WHITEHALL CONDOMINIUMS OF PINE ISLAND RIDGE ASSOCIATION, INC.

RULES AND REGULATIONS

The definitions contained in the declarations of condominiums and recreational Covenants Agreement for Whitehall Condominiums of Pine Island Ridge are incorporated herein as part of these Rules and Regulations.

1. Common Areas

1. The walkways, entrances, halls, corridors, stairways, elevator lobbies, and elevators shall not be obstructed or used for any purposes other than ingress to and egress from the building(s) and other portions of Whitehall.

2. The end unit may have a maximum of three (3) items, ensuring all are tasteful and cohesive. These items are not touched by the cleaning crew and must be maintained by the unit owner. Final approval is at the discretion of the board. All chairs must be brought in after use; no chairs can be left outside when not in use.

3. No bicycles, scooters, baby carriages, or similar vehicles, toys, or other personal articles shall be allowed to stand in any common elements, recreational areas, under stairwells, mailrooms, or elevator rooms.

4. No littering is permitted in the common elements, including the pool area.

5. No radio or television aerial or antenna shall be attached to or hung from the exterior of the apartments, the roof, or any other portion of the common elements.

6. No parking is permitted under the canopy awning at any time. A sign is posted 24 hours a day, seven days a week, for tow-away zone enforcement.

7. No smoking within 100 feet of buildings or clubhouse.

8. No loitering around buildings.

2. Exterior Modifications

1. The exterior of the apartments and all other areas appurtenant to the apartment shall not be painted, decorated, or modified by any owner without prior written consent from the association's board. Consent may be withheld on purely aesthetic grounds, except for one Ring doorbell and one wreath/decoration.

2. No signs, notices, stickers (apart from the notice of an alarm/camera) or advertisements shall be inscribed or displayed on any window or other part of the apartment. All window tinting must be approved by the board prior to installation.

3. All windows, exterior doors, and underlayment materials must be approved by the board prior to installation.

4. All holiday decorations must be taken down within five (5) days after the end of the holiday.

5. No colorful lights may be displayed except during recognized holidays.

6. No unit owner will be allowed to place a mail receptacle or name on any portion of the unit except for the unit number, which must be no larger than 3" and black or stainless steel.

7. No pictures, art, or decorations can be shown from any window.

8. Shutters may only be kept closed 7 days before a storm is imminent and 7 days after a storm has hit.

3. Apartment Maintenance/General Requirements

1. Each owner shall keep their apartment in a state of preservation and cleanliness. No dirt or other substances shall be swept or thrown from the doors, windows or over railings. Nothing shall be hung or laid on the railings.

2. Any damage to the common elements, recreational areas, or association equipment caused by an apartment owner, family member, guest, or invitee shall be repaired or replaced at the expense of the apartment owner.

3. All owners will be held responsible for the actions of their family members, renters, invitees, and guests.

4. No apartment owner shall do or permit any act that causes an insurance policy on the apartment to become void, suspended, or increase premiums payable by the association.

5. No unit owner shall request or cause any employee or agent of the association to perform any tasks, chores, jobs, or cleaning except with written approval from the association.

6. The agents, employees, board members of the association, and any contractor or worker authorized by the association may enter at any reasonable hour for purposes permitted under the terms of the Condominium documents.

7. All contractors performing any work in units must have insurance. All plumbers, HVAC technicians, and electricians must be licensed and insured. Any damage caused by a contractor or worker in any unit will be the responsibility of the unit owner. Any water shut down required will require 48 hours' notice.

8. Each apartment owner not living in their unit must designate a responsible firm or individual to care for their apartment during hurricane season (June 1 to November 30).

9. Any unit owner planning to be absent from their unit for more than 15 days must notify the Association in writing, prepare the unit by removing perishables, plants, and other items

that could cause odors. The water must be shut off before leaving. The unit owner remains responsible for any damage occurring while the unit is vacant. Emergency contact information must also be on file with the Association.

10. All unit owners must provide proof of liability and casualty insurance yearly to the Association office.

11. Unit owners must notify the Board in writing at least 48 hours prior to any construction or work commencing in the unit.

12. Lost pool keys will be a $100 replacement cost.

13. No unit shall be sold or leased without prior written board approval. Lease and background checks must be submitted to the office.

4. Noise and Disturbances

1. No occupant shall make or permit noises that disturb or annoy other occupants.

2. No apartment owner shall permit anything to be done that interferes with the rights, comfort, or convenience of other residents.

3. No minors under (8) are allowed to play in parking lots or on roadways without proper adult supervision. No electric scooters, toys or bicycles operated by minors are allowed on sidewalks, parking lots or roadways.

4. No unit owner shall bring or permit any flammable oils, fluids, explosives, motorcycles or hazardous materials into the unit.

5. Parking and Vehicles

1. No vehicle or possession shall impede or prevent access to another apartment owner's parking space.

2. All vehicles must park head-in, this includes contractors you hire. The speed limit is 15 mph throughout the property.

3. All vehicles must have current registration/Florida Tag and unobstructed tags. Any vehicle tag not matching registration will be booted immediately, no warning. All vehicles not having a current sticker on their tag will be booted with no warning.

4. Designated handicap parking spaces are for handicap visitors only, not residents.

5. No assembling or disassembling of vehicles is allowed except emergency maintenance. Oil or fluid spills must be cleaned by the vehicle owner.

6. A vehicle that cannot operate on its own power, or has substantial accident damage, shall not remain within condominium property.

7. Car wash/detail companies must provide their own water.

8. Pickup trucks with two rear wheels and which are ¾ ton or smaller may park on the property, subject to parking rules. Board approval is required for any truck before it may be parked in the community. Any truck that is not approved by the board will be towed, no warning will be given. Visitors with trucks that are larger than ¾ ton must park at the club house parking lot, this is temporary parking for 3 days only, parking longer than 3 days approval must be received from the board, these visitors must be registered as visitors. All truck beds must remain clear of items while on company property, all truck approvals determination shall be in the sole and reasonable discretion of the Board of Directors.

Tools, equipment, and personal belongings must be stored inside the vehicle cab. Items left in truck beds are prohibited. Truck bed covers can be used. All trucks must park in a spot away from the buildings, no truck is allowed to park in front of any building regardless if it is an owner or guest spot.

9. No trailers, boats, campers, RVs, mopeds, scooters, motorcycles, or commercial vehicles permitted except for deliveries or services during business hours. No vehicle can have any logos displayed on their vehicle.

10. The association may tow or boot any vehicles violating rules, at any time, at the owner's expense.

11. Parking in another unit's parking space for more than 24 hours will result in towing, no notice will be given.

12. No trailer hitches allowed to be kept on the vehicle.

13. The term "commercial vehicle(s)" as used herein or as referenced in the Association's governing documents shall be defined as any vehicle displaying signage or having any other indicia of being used for commercial purposes, including but not limited to the size of the vehicle, lack of typical passenger side windows, commercial license plates or other commercial designations, the presence of ladders, racks, tools, built-in tool boxes, commercial equipment, heavy machinery, or otherwise, which determination shall be in the sole and reasonable discretion of the Board of Directors.

The following shall be exceptions to the prohibition on commercial vehicles:

1. Commercial vehicles of third parties used for the purpose of effectuating deliveries to units shall be allowed to be operated and/or parked on site, but only while actively making deliveries.
2. Commercial vehicles of contractors or vendors actively performing work or services on site for unit owners during daytime, weekday business hours, will be permitted to be operated and/or parked on site, but only while actively performing work and/or services.

3. Prohibitions on the operation and/or parking of commercial vehicles on site shall not apply to any vehicle specifically authorized by the Association to be on site.
4. Law enforcement and fire rescue vehicles shall not be deemed commercial vehicles and will not be prohibited to be operated and/or parked on site.

14. Vehicles with boots not removed for 3 days will be towed at owners expense.

15. Any vehicle not registered directly to the unit owner or tenant will require board approval for parking passes.

6. Garbage and Waste Disposal

1. All garbage must be placed in tied plastic bags and deposited in dumpsters.

2. Boxes/cartons must be broken-down before disposal.

3. No furniture or bulk dumping outside of the bulk area or near dumpsters. Follow the bulk pickup schedule.

4. No construction debris or furniture is allowed to be put in the dumpster.

5. Unauthorized dumping in the dumpster will be a $250.00 fine.

7. Pets

1. Two pets are allowed, total combined weight not to exceed 40 lbs.

2. Pets must always be on a leash, and waste must be picked up.

3. Proof of rabies vaccination required yearly.

8. Recreational Facilities

1. Recreational areas are for owners, tenants, and guests. Use is at an individual's risk.

2. Children under 14 are not permitted in the pool/recreation area without adult supervision.

3. No motorized toys (cars, bikes, scooters, etc.) permitted in recreational/common areas/ parking lots.

4. Children may only play in designated areas. Parking lots, elevators, near a/c units and catwalks are not play areas.

5. The clubhouse can be rented to unit owners with a current account status.

POOL AREA RULES AND REGULATIONS

1. Hours of Operation: 7:00 AM – 10:00 PM.

2. No lifeguard on duty. Swim at your own risk.

3. Shower before entering the pool (after applying lotion).

4. Bathing suits only – no shorts or cut-offs.

5. No alcoholic beverages. Other beverages must be in plastic containers. Clean up food after use.

6. No running or rough play in the pool area.

7. No pets allowed in the pool area.

8. No toys or floats permitted in the main pool.

9. No diving.

10. Pool furniture must remain on deck.

11. No skates, skateboards, bikes, or mopeds allowed.

12. Children under 14 must be accompanied by an adult.

13. Children in diapers must wear swim diapers.

14. No reserving furniture for those not in pool area.

15. Violators may lose pool privileges.

16. No grilling or cooking of any kind.

17. No reserving space under the awning, pool is first come first serve.

9. Leasing and Guest Policies

1. Absentee homeowners or renters must notify the association in writing about guest arrival and departure dates. Guests are limited to 15 days stay without prior approval.

2. No guest under 18 may occupy a unit unless a parent or adult is residing in the unit.

3. Moving in/out permitted Mon–Sat, 8:00 AM – 7:00 PM only. Not on Sundays/holidays.

4. Furniture deliveries Mon–Sat, 8:00 AM – 7:00 PM only. The association must be notified in advance. COI required for delivery companies.

5. $100 deposit required for elevator pads/keys when moving. Refundable upon return and inspection.

7. No unit may be rented for two years after purchase, and no unit may be rented more than once per year.

8. No ID cards will be issued on a past due account.

9. Bluestream cable and use of the amenities will be disconnected for units more than 90 days past due.

10. All unit owners that are renting must present a current lease each year, only one lease per calendar year. All new tenants must provide a background check, sign the rules and regulations, and be interviewed for approval.

11. All owners wishing to rent or sale must receive board approval prior to leasing or listing.

10. Construction and Contractor Rules

1. Construction work permitted only Monday–Friday, 9:00 AM – 6:00 PM.

2. No Saturday or Sunday construction unless emergency and Board-approved.

11. Rule Modifications

These rules may be modified or repealed by the Board at any time and become effective 48 hours after posting on bulletin boards. Members will be notified by hand delivery or mail.

Failure to adhere to these rules may result in fines up to $100/day (max $1,000) and removal of country club privileges.

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