

STONEBRIDGE RESERVE, A CONDOMINIUM

RULES AND REGULATIONS to promote a peaceful & comfortable environment for all residents

Each Owner, lessee, invitee, relative, guest or otherwise shall be governed by the following Rules and Regulations. All capitalized terms shall have the meaning as defined in the Declaration of Condominium of STONEBRIDGE RESERVE, a Condominium.

1) VEHICLES & PARKING:

- i. No inoperable vehicles shall be permitted on Condominium Property. No campers, recreational vehicles, boats or boat trailers shall park on the Condominium Property.
- ii. Speed of vehicles within the Community is limited to fifteen (15) M.P.H. Skidding of wheels on starts, stops or turns and excessive noise from vehicles is prohibited within the Community.
- iii. Each Unit has been assigned one numbered space in the parking pavilions for the assigned member's exclusive use. All other vehicles may park in unnumbered spaces. Each vehicle must reflect current registration.
- iv. Magnetic covering must be used to cover decals and lettering on commercial vehicles in a neat and tidy manner at all times.
- v. Vehicles parked in violation of the Association's Rules are subject to being towed at Owner's expense.

2) POOL AREA & RECREATION:

- i. The pool is for the use of legal residents of Stonebridge Reserve only and limited to 4 guests per Unit. Pool hours are from dawn to dusk. There are no lights and the gates will be locked at night as indicated on signage.
- ii. Anyone under the age of twelve (12) MUST be accompanied by their parent(s) or legal adult guardian for the duration of their use of the pool.
- iii. No glass may be used at the pool (bottles or glasses); no alcoholic beverages may be consumed at the pool or in the pool area. Food must remain at least ten (10) feet away from the pool deck at all times. All trash must be properly disposed of in trash cans.
- iv. Floats are permitted as long as they do not create a nuisance for other bathers. Chairs may not be saved by towels. Balloons and water bombs are not permitted.
- v. All radios or other music devices must utilize headphones for individual use.
- vi. Ball games and other sports activities of any kind are prohibited within the fenced pool area. Pets are not allowed in this area or in the pool at any time.
- vii. No bikes, skateboards or scooters are permitted in the pool area. A rack is provided outside for the temporary storage of these items. It is recommended that a lock is used to secure them.

viii. No bicycle riding or skateboarding is permitted on the green areas or sidewalks within STONEBRIDGE RESERVE, a Condominium, but is permitted on the driving and parking areas of the Condominium Property. Caution should be used near the main entrance, as traffic is hazardous to bike riding.

3) PETS:

i. A maximum of two (2) household pets may be maintained per Unit, each not to exceed 35 lbs at full maturity and for only as long as they do not become a nuisance or annoyance to neighbors. Household pets are limited to domestic dogs, domestic cats or caged birds. Aggressive breeds including, but not limited to, Rottweilers, Pit-bulls & German Shepherds, are not allowed regardless of weight. Owners or occupants of a Unit may maintain one (1) fish tank not to exceed fifty-five (55) gallons. In no event shall household pets be kept, bred, or maintained for any commercial purpose.

ii. Owners must pick up all solid waste of their pets and dispose of such waste appropriately in the designated pet waste stations situated throughout the property.

iii. All pets, including cats, must be leashed at all times when outside the Unit. Pets may not be tied up or leashed to any object on the Condominium Property. Pets may not be kept in a Limited Common Element. Pets may not be kenneled or left unattended on the lanai.

iv. The Association has the right to pick up loose pets and/or report them to the proper authorities. Violation of these Rules and Regulations shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine Owners, tenants and guests and, when necessary, to require any pet to be permanently removed from the Condominium Property. Notwithstanding anything herein to the contrary, if any animal permitted to be kept by an Owner shall become a nuisance to other Owners and such nuisance is not abated within a reasonable amount of time after written notice to the Owner, the Board of Directors of the Association shall have the right to require the Owner to remove such animal permanently from the Condominium Property.

4) USAGE:

i. Each Unit shall be occupied only as a single family residential private dwelling by no more than six (6) persons in a three (3) bedroom Unit or more than four (4) persons in a two (2) bedroom Unit at any one time. No Unit may be divided or subdivided into a smaller Unit.

ii. Each Unit shall be used only for the purpose of a single family residence and for no other purpose whatsoever except such uses as the Developer may make of a Unit or Units as provided by the Declaration of Condominium. Each Owner or occupant shall maintain his Unit in a clean and sanitary manner and shall not sweep or throw any dirt or substance from the doors, windows or balconies.

iii. No industry, business, trade, occupation or profession of any kind shall be performed on any part of the Condominium Property or in any Unit.

iv. Owners and occupants shall not use the Units, or permit their use, in such manner as would be unreasonably disturbing to other Owners or occupants, or in any way as to be injurious to the reputation of the Condominium.

v. No loitering or smoking in the building hallways.

vi. Sound and noise shall be deemed a nuisance between the hours of 11:00 P.M. and the following 8:00 A.M., when audible beyond the confines of the Unit involved.

vii. No Owner or occupant shall make or permit any noise that will disturb or annoy any occupants of a Unit, or do or permit anything to be done which will interfere with the rights, comfort or convenience of such occupants.

viii. No flammable, explosive or dangerous chemicals or fluid materials, except those intended for normal household use, may be kept in any Unit.

5) COMMON ELEMENTS:

i. No alterations of any kind shall be made to the Common Elements, Limited Common Elements, or any part of the Unit visible from outside the Unit without prior written approval of the Board of Directors of the Condominium Association. The Board will give due regard to effects upon aesthetics, insurance, building codes and other regulations. For example: white blinds to remain at all windows, door accessories to be exclusively shiny chrome (unit doors to be kept neat and clean at all times) & pavers are not authorized for first floor units.

ii. Common Elements shall not be obstructed, littered, defaced or misused. Lanais and balconies shall not be used as storage space and shall be kept neat and clean at all times.

iii. No laundry, clothing or other material shall be displayed on the balcony or lanai of any Unit or hung within the Unit in a manner to be visible from the outside. No spas or hot tubs shall be permitted on any lanai or balcony.

iv. There shall be no storage or parking of baby carriages or playpens, bicycles, wagons or toys on any part of the Common Elements or Limited Common Elements. Such personal property must be stored in storage closets, or other areas designated for that purpose.

v. Charcoal broilers or small open flame burners, electric grills or gas grills are not permitted to be used on balconies or any of the Common Elements, Limited Common Elements or Units.

vi. Except for maintenance, repair or replacement occasioned by normal wear and tear, or other damage caused to screened enclosures, no screening may be replaced or altered by the Owner without approval as indicated in Paragraph 5.i above. No Owner shall be permitted to replace screened enclosures with glass enclosures or any other solid material.

vii. No signs shall be displayed from a Unit or from the Condominium Property, or from any vehicle parked on Condominium Property, unless such signs are posted by the Board or at the Board's direction; provided, however, any Owner may display one (1) portable, removable United States flag in a respectful way; provided, further, any Owner may display an official flag of one of the U.S. armed services on Armed Forces Day, Memorial Day, Independence Day and Veterans Day. Any such flag displayed may not be larger than four and one-half feet (4 ½ ft) by six feet (6ft). This prohibition includes "For Sale" or "For Rent" signs. This prohibition does not apply to the Developer.

viii. Nothing shall be hung or displayed on the outside of windows or placed on the outside walls of a building and no sign, awning, canopy, gutter, radio, television antenna or satellite dish shall be affixed to or placed upon the exterior walls or

roof, except with approval of the Board of Directors of the Condominium Association.

ix. Entering or attempting to enter upon roofs, equipment rooms, or power rooms is prohibited, except by authorized personnel.

x. Tampering with irrigation pumps, lines, or landscaping is prohibited except by authorized personnel.

6) GARBAGE & REFUSE REMOVAL:

i. All garbage and refuse from the Units shall be deposited with care in containers provided by the Association for that purpose, and no one shall be allowed to litter the Common Elements. Garbage bags shall not be placed outside unit doors at any time.

ii. All recycle rules should be adhered to as stated on the container. Trash shall not be left outside containers at any time.

7) GENERAL:

i. In addition to these Rules and Regulations, the Board reminds all Owners and occupants of ordinances adopted by Orange County governing pets, nuisances, destruction of property, operation of boats, discharge of air guns and fire arms and destruction of wildlife. Violations of the City and County ordinances shall be regarded as violations of these Rules and Regulations as well.

ii. All restrictions, limitations and obligations provided in the Declaration of Condominium and Bylaws are incorporated into these Rules and Regulations by reference.

iii. Complaints or requests regarding maintenance shall be made to the management company.

iv. No Owner, lessee, invitee, relative, guest or otherwise may direct, supervise or attempt to assert control over any employees of the Developer, the Association and/or management company, nor attempt to enlist their assistance on any private business.

v. Each Owner has the right to lease his Unit, provided that the Owner complies with the terms of the Declaration of Condominium. Each lessee shall be bound by the provisions of the Declaration of Condominium and all Condominium documents, including these Rules and Regulations.

vi. All official notices of the Condominium shall be noted as such. No member shall make or permit to be made any written, typed or printed notices of any kind or type whatsoever or post the same on the bulletin boards, mail, or otherwise circulate to other members, which purports or represents to be an official act or notice of the Association. Notices of a social nature or purpose by a member to other members are permitted, provided that all such notices shall bear the signature of the member or members originating such notices, and such member or members shall be fully responsible for the contents thereof.

vii. Failure to comply with any of the above rules may result in the levy of fines and/or the institution of legal action.