

CONDOMINIUM RESTRICTIONS

PAR ONE HOMEOWNERS ASSOCIATION

The following restrictions are applicable to all Residents, Owners, Guests and Renters of the

Par One Homeowners' Association.

PARKING AND VEHICLES:

Two parking spaces are permitted per unit. Parking is on a first come basis, there is no assigned parking. Neither vehicles bearing a commercial logo nor any recreational vehicle is allowed to park permanently within the complex. Prohibited also are trailers, including boat and travel.

All vehicles must have a parking sticker placed on the left rear bumper or left rear window. Decals are available at the Office. Vehicle will be ticketed if no sticker is on vehicle and asked to come to office. Office hours are posted on the office door.

To obtain a POHA parking decal, both license plates and vehicle registration must be up-to-date. Vehicles without a decal are subject to towing.

Long term renters (annual) are required to bring yearly updated leases to obtain a new decal. No repairing, servicing, or washing of cars is permitted on the premises.

HANDICAPPED PARKING:

Upon submission of appropriate authorization (a photo copy of the hanging tab and vehicle registration), the Association may assign a designated handicap parking location/sign in accordance with ADA standards. All approved handicap cars may use any spot, none are reserved.

POOL FOBs

You must have KEY FOB to enter pool. No one is to open the gates for other owners, renters or guests. Each person must use their own fob. Failure to follow this rule could result in loss of pool privilege, if a pool fob is not in the unit, the renter/guest must have authorized permission in writing to pick up a new fob from the management office.

POOL RULES

All residents, renters, and guests must abide by the pool rules. A complete list of these rules may be found posted at the pool.

Gates to the pool area must be kept locked at all times. *Propping open of gates is strictly prohibited.* Remember to carry your key fob to the pool at all times.

Access to bathrooms from the pool area is located outside on the left side of the Clubhouse. Keep your old pool key for tennis courts and outside pool bathroom.

When entering the Clubhouse from the pool, shoes and a cover-up must be worn.

There is **NO LIFEGUARD ON DUTY at any time.** Swimming is at your own risk! PER FLORIDA LAW, NO SWIMMING AFTER DUSK OR BEFORE DAWN

Children under twelve (12) years of age must be accompanied by a parent (or adult over twenty-one (21) years of age) to use the pool.

Children under the age of three (3) are not permitted in the pool unless wearing approved swimmies. No diapers are allowed in the pool.

No radios are permitted in the swimming pool deck area without earphones.

NO SMOKING IN POOL AREA ALLOWED.

NO GLASS IN POOL AREA ALLOWED.

CHILDREN:

Children must be eighteen (18) years old in order to use the poolroom or accompanied by adult to use any facilities.

Parents, guardians, and/or unit owners will be held responsible for damage to lawns by children or adults. Lawns are not to be used as a play area.

Children cannot attend paid social functions intended for adults only in the Clubhouse.

UNIT USAGE:

No unit shall be permanently occupied by more than two people for each bedroom in the unit. The units shall be occupied as private dwellings for the Unit Owners or any of their approved (approval by written notice to office only) for tenants, members of their families, and their social guests, and for no other purpose. Units are to be used for residential

purposes only. A guest form must be turned into office for any overnight guests if owner is not in unit.

Children under the age of sixteen (16) are prohibited from residing in the Condominium Unit. Nothing contained herein shall prohibit the temporary visit (not to exceed a total of sixty (60) days in any one calendar year) of a child, grandchild, nephew, or niece of a Unit Owner. (Except in Pars Two & Four where the minimum age is eighteen.)

No business, trade, or profession of any type whatsoever shall be conducted from within any unit without the prior written consent of the Board of Directors.

No signs of any type are permitted on the buildings, in windows, or on the grounds of the complex without written permission of the Board of Directors.

No immoral, improper, offensive, or unlawful use shall be made of any unit, the Condominium property, the common elements, or any other part thereof. All laws, zoning ordinances, and regulations of all government authorities having jurisdiction thereof and all Rules & Regulations promulgated by the Association shall be observed.

The use of barbecue grills, both charcoal and gas fired, on balconies or porches are prohibited by Golden Gate Fire Control and Rescue District.

Nothing shall be done or kept in the units which shall increase the premiums for insurance on the Condominium property or which will obstruct or interfere with the rights of another Owner.

All occupants of units shall exercise care about making noise and using musical instruments, radios, televisions, and amplifiers that tend to disturb occupants of other units, particularly before 8:30 a.m. and after 10:00 p.m.

All garbage and trash shall be placed in the disposal facilities provided for such purposes by the Association. Break up all cartons and boxes, so they will lay flat. Please use plastic

bags, securely tied, and fill the back of the dumpster. Do not place anything on top of the closed dumpster. Please use trash bins and recycle bins assigned to your Association. Please refrain from disposing of trash and recycling before 8:30 a.m. and after 10:00 p.m. Please check with office for trash pick for season and off season days.

All common hallways and passages shall be kept free of any bicycles, chairs, plants, etc., either on a temporary or a permanent basis. Bicycles are to be kept in bike racks.

No clothesline or similar devices are allowed, nor shall an item be affixed, without permission, to the common elements. Nothing shall be affixed or hung, displayed on the

exterior walls, doors, balconies, or windows of the condominium except with Board Approval.

PETS

Renters and/or guests are prohibited from keeping pets of any kind. Those found doing so will be asked to remove the pet or be evicted.

Owners must register pets with the POHA office with picture of dog and pick up POHA TAG; and must comply with Association documents as to size restriction. At maturity the dog may not exceed 15 pounds. Due to lack of enforcement of this rule, any dog in residence as of February 1, 2004, will be grand fathered. The owner must complete the "Grand Father Form" provided by POHA and agree to abide by this document.

All pets must be LEASHED and wear the P.O.H.A. tag on their collar.

Dog owners must walk on the roadway and dogs will be allowed to wander 6 — 10 feet on the bordering grass. Owners must pick up after their pet.

RECYCLING AND TRASH PICKUP

Par One Trash pick-up is accomplished in the form of Dumpsters located around the property. If the dumpster closest to your residence is filled, use any other you find empty. Recycling is required. Recycled items are inclusive of glass, cardboard, paper, etc. **DO NOT PUT ANY ITEMS ON GROUND, MUST BE IN DUMPSTER OR WON'T BE PICKED UP. DO NOT PUT FURNITURE, MATTRESS, AND HOUSEHOLD ITEMS IN DUMPSTER WITHOUT PERMISSION FROM MANAGEMENT AT OFFICE.**

Please see pool bulletin board for approved recycling items Please place recycle items in green containers with yellow lids. Also, insure all cardboard is broken down so not to take up extra space.

Note: This is not an all inclusive list of rules and does not in any way preclude the requirement for you to read and understand your legal Condominium Documents that are required to be turned over to you by the seller/lesser prior to executing your closing. Please sign and date after reading all of the above rules and regulations showing you agree to abide by the stated rules.

Signature _____ Date _____

APPROVAL: _____ YES NO - Revised June 2014