

# Vistas at Stonebridge Commons Condominium Association

## RULES & REGULATIONS

Each owner, lessee, invitee, relative, guest or otherwise, hereinafter referred to as occupant, of the unit, shall be governed by the following Rules and Regulations. These rules will be strictly enforced. Failure to follow these rules will result in escalating fines and legal eviction actions taken by the Board of Directors and/or Owner.

### Automobiles/Parking

1. Each Vista Owner/Occupant is entitled to **two** (2) vehicles to a unit (1 in the garage and 1 in the driveway). The "guest parking" spots are for guests only.
2. No commercial trucks or vans or other commercial vehicles shall be parked on condominium property except with the written consent of the Board of Directors, unless such vehicles are parked temporarily for construction use or for providing pick-up and delivery.
3. No campers, recreation vehicles, boats or boat trailers/u-hauls.
4. No signs, ads, ladders or building supplies visible on vehicles.
5. No repair or restorations of any motor vehicles on the driveways, streets, or any other common elements or limited common elements.
6. No dilapidated, rundown, wrecked or non-functional vehicles on the driveways, streets or any other commons elements or limited commons elements.
7. No street parking allowed at any time.
8. Garage doors must remain in the down position at all times. No garage may be altered in such a way as to provide additional living space and/or preclude the parking of any vehicle within the garage.
9. Speed of the vehicles within the complex is limited to twelve (12 M.P.H.)
10. All illegally parked or improper vehicles will be towed at the owner's expense.

### Lanais/Screened Porches

1. No unit owner shall be permitted to replace screened enclosures with glass, "Florida screen" or other material without prior written approval of the Board of Directors.
2. No laundry, clothing or other clutter shall be displayed within the screen porch/lanai.
3. No bicycles, excessive furniture, trash, boxes, curtains or wall hangings.
4. No spas or hot tubs shall be permitted within the screened porch/lanai.
5. No barbeques, charcoal broilers, small open flame burners, electric grills or gas grills shall be permitted to be used within the screened porches/lanais or any of the commons elements, limited commons elements or units, by order of the Orlando Fire Department.

### Noise/Sound

1. 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.
2. Sound and noise from radios or other audio devices, television sets or from musical instruments or social gatherings shall be deemed a nuisance between the hours of 11 pm and the following 8 am when audible beyond the confines of the unit involved.
3. Owners and occupants shall not use the units, or permit their use, in such a manner as would be disturbing to other owners and occupants, or in a way as to be injurious to the reputation of the condominium.

### **Pets (Animal Ordinance 95-32 – Orlando Law)**

1. Unit owners or occupants of a unit (regardless of the number of owners or occupants for any one unit) may maintain two household pets per unit, each not to exceed 35 lbs. at full maturity.
2. The association may require a certificate from the Veterinarian regarding the animal's weight, and reserves the right to challenge this at the Owners and/or Occupants expense should the BOD believe that certificate is not an accurate representation of pet weight.
3. Dogs and cats must be on a leash at all times and walked (no tie ups.)
4. Poop pick up is a must, and a bag must be carried at all times.
5. No leaving pets on the screened porch/lanai.
6. No excessive dog barking or nuisance.

### **Trash**

1. Trash goes from the unit directly to the compactor. Never place your trash outside your side door, front door, garage door, or on the screened porch/lanai.
2. No littering of the commons elements.

### **Unit Usage**

1. Each unit shall be occupied only as a single family residence by no more than four (4) persons in a two bedroom or six (6) people in a three bedroom unit at any one time. No unit may be divided or subdivided into a smaller unit.
2. No flammable or explosive or dangerous chemicals or fluid materials, except those intended for normal household use, may be kept in any unit.
3. No signs shall be displayed from a unit or from the condominium property or from any vehicle parked on the condominium property. This prohibition includes "For Sale" and "For Rent" signs.
4. No businesses that disturbs the residential character of the community such as businesses where there are numerous clients that come from the unit, there are numerous deliveries, or some other external manifestations indicating that there is a business in the unit.
5. No alteration of any kind shall be made to the common elements or limited common elements or the unit without prior written approval of the board of Directors. The board will give due regard to effects upon aesthetics, insurance, building codes, and other regulations.
6. No parking or storage of baby carriages or playpens, bicycles, wagons, or toys on any part of the common elements or limited common elements.
7. Waterbeds shall not be allowed on the second floor of the unit.
8. Except for those limited common elements for which the owner of a unit has the responsibility for maintenance, repair and replacement, no owner or occupant shall make any adjustment to any of the equipment located on the common elements or limited common elements without first obtaining permission from the Board of Directors.
9. Tampering with irrigation pumps or lines is prohibited.
10. Entering or attempting to enter upon the roofs, equipment rooms, or power rooms is prohibited.
11. No owner or occupant may direct, supervise, or attempt to assert control over any employees or volunteers of this community.
12. Motorcycles, motorized scooters and other similar motorized vehicles shall only be stored and parked in areas designated for parking such as parking lots and garages and motorcycles, motorized scooters and other similar motorized vehicles shall not be stored or parked on any portion of the Common Elements or Limited Common Elements not intended for parking such as landscaping beds, grassy areas, front door entrance areas, walkways and lanais.

13. Baby carriages or playpens, bicycles, wagons, toys and motorized or powered children's vehicles of any type or kind shall not be stored or parked on or in a lanai, front door entrance area, walkway or driveway.
14. Garden hoses may not be stored on any portion of the Limited Common Elements or Common Elements, including, but not limited to, on or in a lanai, front door entrance area, walkway or driveway.

**I have read and full understand the Vistas at Stonebridge Commons Rules and Regulations listed above.**

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(Signature)                      (Printed Name)                      (Date)

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(Signature)                      (Printed Name)                      (Date)