

STONEBRIDGE COMMONS COMMUNITY ASSOCIATION, INC.
SUPPLEMENTAL RULES FOR VENTURA AT STONEBRIDGE COMMONS
CONDOMINIUM ASSOCIATION, INC.'S EXCLUSIVE COMMON AREA
(Adopted April 4, 2018)

The following Supplemental Rules For Ventura at Stonebridge Commons Condominium Association, Inc.'s Exclusive Common Area ("Rules") have been adopted by the Board of Directors ("Board") for Stonebridge Common Community Association, Inc. ("Association") on 4th day of April, 2018. These Rules are intended to supplement and used in connection with the Community Declaration of Covenants, Conditions and Restrictions for Stonebridge Commons, By-Laws of the Association and Articles of Incorporation of the Association and all Rules and Regulations adopted by the Association as the same have been amended, restated and supplemented (collectively referred to as the "Governing Documents").

I. Definitions; Interpretation of Policy

- 1) The definitions of the capitalized terms in these Rules, unless otherwise defined herein, shall have the same meaning as those set forth in the Declaration.
- 2) In the event any provision of these Rules conflicts with the Declaration, Articles or Bylaws, the provisions of the Declaration, Articles or Bylaws shall control.
- 3) In the event any provision of these Rules conflicts with any other of the Association's Rules and Regulations, the provisions of these Rules shall control.
- 4) The term "Improperly Stored Property" shall mean and refer to any personal property stored, maintained, kept or otherwise left on or in a Parking Space in violation of the Declaration and these Rules.
- 5) The term "Parking Space" or "Parking Spaces" shall mean and refer to the parking space assigned to a particular Owner and Unit or the parking spaces located within Ventura's Exclusive Common Area.
- 6) The term "Permitted Vehicle" shall mean and refer to any car, truck, motorcycle or vehicle permitted to be parked on the Property under the Governing Documents; however, nothing in these Rules should be construed to define or alter, change or modify the types and kinds of vehicles that constitute a Permitted Vehicle under the Governing Documents.

II. Authority and Relevant Provisions

- 1) Pursuant to Article I of the Declaration, Ventura at Stonebridge Commons Condominium Association, Inc. ("Ventura") is a Neighborhood.
- 2) Pursuant to the Declaration, the Developer was entitled to designate certain portions of the Association's Common Areas to a particular Neighborhood.

- 3) Pursuant to Article XI of the Declaration, the Developer designated certain portions of the Association's Common Areas for the exclusive use and primary benefit of Ventura as Exclusive Common Area.
- 4) Pursuant to Article V, Section 20, of the Declaration, the Developer constructed carports on the Exclusive Common Area and assigned certain parking spaces under such carports to the Owners of Residential Dwellings in Ventura.
- 5) Pursuant to Article I of the Declaration, the Common Area includes the Exclusive Common Area.
- 6) Pursuant to Article III, Section 6, of the Declaration, Owners are prohibited from keeping or storing anything on any part of the Common Area or Roadway.
- 7) Pursuant to Article VI(8) of the Articles of Incorporation, the Association is entitled to adopt reasonable Rules and Regulations governing the Common Areas.
- 8) The Rules set forth herein shall only apply to Ventura's Exclusive Common Area.

III. Restriction and Enforcement

- 1) Only Permitted Vehicles may be stored, kept, maintained or otherwise left in a Parking Space.
- 2) Owners are prohibited from utilizing their Parking Spaces as a storage space or for the storage of any personal property except a Permitted Vehicle.
- 3) Owners are prohibited from storing, keeping, maintaining or otherwise leaving any personal property of any type or kind in or on their Parking Spaces except a Permitted Vehicle.
- 4) By way of example, and not limitation, Owners are prohibited from storing, keeping, maintaining or otherwise leaving any removable vehicle seats, child car seats, strollers, buckets, building supplies and materials, furniture or equipment in and on the Parking Spaces.
- 5) Nothing herein shall be construed to prohibit Owners from storing, keeping, maintaining or otherwise leaving personal property within a Permitted Vehicle so long as the personal property is stored, kept, maintained or otherwise left enclosed in the Permitted Vehicle in compliance with the Governing Documents.

IV. Enforcement; Reservation of Rights

- 1) The Association shall remove any Improperly Stored Property from a Parking Space without notice or warning to the Owner or the Owner's family members, tenants or

guests affiliated with such Parking Space.

- 2) The Owner of the Residential Dwelling and the person(s) residing in the Residential Dwelling shall be charged Fifty Dollars (\$50.00), which is the Association's cost of removing the Improperly Stored Property ("Association's Removal Expense").
- 3) The Association shall provide written notice, which may be given by electronic mail, to the Owner of the Residential Dwelling and to the person(s) residing in the Residential Dwelling under an approved lease if not Owner-occupied that the Improperly Stored Property has been removed from the Parking Space, that the Association's Removal Expense is now due and owing to the Association and that after two (2) complete business days, the Association's Storage Fee will be charged or, in the case of a subsequent violation, is being charged.
- 4) The Owner and/or person(s) residing in the Residential Dwelling shall have seventy-two (72) hours to retrieve the Improperly Stored Property from the Association without incurring a Storage Fee; provided, however, if the same Improperly Stored Property is removed from a Parking Space by the Association more than one (1) time in any twelve (12) month period, the Storage Fee shall commence on the day the Improperly Stored Property is removed from the Parking Space.
- 5) If, after the expiration of the second complete business day following the written notice required herein, the Owner and/or person(s) residing in the Residential Dwelling do not retrieve the Improperly Stored Property from the Association or for any subsequent removal in any twelve (12) month period, a Storage Fee of Twenty-Five Dollars (\$25.00) per day shall be charged to the Owner of the Residential Dwelling and/or the person(s) residing in the Residential Dwelling.
- 6) The Association shall hold and keep any Improperly Stored Property for thirty (30) days from the time on which the Improperly Stored Property is removed from the Parking Space.
- 7) If, after the expiration of the thirty (30) day period, the Owner and/or person(s) residing in the Residential Dwelling does/do not retrieve the Improperly Stored Property from the Association, Association shall deem the Improperly Stored Property abandoned and the Improperly Stored Property shall be disposed of and/or discarded.
- 8) If the Association disposes and/or discards the Improperly Stored Property, the Owner of the Parking Space shall be responsible for any costs, expenses and other charges related to the disposal of the Improperly Stored Property.
- 9) The Association shall be entitled to enforce these Rules as provided for under the Governing Documents and Chapter 718, Florida Statutes.
- 10) Nothing in these Rules shall be deemed a waiver of the Association's rights and remedies available to it at law and in equity whether such rights and remedies arise under Florida

law, the Governing Documents. All such rights and remedies are cumulative.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 20 day of June, 2018.

WITNESSES:

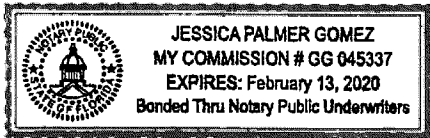
[Signature]
By: Michael Suez

[Signature]
Israel Lopez as President of
Stonebridge Commons Community
Association, Inc.

[Signature]
By: Cesar Munoz

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

SWORN TO AND SUBSCRIBED before me this 20 day of June, 2018, by Israel Lopez as President of Stonebridge Commons Community Association, Inc., who is personally known to me or who produced _____, as identification, and who did take an oath.



[Signature]
Notary Public
My Commission Expires: 02/13/20

WITNESSES:

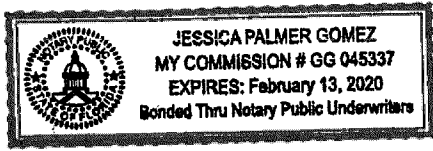
[Signature]
By: Michael Suez

[Signature]
Stanley Chantawa as Secretary of
Stonebridge Commons Community Association,
Inc.

[Signature]
By: Cesar Munoz

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

SWORN TO AND SUBSCRIBED before me this 20 day of June, 2018, by Stanley Chantawa as Secretary of Stonebridge Commons Community Association, Inc., who is personally known to me or who produced _____, as identification, and who did take an oath.





Notary Public
My Commission Expires: 02/13/20

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