

**KOKOMO KEY HOMEOWNERS' ASSOCIATION, INC.**

**RULES AND REGULATIONS**

1. The General Rules and Regulations pertaining to the common property shall apply to and be binding upon all owner(s).
  2. The owner(s) shall at all times obey the Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees, contractors and other persons for whom they are responsible and persons over who they exercise control and supervision.
  3. Violation of these Rules and Regulations may subject the violator to any and all remedies available to the Association and other owner(s) pursuant to the terms of the Declaration of Covenants, Restrictions and Easements for the Association.
  4. Violations may be remedied by the Association by fine, injunction or other legal means and the Association shall be entitled to recover in said actions and all court costs incurred by it, together with reasonable attorney's fees against any person(s) violating the Rules and Regulations or the Declaration of Covenants, Restrictions and Easements, and any of the Exhibits attached thereto. Any waivers, consents or approvals given under these Rules and Regulations by the Board of Directors shall be revocable at any time and shall not be considered as a waiver, consent or approval of identical or similar situations unless notified in writing by the Board of Directors.
- 1) RULES AND REGULATIONS:
- A. Violations should be reported to the Board of Directors of the Association or to any designees of the Management Company.
  - B. Violations will be called to the attention of the violating owner(s) by the Board of Directors in writing and the Board of Directors will also notify the appropriate committee of the Association, if any.
  - C. Disagreements concerning violations will be presented to and be ruled on by the Board of Directors who will take appropriate action.
  - D. Unit owner(s) are responsible for compliance by their guests or lessees and all others.

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### USE OF UNITS AND COMMON ELEMENTS

1. The entrances, passages, vestibules, and like portions of the Common Elements shall not be obstructed or used for any purpose other than for ingress and egress to and from the property; nor shall any carts, carriages, chairs, tables, bicycles or other similar objects to be stored thereon.
2. The personal property of owners must be stored in their respective units.
3. No trash, garbage cans, supplies, water bottles, or other articles shall be placed or left on the Common Elements. No linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind or other articles, shall be shaken or hung from any of the windows, doors, fences, balconies, terraces or association property.
4. Unit owners shall exercise due consideration at all hours in the operation of radios, televisions, musical instruments, or any other times to ensure that the sound will not disturb others.
5. Barbecuing shall not be permitted on patios. All barbecuing must be done at a minimum of ten (10) feet from the buildings.
6. No flammable, combustible or explosive fluids, chemicals, or substances shall be kept in any unit, its adjacent yard area or on the Common Elements except for propane tanks and those substances used for normal household use.
7. Unit owners may transfer or lease their units subject to the following requirements:

All leases shall provide that the right of the lessees to use and occupy the unit shall be subject and subordinate in all respects to the provisions of the Declaration, By-Laws, and the Rules and Regulations. (Contact Lang Management, (561) 750-8800, to obtain an application to lease unit.)
8. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed without the prior written approval of the Board of Directors.
9. All door-to-door commercial solicitation is prohibited. Placing of materials on or under unit doors is strictly prohibited unless express written permission is granted by the Board. Violations should be reported at once to the Board.
10. It is prohibited to litter or cause debris to be put on the Common Elements.
11. Automobiles, Commercial Vehicles and Boats. No commercial truck, commercial van, bus, recreational vehicle may be kept overnight within the Association unless totally enclosed in a garage and not visible from the outside.
12. Pets and Animals. Pets belonging to Owners and Tenants will be allowed to reside within any portion of the Association Property. All pets must be kept on a leash when outside of the unit. Owner is responsible for the immediate sanitary clean up from their pet.

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**PARKING RULES**

1. Vehicles should be parked so as not to obstruct the spaces for other vehicles. Overnight parking shall be permitted only in designated spaces.
2. Vehicles which cannot operate under their own power and remain on the property for more than seventy-two (72) hours, shall be towed at owner's expense. All vehicles must have a current registration. No repair of vehicles shall be made on the property. Car washing is not allowed except in areas as may be designated by the Board.
3. No commercial vehicles, boats, mobile homes, campers or trailers shall be allowed on the property overnight.
4. No vehicles shall be parked with "For Sale" signs except for those attached to the interior sides of the window of their vehicle.
5. All vehicles must be kept in proper operating condition so as not to be a hazard or a nuisance by noise, exhaust emission, appearance or otherwise.
6. No signs, initials, numbers, storage containers or any other additions or alterations to parking space may be painted, displayed or erected by any owner without the prior written consent of the Board.
7. The Board shall make a reasonable attempt to give notice to the owners of offending vehicles. If such vehicle is not removed or the violation condition corrected, the Board may have the offending vehicle towed at the expense and risk of the owner of the vehicle.
8. There shall be one designated and labeled parking space per unit. All other spaces unless designated as "**Handicapped**" shall be available on a first come basis.

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### PET GUIDELINES

**(Lessees are permitted to have a pet provided a \$150.00 non-refundable fee is paid to the Kokomo Key Homeowners' Association, Inc.)**

1. PET CATEGORIES. PETS SHALL BE CATEGORIZED AS FOLLOWS:
  - A. Ordinary house pets shall include dogs, cats, caged domesticated birds, hamsters, gerbils and guinea pigs, aquarium fish, small snapping turtles and tortoise, domesticated rabbits, rats and mice and creatures normally maintained in a terrarium or aquarium. All ordinary house pets are permitted subject to the guidelines in this resolution.
  - B. Unusual house pets shall include without limitation, those animals not generally maintained as pets, such as large reptiles, anthropoids, felines other than cats, canines other than dogs, rodents, birds, and other creatures other than those listed in subsection A above, or not maintained in a terrarium or aquarium. Unusual house pets are prohibited.
2. The number of ordinary house pets, excluding caged birds or those in a terrarium or aquarium, are not to exceed two (2) per unit.
3. All dogs and cats must be walked on a leash and in full control by their owners at all times.
4. Pet excrement must be picked up and may not be deposited on or within the common area.
5. Pets shall not be left unattended outside the unit.
6. Pet owners are responsible for any property damage, injury or disturbance their pet may cause or inflict.
7. Commercial breeding of pets within the Association is prohibited.
8. All pets must have and display, as appropriate, evidence of all required registrations and inoculations.
9. Every female dog, while in heat, shall be kept confined in the unit by its owner in such a manner that she will not be in contact with another dog nor create a nuisance by attracting other animals.
10. No owner shall inflict or cause cruelty in connection with any pet.

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RULES FOR SWIMMING POOL AREA

1. POOL HOURS ARE FROM DAWN TO 11:00 P.M. (PLEASE RESPECT THE PRIVACY OF THOSE NEIGHBORS LIVING ADJACENT TO THE POOL AREA.)
2. ALL PERSONS UNDER SIXTEEN (16) YEARS OF AGE MUST BE ACCOMPANIED BY A HOMEOWNER OR SUPERVISING ADULT OVER THE AGE OF TWENTY-ONE (21).
3. BABIES WEARING DIAPERS ARE NOT PERMITTED IN THE SWIMMING POOL. BABIES WHO ARE NOT TOILET TRAINED ARE NOT PERMITTED IN THE POOL. **THERE IS NO NUDE SWIMMING AT ANY AGE.**
4. NO FOOD OR BREAKABLE OBJECTS ARE PERMITTED POOL SIDE.
5. NO INTOXICANTS ARE PERMITTED AT THE POOL AREA DURING REGULAR POOL HOURS. INTOXICATED PERSONS WILL NOT BE ALLOWED AT THE POOL AREA.
6. THERE MUST BE A THREE (3) FOOT WALKING AREA AROUND THE POOL AT ALL TIMES.
7. NO PETS ARE ALLOWED AT THE POOL AREA.
8. WHEN WEARING SUNTAN OIL OR LOTION, TOWELS SHOULD BE PLACED ON THE CHAISE LOUNGES.
9. LOUNGE CHAIRS ARE NOT TO BE REMOVED FROM THE POOL AREA.
10. ALL BELONGINGS ARE TO BE REMOVED WHEN LEAVING THE POOL AREA.
11. EVERYONE MUST SHOWER BEFORE ENTERING THE POOL. (NO SOAPS, SHAMPOOS, ETC., MAY BE USED AT THE POOL SHOWER.)
12. PERSONS HAVING COLDS, COUGHS, INFLAMED EYES, INFECTIONS, OPEN SORES OR WEARING BANDAGES SHALL NOT USE THE POOL.
13. NO PLAY EQUIPMENT OF ANY KIND IS PERMITTED IN THE POOL AREA. (ROLLER SKATES, ROLLER BLADES, BICYCLES, BALLS OF ANY KIND, RAFTS, SCUBA EQUIPMENT). WHEELCHAIRS, STROLLERS, CHILD WAIST AND ARM SWIMMING AIDS ARE PERMITTED. USE OF POOL FLOATS ARE PERMITTED FOR ADULTS (OVER 16).
14. NO RUNNING, PUSHING, DUNKING, ROUGH PLAY, PROFANE LANGUAGE, DIVING OR JUMPING IN THE POOL WILL BE PERMITTED.
15. ALL REFUSE MUST BE PLACED IN CONTAINERS PROVIDED FOR THIS PURPOSE. WE URGE YOU TO KEEP THE POOL AREA CLEAN TO DISCOURAGE THE INFESTATION OF INSECTS.
16. NO HOMEOWNER SHALL IN ANY MANNER OPERATE, MODIFY, ALTER, OR MAKE A CHANGE TO THE POOL OR THE POOL EQUIPMENT.
17. UNIT OWNERS WILL BE RESPONSIBLE FOR THE ACTIONS OF THEIR GUESTS AROUND THE POOL AREA.
18. THERE IS NO LIFEGUARD ON DUTY. ALL PERSONS USING THE POOL DO SO AT THEIR OWN RISK. THE BOARD OF DIRECTORS ASSUMES NO RESPONSIBILITY FOR ANY ACCIDENT OR INJURY IN CONNECTION WITH SUCH USE OR FOR ANY LOSS OR DAMAGE TO PERSONAL PROPERTY. PERSONS USING THE POOL AGREE NOT TO HOLD THE BOARD LIABLE FOR ANY ACTIONS OF WHATEVER NATURE OCCURRING WITHIN THE POOL AREA.
19. UNIT OWNERS SHALL EXERCISE DUE CONSIDERATION AT ALL HOURS IN THE OPERATION OF RADIOS, TELEVISIONS, MUSICAL INSTRUMENTS OR ANY OTHER ITEMS TO ENSURE THAT THE SOUND WILL NOT DISTURB OTHERS.
20. POOL GATES ARE TO BE KEPT LOCKED AT ALL TIMES, NO EXCEPTION.