

Prepared by, record and return to:

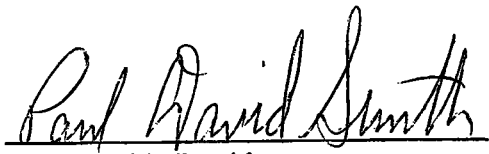
John L. Soileau, Esquire
3490 N US Hwy 1
Cocoa, FL 32926
(321) 631-1550
Our File No 16-2386

**AFFIDAVIT RE: RULES AND REGULATIONS OF
THE ASSOCIATION OF FAIRWAYS AT ROYAL OAK, INC.**

**STATE OF FLORIDA
COUNTY OF BREVARD**

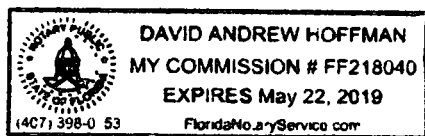
David Smith, as President for **THE ASSOCIATION OF FAIRWAYS AT ROYAL OAK, INC.**, after being duly sworn, deposes and says:

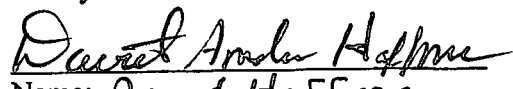
The attached is a copy of the Rules and Regulations of The Association of Fairways at Royal Oak, Inc.


David Smith, President

**STATE OF FLORIDA
COUNTY OF BREVARD**

The foregoing instrument was sworn before me this 8th day of March, 2017, by David Smith, President of **THE ASSOCIATION OF FAIRWAYS AT ROYAL OAK, INC.**, who is personally known to me or who has produced _____ as identification and who did not take an oath.



Notary Public

Name: David Hoffman
State of Florida at Large (SEAL)
My Commission Expires:

The Association of Fairways at Royal Oak, Inc.
Revised April 22, 2013
Rules and regulations
Introduction

These Rules and Regulations were approved and adopted by the Board of Directors of the Association of the Fairways at Royal Oak, Inc. February 11, 1999. They are intended to maintain the value of our property and to ensure the quality of life that is anticipated and expected in a well maintained residential community. These Rules and Regulations are in addition to and are not inconsistent with the provisions as set forth in the declaration of condominium for Fairways at Royal Oak. These Rules and Regulations supersede and replace any and all Rules and Regulations as they apply to the Association of the Fairways at Royal Oak, Inc. published and issued prior to the above date of adoption. The Board of Directors may from time to time add new Rules and Regulations to address new issues or to make changes to these Rules and regulations as deemed appropriate. The Condominium Documents provide that each unit owner is a member of the Association, thus providing certain rights and requiring certain duties and obligations. Each Owner is entitled to the quiet enjoyment of his or her property and the commons areas without any undue interference or disturbance from other owners or guests to this and each individual owner must do his or her share to ensure this right is protected and to cooperate in order to maintain the quality of our financial investment. We urge you to participate in this joint responsibility by following these Rules and Regulations contributing your support in our efforts.

General

- 1 Units are single residency. The common element facilities are defined as all of the Fairways Condominium Complex except for the individual condominium units. The common element facilities are for the exclusive use of owners, lessees and guest.
 - 2 No lease or rental of a unit shall be made for a period of less than one month. A copy of the rental agreement must be on file in the Association office. The Owner must provide an Association approved lease application form completed by the Unit Owner and Tenants.
 - 3 Nuisance: No owner or lessee shall make or permit noise that will disturb or annoy the occupants of any other unit or do or permit to be done anything that will interfere with the rights, comfort or convenience of other owners. Loud noises and abusive language will not be tolerated. Noise levels shall be lowered inside and outside of units between the hours 10:00 pm and 8:00 am. Unit owners are responsible for the conduct of their invited guests at all times.
 4. Common element walkways, entrance, driveways, passageways, etc., must be kept open and unobstructed. Nothing other than doormats shall be placed on the walkways and nothing shall be placed on outside window ledges. Riding of bicycles, skateboard, or roller blades on the walkways or railings is not permitted.
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5 No towels, clothing, rugs or mops shall be hung up or shaken from windows, doors, walkways, or railings. Nothing shall be thrown from these areas.

6. Acts of vandalism to private or common element property should be reported to the Police Department and a member of the Board of Directors.

7. Florida Statute 718 provides that Condominium Associates have the right of emergency access to individual units. Therefore, individual owners must provide the Association with a key to the unit. The Association requires that keys to the individual units be maintained in a secure and locked cabinet and are to be used only by bonded Association employees.

8 No awnings, shutters or other projections including additional air conditioners, television and radio antennas or wiring shall be attached to or extend from the outside of the buildings. Television, radio antennas and satellite dishes must be approved by the Board of Directors prior to installation. No changes or alterations shall be made to entry doors or entry way without approval of the Board of Directors. Screened patio must be orderly and no clothes lines are permitted. Appliances are not permitted to be stored on the back patios. Screen windows and screen patios may not be torn or worn out in appearance. Tape is not permitted to repair the screens. Any screens in disrepair must be repaired properly or replaced by the unit owner.

9 No open fire grills are permitted to be used inside structure, including patio or within 10 feet of the building or any structure. No propane tanks over 2LBS. can be stored, used or ignited on the patios or in the confines of the unit.

10 Windows cannot have blankets, sheets, or aluminum foil in the windows as a form of window treatment. All windows must be covered with mini-blinds, vertical blinds or curtains.

11. No Alterations may be made to any part of the common areas without prior approval of the BOD. This includes, but is not limited to: Building exteriors, roofs, windows, pool and pool area, laundry room, washroom, storage areas, parking areas, walkways, stairways, Stairwells, exterior lamp posts, all green areas and landscaped areas, exterior doors and all visible areas of the lanais.

12. For Rent, For Sale signs are prohibited on Fairways Condominium property. If you have a unit for sale or rent, information may be posted on the bulletin board.

13. All bicycles must be placed under the stairwells or stored inside units. Motorcycles CANNOT BE PARKED ON WALKWAYS, PASSAGEWAYS, UNDER STAIRWELLS, INSIDE THE UNIT OR ON PATIOS.

14 Suggestions for improvement regarding the management of the Association or complaints regarding the actions of other owners shall be submitted in writing to the Board of Directors or to the management company for forwarding to the Board.

POOL and POOL AREA

1. Pool hours of use are 8:00 am to dusk.
 2. Since there is no life guard on duty, persons using the pool do so at their own risk. Running in the area, diving or cannon balling into the pool or similar activities and horseplay are strictly prohibited.
 3. No food or beverages can be consumed within four feet of the pool edge. No glass of any kind is permitted within any part of the pool area.
 4. No animals of any kind are permitted in the pool area except service animals.
 5. Everyone must shower before entering the pool to remove lotion and oil.
 6. Proper bathing attire is required for swimming. Cut-offs may not be substituted for bathing attire.
 7. Non-toilet trained children and children in diapers are not allowed in the pool.
 8. No one is allowed in the pool with an open cut or skin infection.
 9. Children under 14 must be accompanied and supervised by a resident adult.
 10. Chairs and lounges are available on a "first come" basis and may not be reserved for others. Chairs and lounges are not to be removed from the pool area.
 11. Cover chairs and lounges with a towel before applying any suntan lotion and do not enter the pool before showering and removing the suntan lotion.
 12. Radios and personal equipment shall be at a level so as not to annoy others.
 13. All litter, cigarette butts, etc. are to be properly disposed of and not thrown around pool Area.
 14. Flotation devices no larger than 24 inches x 24 inches used for safety are allowed in the pool. All other items are not allowed.
 15. When leaving the pool area take your personal gear and return the chairs and lounges to a neat fashion.
 16. Activities at the pool may not disturb or become an annoyance to anyone at the pool or in the neighboring condominiums.
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Laundry Room

1. Normal hours of use are 8:00 am to 10:00 pm.
2. Clean up any spilled material around washers and clean out lint filter after using dryers.
3. No food, drinks are permitted in the laundry room. Smoking is prohibited.
4. No trash or garbage except laundry refuse should be discarded in the laundry room.
5. Promptly remove your laundry after the wash or dry cycle has completed.
6. Keep both doors closed and locked at all times when not in use.
7. Fan Use: Read posted directions.

Pets

1. Two (2) pets are permitted in each unit not to exceed 24 pounds each.
 2. Pets must be kept on a leash when in any common areas and the leash must be in the hand of the person walking the pet. All droppings must be cleaned up and disposed of by the pet owner properly. Pets must be walked along Knox McRae Drive and Barna Avenue Between the walkway and curb. All leash laws of Brevard County and the City of Titusville must be obeyed.
 3. The owner or approved lessee shall indemnify the Association and hold it harmless against any loss or liability whatsoever arising from having any animal in the Condominium
 4. The owner approved lessee shall keep their pet(s) under control at all times. If a pet becomes obnoxious to other unit residents by barking or otherwise, the pet owner must cause the problem to be corrected.
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Parking

1. The Association shall have the right to restrict and designate the parking of any and all types of vehicles on any portion of fairways Condominium property.
2. Vehicles are not permitted to be backed into parking spaces along the sidewalks except for loading and unloading.
3. All parking spaces are open parking; therefore, there will be no special parking privileges except for vehicles displaying approved handicapped designation.
4. Only emergency repairs are permitted to vehicles in the parking areas and damage done to the parking areas due to repairs or faulty vehicle equipment shall be paid for by the vehicle owner.
5. No washing of vehicles is permitted on Fairways Condominium property due to the high cost of water.
6. Absentee owners gone in excess of one week who desire to leave a vehicle on site: Vehicles must park in a perimeter parking spaces facing Knox McRae or Barna in the area of A and B Buildings or in one of the center parking spaces in front of buildings C, D, and E.
7. Vehicles parked on property must be operable and legal to operate on the Streets within the State of Florida. Vehicles in non-compliance will be subjected to towing at the owners expense.
8. Owners and Tenants are not allowed to have more than two (2) vehicles parked on property excluding guest and visitor.
9. The following vehicles are the ONLY vehicles permitted to be parked on the Association Property.
PASSENGER CARS
NON-COMMERCIAL PICKUP TRUCKS
PASSENGER VANS
MOTORCYCLES
The BOD may consider exceptions to #7 upon a written request by the owner of record to the BOD and receiving an affirmative written reply from the management company on the behalf of the BOD.

Revised April 22, 2013
