. No tin foil, stickers, or other material may be visible on windows from the exterior of the unit.

No skateboarding, rollerblading or motorized vehicles such as go-carts and/or unregistered motorized vehicles are allowed on the property (call management for exceptions). D'Lashaye Loop may not be used as a play area.

"For Sale" or "For Rent" signs for the sale or rental of a unit must be taken down immediately after the unit has been sold, rented or is no longer on the market.