

# RULES AND REGULATIONS OF ORIGIN AT SEAHAVEN CONDOMINIUM

Pursuant to the authority vested in the Board of Directors of ORIGIN AT SEAHAVEN CONDOMINIUM ASSOCIATION, INC. (the "Association"), the following rules and regulations of the Origin at Seahaven Condominium (the "Condominium") have been adopted by the Board of Directors of the Association (the "Board") to govern the use of the Condominium Property ("Condominium Property" or "Property") as defined in the Declaration of Condominium for Origin at Seahaven Condominium (the "Declaration"). The following rules are in addition to any Use Restrictions stated in the Declaration of Condominium and Bylaws. These rules may be amended from time to time by appropriate action of the Association's Board of Directors. It is imperative that you read these rules. **THERE WILL BE NO WARNINGS ISSUED.**

## 1 - ENFORCEMENT

**It is the responsibility of all Unit Owners that these Rules and Regulations be provided to and observed by their occupants, families, guests, agents, servants, vendors, customers, employees, contractors, invitees and licensees (collectively referred to herein as "Guest" or "Guests").** All violations of these rules and regulations shall be reported immediately to a member of the Board, an Association officer and/or the Management Agent. The Board's determination shall be dispositive in the event of any disagreements concerning violations, including without limitation, disagreements regarding the proper interpretation and effect of these rules. In the event that any person, firm, or entity subject to these rules and regulations, fails to abide by them, as they are interpreted by the Board, such person, firm, or entity shall be liable to be fined by the Association for each such failure to comply or other violation of these rules and regulations. Such fine, which shall not exceed One Hundred and no/100 Dollars (\$100.00) or the maximum amount permitted under Chapter 718, Florida Statutes (the "Condominium Act") for each violation, provided however, a fine may be levied on the basis of each day of a continuing violation, for a total amount not to exceed One Thousand and no/100 Dollars (\$1,000.00). **The Unit Owner is responsible for all fines incurred including fines of the Unit Owner's Guests** and shall be collected by the Association and shall become a part of the Common Surplus of the Condominium, all as more fully set forth in the Bylaws. If the Board deems it necessary, it may bring action at law or in equity in the name of the Association to enforce these rules and regulations, including any provision herein for fines. In the event any such action is instituted, and reduced to judgment in favor of the Association, the Association shall, in addition, be entitled to recover its costs and attorney's fees incurred in enforcing these rules and regulations, whether before or at trial, on appeal, in bankruptcy or in post-judgment collection.

## 2 - USE OF THE COMMON ELEMENTS

The Common Elements and Limited Common Elements designated for use by all Residential Units shall be used in common by Unit Owners and Guests in accordance with the purpose for which they are intended, reasonably suited and capable, and as may be required for the purposes of access, ingress to, egress from, use, occupancy and enjoyment of Units. Neither a Unit Owner nor a Guest may use any Common Element in any manner that unreasonably interferes with the rights of other Unit Owners in and to the Common Elements. Without limiting the generality of the foregoing, no Unit Owner shall cause, or permit its Guests to cause, waste to any Common Element. The Owners rights to use the Common Elements are subordinate and subject to all the rights and powers of the Association with respect to the Common Elements, including, without limitation, the Association's right and power to adopt rules regulating the use of the Common Elements. Use of the Common Elements is further restricted to only Owners and Guests wearing an authorized wristband as defined in the Association wrist band policy. The Association reserves the right to monitor and record all activities and

access to the Common Elements including recording video and audio of all individuals accessing the common elements. The Association Staff, Management Staff and Security personnel are authorized to wear body cameras that record video and audio. All recordings are the possession of the association and will only be made available to Owners and/or the public upon the approval of the majority of the Board of Directors and with the consent of general counsel for the Association. Only personnel approved by the Board of Directors will have access to the video surveillance system.

### **3 - DAMAGE TO COMMON ELEMENTS**

Unit Owners shall reimburse the Association for all expenses relating to any damage to the Common Elements caused by moving to or removing from their Unit household furnishings or other objects, or caused by any other deliveries to or from Units by their Guests, or any damage to the Common Elements or Limited Common Elements caused by the acts or omissions of the Unit Owners or their Guests. Such expenses shall be charged to the Unit Owner by Special Assessment as provided in the Declaration.

**The Unit Owner is responsible for the actual cost to repair damage to the common elements caused by the Unit Owner or their Guests. In addition, a Fine in the amount of One Hundred Dollars (\$100.00) will be levied for each instance of damage to a Common Element.**

### **4 - NOISE, HAZARDOUS ACTIVITIES AND UNSIGHTLINESS**

- (a) No person shall conduct any activity on the Property that creates a nuisance.
- (b) No person shall conduct any activity on the Property that is or might be hazardous to any person or property.
- (c) No unsightliness shall be permitted at the Property.
- (d) No littering of common areas is allowed including cigarette butts and gum.

### **5 - OBSTRUCTIONS**

There shall be no obstruction or cluttering of the Condominium Property, including, without limitation, sidewalks, driveways, automobile parking spaces, lawns, entrances, stairways, decks, balconies or vestibules, or other Common Elements or areas.

**A violation of this provision of the Association Rules is subject to a Fifty Dollar (\$50.00) per day fine including each day the violation continues up to a maximum fine of One Thousand Dollars (\$1,000.00) per violation.**

### **6 - DESTRUCTION OF PROPERTY**

There shall be no marking, marring, damaging, destroying, or defacing of any part of the Condominium Property. **Unit Owners shall be held responsible and shall bear any expense for such damage caused by the Unit Owner and their Guests and subject to a One Hundred Dollar (\$100.00) fine for each instance.**

### **7 - BALCONIES, WINDOWS, TERRACES, AND DOORS**

Nothing shall be dropped, thrown, swept, or otherwise expelled from any window, door, balcony, or terrace. The Association hereby reserves the right to trespass or evict any Guest that causes any item or object to be dropped, thrown, swept, or otherwise expelled from any window, door, balcony, or terrace. All loose or movable objects shall be removed from balconies upon notice of an approaching hurricane or other inclement

weather characterized by conditions of high wind. Balconies, windows, terraces, and doors shall not be altered from the condition in which originally constructed, including without limitation alteration by painting, screening, or installation of reflective materials, unless pursuant to the Declaration, Articles of Incorporation and Bylaws of the Association. No door-to-door solicitations shall be allowed. No "For Sale", "For Rent" or "For Lease" signs shall be displayed on the exterior of Residential Units or in the windows.

**A violation of this rule will include a fine of One Hundred Dollar (\$100.00) per day with each instance being a new violation and immediate eviction/trespass in the case of an item or object dropped, thrown, swept, or otherwise expelled from any window, door, balcony, or terrace. The Association will participate and assist law enforcement with the criminal prosecution of any individual willfully breaching this rule.**

## **8 - EXTERIOR STORAGE**

No Owner shall store any materials or items on or in any Common Element or Limited Common Element unless expressly designated for such purpose. Unit Owners and Guests shall not allow bicycles, baby carriages or similar vehicles or toys and other personal articles to remain unattended, except in approved designated areas. Bikes must be stored in bike racks provided in garages or within the resident's unit. No bikes are to be parked or stored on patios, balconies, parking garage or hallways. Bicycles, scooters, skateboards, roller skates or similar devices are not permitted to be ridden in hallways, courtyards, the lobby, parking garage, pool deck or in any common element. No skateboards or push scooters are permitted on property.

**A violation of this rule will include a Fifty Dollars (\$50.00) per day fine and the Association reserves the right to remove any material or items on or in any Common Element or Limited Common Element unless expressly designated for such purpose and charge the Owner for all costs incurred.**

## **9 - UNIT RULES**

- A. Patios and/or balconies shall be kept clean and uncluttered as determined by Management. Approved items on a patio or balcony include **patio furniture, outdoor rugs, and plants with water catch basins.** Items such as storage closets or containers, coolers, floats, bikes, toys and other items are not permitted.
- B. Quiet time is between the hours of 10:00 p.m. and 9:00 a.m. The playing of stereos, radios, televisions, musical instruments and the like must not exceed a reasonable volume as to create a nuisance to other units at any time. All work on construction, improvements and alterations are not permitted during quiet time.
- C. Any clothesline or other clothes-drying facility outside a Unit or visible from outside a Unit is prohibited. Railings are not to be used for hanging towels, bathing suits, clothes or other items.
- D. Grills are not allowed. No electric, propane, gas, or charcoal appliance or storage device is allowed inside or outside the Unit. This is a State of Florida requirement (NFPA 1:10:11.6). The 2010 Life Safety Codes went into effect March 15, 2012. Violators of the fire code may be prosecuted in the same manner as misdemeanors and may be punished by a fine or by imprisonment.
- E. Garbage shall be placed in secured garbage bags and deposited in the floor east trash chute or garbage cans located in the west elevator lobbies. No rubbish, refuse or garbage shall be allowed to accumulate on patios, balconies, or hallways. No household trash is permitted to be deposited in any receptacle other than the trash chute, garbage cans or 1<sup>st</sup> floor dumpsters. No items, including cigars and cigarettes are to be thrown at any time from balconies or windows. No construction materials, building supplies, cardboard, furnishings or other trash ("Trash") may be placed in the trash chute or floor garbage cans. All Trash must be brought to the 1<sup>st</sup> floor and placed inside of the dumpsters located in the east loading dock area. **Violation of this rule will result in a One Hundred Dollar fine (\$100.00) and the Unit Owner will be responsible for all clean up costs including the cost to clear any blockage of the trash chute.**

- F. All fire protection devices and controls are not to be covered, altered, painted, discounted, disabled, removed or modified in any way. This includes all fire protection devices installed in the Common Elements and the Association Owned fire protection devices in the Residential and Commercial Units (notification devices, sprinklers, etc). Any tampering with the system and equipment may cause an alarm that automatically notifies the Fire Department and/or damage to the Common Elements and adjacent Units. All fees and costs associated with the nuisance alarm including actual and consequential damages, repairs, labor and materials are the Unit Owners responsibility. **Violations of this rule will result in a One Hundred Dollar (\$100.00) fine and reported to the police/fire department for criminal prosecution.**
- G. Exterior Christmas decorations may be displayed between December 1st and January 10<sup>th</sup>. The illumination of decorations shall not disturb other Unit Owners or residences and under no circumstances shall be attached by screws or nails (no holes are to be made to the exterior). Door wreaths can be hung on doors with a door hanger. No holes are to be made in doors for the purpose of hanging a wreath or any other item. **All Christmas decorations are to be removed by January 10<sup>th</sup>.**
- H. No modifications to the exterior of the building or doors is permitted, including hanging items or attaching items which requires a nail, screw or any type of fastener which creates a hole or damage to exterior.
- I. Police response to and individual or Unit constitutes a breach of the quiet and enjoyment of other units and is a violation of these rules and includes a fine of Fifty Dollars (\$50.00) per occurrence. The fine amount doubles with each successive violation for the same individual or unit within a 30 day period.

**All violations of this section include a fine in the amount of Twenty Five Dollars (\$25.00) per day unless otherwise defined above.**

## **10 - UNIT ACCESS**

The Association shall at all times have access to each Unit in the Condominium. No Unit Owner shall change existing access devices or codes or install additional locks unless the Association is given access thereto. The Association may forcibly enter any Unit and replace the lock in the event the Association cannot access a unit as a result of a lock being changed and no key was provided by the Unit Owner. The Unit Owner will be charged for all costs incurred for the Association to gain access and replace a lock.

## **11 - COMPLIANCE WITH LAWS**

Nothing shall be done or kept at the Property in violation of any law, ordinance, rule regulation or other requirement of any governmental or quasi-governmental authority.

## **12 – CONDUCT**

Any person physically/verbally abusing any employee, Officer, or Committee Member of the Association, while performing their duties will be fined One Hundred Dollars (\$100.00). If the offense happens in a common area you will be asked to leave the common area. Failure to leave the area can result in the police being called to the property and a disorderly conduct charge being issued.

## **13 – VEHICLES**

- A. Parking areas are for use by Unit Owners and Guests for personal vehicles or other vehicles which are used by them for transportation purposes. All vehicles parked on property must visibly display a parking permit in the lower left windshield (driver's side) area or a temporary parking pass hanging from the rear-view mirror with the dates and pass number facing the outside of the vehicle. Motorcycles parking permits should be

displayed on left front fork/wheel area. **Failure to display a parking permit will result in the vehicle being towed without warning.** Temporary parking passes can be obtained from the front desk.

- B. Boats, personal watercraft, golf carts, scooters and related vehicles are not permitted on the property at any time. Trailers of any sort are not permitted and may not be stored or parked, permanently or temporarily, or left standing on any portion of the Common Areas. Exception for trailers being used for moving large items, contact Association office for permission to temporarily park while moving furnishings and appliances. Failure to register, contact Association office or follow parking guidelines will result in towing of vehicle/trailer without warning at Owner's expense.
- C. In the event that an inoperable vehicle or a vehicle with an expired license tag shall remain on any portion of the Common Elements for more than twenty-four (24) hours, the Association shall have the right, without further notice to the owner of such vehicle, to have it removed at such owner's expense.
- D. The only emergency repairs allowed on site are for flat tires and dead batteries.
- E. Vehicles, the dimensions of which prohibit the vehicle from fitting into a designated parking space, shall not be permitted to park temporarily or permanently on the Common Elements. Approval from the Association office is needed before such vehicles are allowed on the property and then only for a specified length of time. Vehicles will be towed without warning.
- F. Speeding in any area of the property is prohibited. This includes the parking garages, entry and all of the roads. The posted limit is 15 mph on all roads and 10 mph in garages. **A One Hundred Dollar (\$100.00) fine will be levied for all speeding violations.**
- G. No parking is allowed in the front entry/exit and in all marked no parking areas. Vehicles will be towed without warning.

#### **14 – PET POLICY**

- A. Guests are prohibited from having any pets at the property. This includes pets visiting the property. Unit Owners are permitted to have pets in compliance with the Association Governing Documents.
- B. Pets shall not be permitted upon the Common Elements of the property unless accompanied and under the control of the Unit Owner or other responsible adult. When in common areas, including all elevators and hallways, pets must be on a short lead or caged.
- C. Any Unit Owner who keeps or maintain his pet upon any portion of the Property shall be deemed to have indemnified and agreed to hold the Association, each Unit Owner and the Managing Agent free and harmless from any loss, claim or liability of any kind of character whatever arising by any reason of keeping or maintaining such pet within the property.
- D. Because of health regulations, pets are strictly forbidden in or around the pool area.
- E. Pets must only be walked in pet walk areas around the outer perimeter of the complex. Pet exercising or defecating in the Common Elements, patios or balconies will result in a One Hundred Dollar (\$100.00) fine.
- F. Pet owners are responsible for the immediate removal and proper disposal of animal wastes from pet walk areas as well as on all other portions of the property.
- G. Pet owners are responsible for any property damage, injury or disturbances their pet may cause or inflict.

H. Pets shall not be left unattended outside a unit, including limited common element balconies and patios.

## **15 - POOL AREA**

The Pool Area is defined as the fenced area surrounding the pool, hot tub, pool lobby and restrooms.

### **THERE IS NO LIFEGUARD ON DUTY.**

All persons using the pool facilities do so at their own risk. The Association will not be responsible for any loss of personal property. The pool does not maintain facilities for checking valuables.

- A. The Association reserves the right to limit the times and days for which the pools will be available. The pool hours will be posted at the pool site. Management may, in management's sole discretion, close the pool at any time if judged necessary.
- B. Use of the pool is restricted to Unit Owners and Guests. All visitors to the pool area and common elements must wear a valid Association wrist band in compliance with the Association wrist band policy.
- C. A Unit Owner or Guest eighteen (18) years of age or older must be present and responsible for Guest or resident children under the age of sixteen (16). Parents or guardians who accompany children must remain with the children during the time the children are in the pool area, and are responsible for the children's safety and actions, and for any damage which may occur. No children under the age of 12 will be allowed in the hot tub.
- D. Children in diapers are permitted in the pool provided diapers are swimming diapers. Diapers may not be disposed of at the pool site. They must be taken with the resident when leaving the pool.
- E. Posted rules are to be observed at all times.
- F. No diving.
- G. If there is a lifeguard on duty, he or she has the authority to use his/her own discretion to maintain pool safety and etiquette.
- H. Proper swimming attire is required at all times. No cutoffs are permitted in the pools. Women must have bathing suit tops and bottoms tied at all times.
- I. During inclement weather, such as lightning or thunder, or other conditions hazardous to swimmers, everyone is required to leave the pool area. Management may close the pool under such circumstances. Pool gates will be locked during pool closures and people will be required to leave the pool area.
- J. Screaming, boisterous conduct, unnecessary splashing and throwing a ball or other objects in the pool or pool area are not permitted. Soft ball such as beach and nerf balls are allowed. No running, pushing, wrestling, jumping or rough play are permitted in or about the pool. No climbing or wading in the fountains.
- K. Life preservers, when worn for safety, are permitted in the pool. Other floatation devices are allowed, as long as it is not disturbing the enjoyment of the pool for other visitors.
- L. Food and Drink are permitted on the deck area only and may not be within five (5) feet of the water or in the water. Cleanup of any food or drink is required.

- M. No glass containers are permitted in the Pool Area. **\$100.00 fine**
- N. Persons suspected of being under the influence of drugs or alcohol may be prohibited from entering the pool area. Any person intoxicated will be asked to leave.
- O. All Unit Owners and Guests are required to dispose of trash in the receptacles.
- P. Smoking is prohibited in the Pool Area except in designated areas.
- Q. Radios and music players may be used in the Pool Area only with individual headphones.
- R. Persons with infections or contagious health conditions must not use the pool. Swimmers with skin lesions, inflamed eyes or discharge from the nose or ears, open blister or cuts will not be permitted to enter the water.
- S. Animals, **with the exception of seeing eye/service dogs**, are not permitted in the Pool Area. **\$100.00 fine**
- T. Pool furniture must remain within the Pool Area. Additional furniture may be brought to be used at the pool but must be taken out of the Pool Area before closing each night.
- U. Replacement or repair costs for any damaged pool property will be charged to the person responsible and the Unit Owner. Parents are responsible for any damage caused by their children, and Unit Owners are responsible for any damage caused by their Guests.
- V. All injuries must be reported to the Association office immediately.
- W. All persons must shower before entering the pool.
- X. Dripping wet and saturated clothes or bathing suits are not to be worn inside the hallways and elevators at any time. Violators will be asked to leave immediately and be responsible for all cleanup costs.

**THE ASSOCIATION AND ITS AGENTS ASSUME NO RESPONSIBILITY FOR ANY ACCIDENTS OR INJURIES IN CONNECTION WITH THE USE OF THE POOL. PERSONS USING THE POOL RELEASE AND INDEMNIFY THE ASSOCIATION AND ITS MEMBERS AND AGENTS FROM ANY CLAIMS IN CONNECTION WITH ANY LOSS OF LIFE OR PERSONAL INJURY OR DAMAGE TO OR LOSS OF PERSONAL PROPERTY.**

## **16 - COMPLIANCE WITH INSURANCE**

Except as may be approved in writing by the Association, nothing shall be done or kept at the Property that may result in the cancellation of any insurance maintained by the Association or may result in any increase in the rates of any such insurance. Activities incident to or necessary for the conduct of commercial operations shall not violate the terms of this Section even if such activities result in an increase in rates of insurance. Any such increase in the rates of insurance shall be charged to the Owners of the Non-Residential Units whose uses create such increase in Special Assessments.

## **17 – FINES**

- A. Violations of the Rules will result in fines ranging from \$25.00 to \$100.00 per violation depending on the severity and the frequency of the violations. Each reoccurrence of a violation results in doubling of fine. If the amount of the fine is not defined above the Board of Directors authorizes Management to determine the amount of the fine for the Fine Committee to consider.

- B. The Fines Committee will meet each month for the purpose of hearing resident violation ticket appeals. The place, date and time will be noted on the bottom of the violation ticket when issued.
- C. All fines are due within 30 days. If unpaid, amenity privileges may be revoked and the Association reserves the right to take legal action to recover all amounts due and owing.

## **18 – WRISTBAND POLICY**

The wristband policy is defined on a separate document (attached addendum A). The wristband policy is incorporated into these rules and a violation of the wristband policy includes a fine of Twenty-Five Dollars (\$25.00) per occurrence. The fine doubles for each reoccurrence of a violation of the policy by the same Unit Owner or Guest.

## **19 - RULE CHANGES**

The Board reserves the right to change or revoke existing rules and regulations and to make such additional rules and regulations from time to time as, in its opinion, shall be necessary or desirable for the safety and protection of the buildings and their occupants, to promote cleanliness and good order for the Condominium Property and to assure the comfort and convenience of Unit Owners.

Last updated 02/23/2018

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## **ORIGIN FINE SUMMARY SCHEDULE**

**3 DAMAGE TO COMMON ELEMENTS** – Minimum Fine of \$ 100.00 per occurrence plus repair costs. The Association reserves the right to complete any and all repairs using Association or Management Staff at the rate of \$ 45.00 per hour. The Association is not required to obtain competitive bids to complete any actual and consequential damage repairs.

**4 NOISE, HAZARDOUS ACTIVITIES AND UNSIGHTLINESS** – Minimum Fine of \$ 25.00 per occurrence that double with each reoccurrence within a 30 day. The fine schedule listed under Units takes priority where there is a conflict in the amount of a fine.

**5 OBSTRUCTIONS** - Minimum Fine of \$ 25.00 per occurrence that doubles with each reoccurrence within a 30 day period. For specific parking violations fines are defined under Vehicles.

**6 DESTRUCTION OF PROPERTY** - Minimum Fine of \$ 100.00 per occurrence plus repair costs. The Association reserves the right to complete any and all repairs using Association or Management Staff at the rate of \$ 45.00 per hour. The Association is not required to obtain competitive bids to complete any actual and consequential damage repairs.

**7 BALCONIES, WINDOWS, TERRACES AND DOORS** – Minimum Fine of \$100.00 per day with each instance being a new violation and immediate eviction/trespass in the case of an item or object dropped, thrown, swept, or otherwise expelled from any window, door, balcony, or terrace.

**8 EXTERIOR STORAGE** - Minimum Fine of \$ 50.00 per occurrence plus repair costs. The Association reserves the right to remove and dispose of any items stored outside of Board approved designated storage areas.

### **9 UNIT RULES**

- A. Minimum Fine of \$ 25.00 per occurrence that doubles with each reoccurrence within a 14 day period.
- B. Minimum Fine of \$ 25.00 per occurrence that doubles with each reoccurrence within a 14 day period.
- C. Minimum Fine of \$ 25.00 per occurrence that doubles with each reoccurrence within a 14 day period.
- D. Minimum Fine of \$ 50.00 per day that doubles with each reoccurrence within a 30 day period.
- E. Garbage left in the hallway and not placed in the east trash chute or west rolling garbage can in the elevator lobby will result in a \$ 25.00 fine that doubles with each reoccurrence within a 14 day period. Leaving trash or furnishings in the Common Elements will result in an \$ 100.00 fine plus the cost of cleanup. Any blockage of the trash chute with furnishings, trash or oversize garbage bags will result in a \$ 100.00 fine plus the cost to unclog the chute. The Association reserves the right to complete any and all clean up and service using Association or Management Staff at the rate of \$ 45.00 per hour. The Association is not required to obtain competitive bids to complete any clean up and repairs.
- F. Minimum fine of \$ 100.00 plus the cost to replace or repair the damaged, painted or altered device.
- G. Minimum fine of \$ 25.00 per day.
- H. Minimum fine of \$ 50.00 per occurrence plus repair costs. The Association reserves the right to remove any unauthorized item installed and complete any and all repairs using Association or Management Staff at the rate of \$ 45.00 per hour. The Association is not required to obtain competitive bids to complete any actual and consequential damage repairs.
- I. Minimum fine of \$ 50.00 per day that doubles with each reoccurrence within a 30 day period.

**10 UNIT ACCESS** - Minimum Fine of \$ 50.00 per occurrence plus repair costs. The Association reserves the right to complete any and all repairs using Association or Management Staff at the rate of \$ 45.00 per hour. The Association is not required to obtain competitive bids to complete any actual and consequential damage repairs.

**11 COMPLIANCE WITH LAWS** - Minimum Fine of \$ 100.00 per day plus the costs. The Association reserves the right to take any and all actions required to bring the Unit into compliance with applicable Laws including trespassing/evicting all Guests in the event of over occupancy without advance notice.

**12 CONDUCT** – Minimum fine of \$ 100.00 per occurrence.

**13 VEHICLES**

- A. No parking pass will result in no fine, the vehicle will be immediately towed from the property.
- B. Un authorized vehicles, trailers etc. will result in no fine, the item will be immediately towed from the property.
- C. After 24 hours un registered and inoperable vehicles will be immediately towed from the property.
- D. Performing non emergency repairs will result in a fine of \$ 100.00 per day and the Association reserves the right to remove the vehicle from the property. Emergency repairs include and are limited to installing a spare tire, replacing a battery or a general repair taking less than 30 minutes to complete.
- E. See 13 B.
- F. A fine in the amount of \$ 100.00 per occurrence.
- G. Parking in an unauthorized area will result in no fine, the vehicle will be immediately towed from the property.

**14 PET POLICY**

- A. A fine in the amount of \$ 100.00 per day with each day a new violation.
- B. A fine in the amount of \$ 50.00 per occurrence.
- C. No fine
- D. A fine in the amount of \$ 100.00 per occurrence.
- E. A fine in the amount of \$ 100.00 per occurrence.
- F. A fine in the amount of \$ 50.00 per occurrence.
- G. Minimum Fine of \$ 100.00 per occurrence plus repair costs. The Association reserves the right to complete any and all repairs using Association or Management Staff at the rate of \$ 45.00 per hour. The Association is not required to obtain competitive bids to complete any actual and consequential damage repairs.
- H. A fine in the amount of \$ 50.00 per occurrence.