

SCENIC TERRACE OWNERS ASSOCIATION, INC.

RULES AND REGULATIONS

The spirit of these regulations is to provide a minimum of rules so that all may recognize and respect the rights and privacy of others.

Parking: Park only in your designated space provided in the garage. R.V.'s and trailers are not permitted. Guest parking is provided on the north side of the property. Please do not allow anyone other than your immediate family access to your garage door opener. The garage is secure for your protection. No personal items are to be stored in the garage except for personal grocery carts and appliances used to assist in walking. (modified 8/17/05)

Recreational Facilities: Use of these facilities is prohibited between the hours of 11:00 p.m. and 6:00 a.m.

Exterior: No wiring installed without written consent. No signs. Balconies shall not be used for hanging garments, towels or other household items. No fasteners or penetrations into the wall are permitted.

Pets: Scenic Terrace is one of the only condominiums in the area to allow pets in the building. Pet owners need to be aware of the communal living aspect of condominiums and use discretion and caution with your pet, especially if you are outside our unit.

The following are rules and regulations for pet occupancy at Scenic Terrace.

1. Pets are to be maximum 20 pounds and limited to two.
2. Pets are to be kept on a leash at all times outside of a unit.
3. Pets are not allowed in the recreational areas of the building, pool area, exercise room, community room, baths, and storage rooms.
4. Pets are to be carried by the owner when coming and going from the unit to outside or in the common areas. This will greatly reduce the possibility of a pet accident or incident in the common areas. REMEMBER, some people are afraid of animals. The golden rule applies here.
5. Pets shall not constitute a noise problem at any time. Excessive barking, whining or scratching at doors and walls is not permitted.
6. Pets shall be walked in designated area of the grounds only. Solid waste shall be properly disposed.

Noise: Musical instruments, phonographs, tape/cd decks, radios or televisions will not be played between the hours of 11:00 p.m. and 7:00 a.m. in such a manner as to disturb others.

Pool: The use of the pool is strictly at swimmer's own risk. Rules governing use of the pool are posted on site.

Trash Chutes: Please be cautious about what you put down the trash chute. Cardboard boxes and other large items may clog the chute. Seafood and other odorous garbage should be carefully bagged to avoid bag breakage. NEVER put anything chemical, corrosive or that may constitute a fire hazard down the chute. REMEMBER, the trash chute is enclosed in the core of the building. Common sense with trash disposal will keep the chute clean and odor free as possible.

Workout Room: No one under 16 is allowed without adult supervision. No bare feet or wet swimwear is allowed. Be careful using the steam room and sauna, watch your step (slippery when wet), be cautious about overheating.

Grills: Gas and electric grills are allowed on balconies. No charcoal.

Owner responsibility: It is the responsibility of each condominium owner to see that guests are notified and abide by these rules and regulations.

Children: All minors need adult supervision at all times on Scenic Terrace property.

Security: You will be responsible for special deliveries into your unit. Please contact the association manager if you need assistance.

Safety: Shoes are required in the lobby area for safety reasons. Please towel off before entering lobby. Lobby is slippery when wet.

Balconies: Do not feed birds from balconies or Scenic Terrace common areas. Do not penetrate the walls or balcony ceiling in order to hang plants. Stands are permitted.

Storage cages: Fire hazardous materials are not allowed. Perishable items are not to be stored.

Community Room: The community room is available for private functions by reservation. Standing (permanent) reservations for up to one year are allowed for member's activities such as bridge games, but conflicting special events may be scheduled more than ten days in advance of any standing reservation and will take priority over the standing reservation for that date. Standing reservations may be renewed annually in the absence of any conflicting requests. (revised 7/24/2012)

Smoking: No person shall engage in smoking on or in any unit, common area or common element of the condominium. Smoking shall mean inhaling, exhaling, burning, carrying or possessing any lighted tobacco product, including cigarettes, cigars, pipe tobacco and any other lighted tobacco product. (new 11/16/2016)

Hurricane Shutters: Hurricane shutters may be installed at the unit owner's expense. The unit owner is responsible for maintaining the shutters. Shutters must comply with the specifications established by board resolution, a copy of which is available in the office, and installation must be approved by the board of directors before contracts for installation are signed. (new 9/22/2005)

Unit Key Control: In order to facilitate entry to units under circumstances as described in paragraph 12.5 of the Declaration of Condominium and paragraph 4.3 of the Bylaws, each unit owner shall provide a unit key to the office, such key to be maintained securely in the office and to be used only as authorized by the Declaration of Condominium and the Bylaws, or as otherwise specifically authorized by the owner or her/his designated agent. (new 2/15/2011)

Lease Expirations:

14 days prior to the expiration of a lease within Scenic Terrace Owners Association, notice must be given to the office informing of the intended use of the unit upon expiration.

Upon the expiration of the current lease the owner will have no more than 30 days to provide one (1) of the following:

- Provide a lease renewal for a minimum of one (1) year for the current residents
- Provide the proper paperwork for the Board to approve a minimum one (1) year lease for new resident (s)
- Provide a move out date and move out fee for current residents that are not intending to renew their lease

If one of the above are not provided, the Owner (s) will be in violation of the Association's Rules and Regulations. The Association will proceed with any actions permitted based on the Florida Condominium Statutes, at the Owner's expense. (new 2/27/19)