

**Ridgeview Gardens Condominium
and
Ridgeview Gardens Property Owner Association, Inc.
Rules and Regulations**

A. Owner/Tenant Regulations:

1. No portion of the unit (other than the entire unit) may be rented. All leases shall be approved by the Association and the Association shall have the right to terminate the lease upon default by the Tenant in observing any of the provisions of this declaration, the Articles of Incorporation and by-laws of the Association, applicable rules and regulations or other applicable provisions of any agreement, document or instrument governing the Condominium or administered by the Association. No lease shall be for a term less than six (6) months. Unit owners wishing to lease their unit shall be required to place in escrow with the Association a sum of \$500.00 which may be used by the Association to repair any damage to the common elements resulting from acts or omissions of tenants (as determined in the sole discretion of the association). Any balance remaining in escrow, shall be returned to the unit owner within (90) days after the tenant and all subsequent tenants permanently move out.
2. **Tenants are subject to all rules, regulations, declarations and by-laws of the Association.** Unit Owners are liable to the Association for the conduct of their tenants and the guests thereof.
3. Tenants under contract may not sublease, sub-rent or assign leases to a third party.

B. General Rules:

1. Residents shall respect the rights of the entire community with regard to unreasonable noise/or other nuisance (e.g., TV and stereos, parties, arguing, animals, etc.) An 11:00 P.M. curfew is in effect daily pertaining to noise & loitering will not be tolerated.
2. Units may be used solely for residential purposes as single-family private dwellings. Occupants not listed as the owner or tenant on record will be considered “unapproved” and subject to immediate removal, and possible eviction of the tenant.
3. Units may not be used for any commercial or business enterprises.
4. Under no circumstance may more than one family reside in a unit at one time. In no event shall occupancy (except for temporary occupancy by visiting guests) exceed two (2) persons per bedroom.

C. Common Elements:

1. The exterior appearance of the units/patios may not be altered in any (i.e., window tinting, screens, security doors or windows, shutters, satellite dishes, etc.) without prior notification and consent of the Board of Directors. Unapproved alterations may result in fines and/or legal action against the unit owner.

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Common Elements Cont:

2. Bicycle, scooters, roller blades and skateboards are forbidden on driveways, walkways & stairwell within the Community.
3. Posting of signs, advertisements and other notices on units is forbidden.
4. Residents are responsible for cleaning the exterior door, windows and balcony/patio area.
5. Household garbage must be sealed in a plastic bags and placed inside of the dumpster. Recycle containers are clearly marked and are not for household waste. **Do not leave any garbage in the hallway or outside of your front door for any length of time.**
6. Items too large for the dumpster (e.g., furniture and appliances) must be removed from the property. Ridgeview Gardens does not offer County pick up services. Dumping on the premises will result in fines or other action.

D. Patio/Balcony use:

1. Barbecue grills cannot be stored on the balcony or in the hallway. Barbecuing is limited to outdoor use in the vacant lot at the south end of the property. Barbecuing is not allowed on any portion of the common areas.
2. The Balcony is to be used for patio style furniture only. All personal items are to be stored within your unit.
Authorized items: Patio furniture, accessories, plants.
Unauthorized Items: Household furniture, appliances, shutters, pets, toys, drying of laundry and any non-patio related item.
3. Barbeque grills must be properly stored on patio (e.g., no hot coals, turn gas off at the tank, proper fitting grill cover)

E. Animals/Pets:

1. Pets must be limited to one (1) dog or one (1) cat 20 pounds or under when full grown. Each unit may also house a reasonable amount of domestic birds or fish.
 - a. Pets that require walking are to be leashed and attended by the unit owner at all times.
 - b. The vacant lot is to be used as the dog walk area under no circumstances is an owner to allow their animal to “do their business” in common areas.
 - c. Pets that are vicious, noisy, or otherwise unpleasant will not be permitted in the Condominium. Failure to comply with the rules & regulations shall entitle the Association to all of its rights and remedies, including, but not limited to , require that the pet is permanently removed from the Condominium property.

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Animals/Pets Cont:

2. Pets of any kind may not be left unattended on the balcony/patio at any time.
3. Animals left unattended and roaming the property will be removed by Animal Control.

F. Other Condominium Rules & Regulations:

A. These Rules and Regulations do not purport to constitute all of the restrictions affecting the Condominium and common property. Reference should be made to the Condominium and community association documents.

B. Rules for unit owner participation in Board of Directors meetings, a budget committee meeting and a meeting of any committee authorized to take action on behalf of the Board.

G. Right to speak:

1. To the maximum extent practicable, the posted Board meeting agenda for each meeting will list the substance of the matters and actions to be considered by the Board.
2. Robert's Rules of Order (latest edition) will govern the conduct of the Association meeting when not in conflict with the declaration of Condominium, the Articles of Incorporation, or the bylaws.
3. After each motion is made and seconded by the Board members, the meeting chairperson will permit unit owner participation regarding the motion on the floor. Such time may be limited depending on the complexity and effect on the Association.
4. Unit owner participation will not be permitted after reports of officers or committees unless a motion is made to act on the report, or the chairperson determines that it is appropriate or is in the best interest of the Association.
5. A unit owner wishing to speak must first raise his or her hand and wait to be recognized by the chairperson.
6. While a unit owner is speaking, he or she must address only the chairperson; no one else is permitted to speak at the same time.
7. A unit owner may speak only once for not more than three minutes, and only on the subject or motion on the floor.
8. The chairperson, by asking if there is any objection and hearing none, may permit a unit owner to speak for longer than three minutes, that of a Board member only, and if there is an objection the question will be decided by Board vote.
9. The chairperson will have the sole authority and responsibility to it that all unit owner participation is relevant to the subject or motion on the floor.