

Cedar Point Condominium Association, Inc.
940-946 15th Street
Holly Hill, FL 32117

RULES & REGULATIONS

- Unit owners are responsible for informing their Tenants and Guests of the Rules & Regulations of Cedar Point Condominium.
- Residents are responsible for the actions of their Tenants and Guests and informing of the Rules & Regulations.
- Disturbing the peace is against the law. Excessive noise caused by residents or their Guests will be dealt with by the Board of Directors, Management Company and if necessary, the local police department.
- If a board member is absent for 3 or more subsequent meetings, he/she forgoes its position on the Board of Directors of Cedar Point.

COMMON AREAS

1. Common Areas are all areas outside your unit and are not to be used as a playground.
2. No towels, blankets or clothes are to be hung outside.
3. Fire exits, walkways, stairway landings and top of stairs must not be obstructed in any manner and the common areas must be kept clear of unsightly conditions. No storage of any type is allowed under the stairways, walkways or in the car ports. Remove of obstructions without notice will be at the discretion of the Board of Directors or the Management Company.
4. Cooking with grills is allowed **ONLY** on the grass behind your unit. No grills are to be stored on balconies, stairways or car ports.
5. Windows must be covered immediately upon occupancy. No blankets, sheets, towels, paper, or foil allowed as window coverings.
6. Storm Shutters must be removed after hurricane season is over. They are not to be a permanent fixture.
7. Pets must be on a leash at all times while on Common Areas. Pets over **30 pounds** are **not** allowed on the premises. Pet owners are responsible to pick up after their pets.
8. As prescribed in the governing documents, **no** signs advertising "**For Sale**" or "**For Rent**" are to be displayed in any manner that is visible from the exterior of the building.
9. All garbage and packing materials must be put in bags and deposited **IN** the garbage receptacle.
10. Large discarded items such as appliances, mattresses and furniture **MAY NOT** be placed in or around the dumpster area. These items **MUST** be placed street side for city pick up.
11. All workmen and contractors must remove all construction materials from the property when work is completed. No storage of paints, solvents, or any other type building material is allowed anywhere on the premises.

PARKING

1. No parking is permitted on the grass, roadway or any other designated "**NO PARKING**" area.
2. Vehicles with flat tires, on jacks or without current license tags are not allowed on the premises longer than "24" hours. **Violators will be towed without notice.**
3. No vehicle mechanical work is permitted on the premises. Only the changing of flat tires or dead battery is allowed.

4. Campers, motor homes, boats, trailers, over-sized commercial vehicles (marked or unmarked) and long-bed vehicles are not allowed on the premises. Delivery, towing and utility vehicles are allowed but are prohibited from parking overnight unless approved by the Board of Directors or Management Company.
5. **Any vehicle violating the rules and regulations will be towed at the owner's expense without notice or warning.**

Adopted and approved by the Board of Directors of Cedar Point Condominium Association, Inc.

Secretary of the Board of Cedar Point Condominium Association, Inc.

Date: _____