

## **DISCLAIMER**

**THIS BOOKLET IS A COMPILATION OF THE DECLARATIONS, ARTICLES OF INCORPORATIONS, RULES AND REGULATIONS AND THE AMENDMENTS TO THEM OF PHASES ONE THROUGH FOUR OF THE PUNTA RASSA CONDOMINIUM ASSOCIATIONS.**

**THIS COMPILATION IN NO WAY REPRESENTS THE OFFICIAL DOCUMENTS OF EACH PHASE BUT IS TO BE USED AS A REFERENCE ONLY.**

**This booklet was prepared by James J. Walker Association and Maintenance Manager**

RULES AND REGULATIONS OF  
PUNTA RASSA CONDOMINIUM ASSOCIATION

Additions indicated by underlining

Deletions indicated by ~~striking through~~

1. No sign, advertisement, notice or any other lettering shall be exhibited, inscribed, painted or affixed by any apartment owner on any part of the outside or inside of any building without the prior written consent of the Association.
2. *[Amended 11/28/87] Disposition of garbage and trash shall be only by the use of garbage disposal units and trash ~~chutes~~ located on each floor by the elevator or by the use of receptacles supplied by the Association. All trash must be securely tied in plastic bags.*
3. The activities and behavior of all children, when upon the condominium property, shall be regulated by an adult.
4. Common walks, elevators, hallways, and other common areas shall not be obstructed, littered, defaced or misused in any manner. Balconies, porches, terraces and stairways shall be used only for the purposes intended; they shall not be used for hanging garments or other objects or for cleaning of rugs or other household items.
5. Common elements shall be available for use by all apartment owners without discrimination.
6. No radio or television antenna, or any wiring for any purpose, may be installed on the exterior of a building without the written consent of the Association.
7. Use of the recreational facilities of the common elements will be in such manner as to respect the rights of other apartment owners. Use of particular recreational facilities will be controlled by regulations to be issued from time to time.
8. Automobiles may be parked only in the areas provided for that purpose.
9. *[Amended 2/9/91] By use of a lease provided by the Association, entire apartments may be rented provided the occupancy is only by the lessee and his/her family, their servants and guests, and no transient tenants may be accommodated. All leases shall be for a minimum of ~~one (1) week~~. thirty (30) days or one calendar month, whichever is less.*
10. *[Amended 2/9/91 & 11/21/92] No pet may be kept or harbored in any apartment by an owner without prior written approval by the Association, acting through its Board of Directors. No pet may be kept or harbored in any apartment by a tenant who leases an apartment for six (6) months or more without prior written permission of the owner or owners and prior written approval by the Association, acting through its Board of Directors. No tenant who leases and apartment for less than six (6) months shall keep or harbor a pet.*

*No pet animal shall be allowed outside of an apartment unless leashed or carried and under the direct control and in the presence of the owner thereof. No tenant, or tenant's guest, regardless of the lease term, shall be permitted to keep or harbor any pet in an apartment of the Association nor shall a tenant, or tenant's*

guest be permitted to have a pet on the Association ground except if such occupant has met the requirements of the preceding paragraph.

The foregoing shall not apply to any tenant presently occupying an apartment, or who has signed a lease, if that tenant had a pet approved on or before the date of adoption of this Rule. However, a tenant shall not have the right to substitute another pet for one which the Board of Directors approved previously. This exemption shall not apply to a tenant's guest.

No pet shall be permitted to enter an elevator with other occupants unless such other occupants expressly approve.

The Board shall have the right to order the permanent removal of any previously approved pet in the event the pet creates a nuisance to other occupants. If legal relief is required to enforce a removal, the violator, tenant and/or owner, shall be liable for attorney's fees, court costs, and any other expenses incurred by the Association.

11. Garages designated for each individual apartment owner shall be used exclusively for the storage of automobiles in use or bearing current license plates.
12. [Amended 11/28/87] No boats, ~~on~~ boat trailers, utility trailers, campers, commercial vehicles, or recreational vehicles or any other items shall be stored ~~within~~ beyond an apartment or designated storage area ~~within public view of the premises~~ without the approval and consent of the Association. The Board of Directors is empowered to remove any illegally parked vehicle with the expense of same chargeable to the vehicle owner and apartment owner and such expenses shall become a lien on the vehicle and apartment.
13. These Rules and Regulations shall apply equally to owners, their family, guests and lessees.
14. No owner may make or permit any disturbing noises or improper, immoral or offensive use of the premises whether made by him/her self, his/her family, friends, servants, or lessees, nor do or permit anything to be done by such persons that will interfere with the rights, comforts, and conveniences of other owners.
15. Houseguests of apartment owners may not maintain residence for a continuous period exceeding three months without registration with the Association.
16. [Amended 11/28/87] Noise levels of television sets, radios, record players, and social gatherings shall not be annoying to others whether occurring during day or night on any property within the condominium boundaries.
17. [Amended 11/28/87] No cooking of any kind is allowed on porches, balconies, or walkways. Charcoal grills are provided near the gazebo at the swimming pool.
18. [Amended 11/28/87] Punta Rassa Condominium employees are not responsible for the interior maintenance within any apartment unless it involves common elements or limited common elements.
19. [Amended 1988 & 11/20/89] No unauthorized person may use any of the amenities including but not limited to the pool, spa, tennis courts, putting green, shuffleboard courts, fishing pier, etc. A host owner/tenant must be in residence

- and on the condominium grounds when a NON-RESIDENT guest is using any of the amenities.
20. [Amended 11/28/87] Rules and Regulations and By-Laws of Punta Rassa Condominium Association, Inc. are incorporated into the above as to each condominium phase. These are set forth in the corporation documents. If any portion of a prior Rule, Regulation or By-Law is inconsistent with any material adopted at the 1987 annual meeting of the Association, the prior portion shall be repealed.