

Rules and Regulations

These rules and regulations are promulgated to inform homeowners, residents, and guests of the requirements of the Association. These rules and regulations have been officially adopted by the Board of Directors and in no way limit the application of requirements of the Declaration of Covenants, Conditions, Restriction and Easements of Cottages of Miccosukee Hills Condominium (Association) as recorded in the public records of Leon County, FL. These rules are in addition to the Rules already established by the Condo Association.

1. Fines may be assessed against any homeowner or resident who violates any of these Condo Rules and Regulations. Fines will be assessed at the amount of \$100 with an additional \$100 per day assessed for any continuing violation, up to a maximum of \$1,000 per violation. Fines will be levied only upon the majority vote of the Board of Directors and after homeowners and residents have been given notice of infraction and have failed to correct the violation. Homeowners will be responsible for the payment of any fines levied due to the violation of rules by any tenant (resident) or guest of the unit. The homeowner will be held responsible for all legal fees, enforcement fees, or any other fee necessary for the enforcement of these rules.
2. All homes shall be used exclusively for single-family residential purposes. No more than three unrelated persons may reside in a home as residents. _
3. Homes being used for rentals shall be for residential purposes only. All leases and or rentals must be for a minimum of seven months and no hotel or transient business is allowed including but not limited to Airbnb, weekly or monthly rentals, etc. This rule also includes house swapping. Violations of this rule shall be fined at \$100 per day up to \$1000. Each time the unit is rented will be considered a separate incident. Tenants under these prohibited leases may be evicted by the condominium association. The owner of the unit will be held responsible for legal fees and expenses relating to the enforcement of this rule.
4. Vehicles shall not block the public sidewalk in any way, park on the sidewalk, park parallel to the sidewalk in front of a driveway, or park over the grassy area between the sidewalk and the street. All vehicles must be pulled all the way in the driveway so that the bumper does not hang over the sidewalk or parked in the designated areas near the dumpsters.
5. "Junk cars" shall not be stored on the property. A vehicle is considered junk if it is immobile for a period of thirty days or longer; does not have a current tag; is inoperable, not legally licensed, is being stored on blocks, or violates any of the descriptions within this rule and, therefore, is subject to towing at the owner's expense. (Vehicles, for the purpose of the Rules and Regulations, are defined as cars and trucks.)
6. Boats, trailers, golf carts, pods, storage containers, campers or other such vehicles shall not be parked on the driveways overnight. Boats or other large recreational vehicles (i.e., campers, RV's, etc.) may be parked in a resident's garage and the garage door must be

closed. In addition, no commercial vehicles, food trucks or other non-personal type vehicles may be parked on the driveways overnight. Golf carts are subject to the same rules as automobiles. PODS must be approved by the board prior to being placed on the property.

7. Devices, electronic or manual, including but not limited to, musical instruments, radios, televisions, stereos, etc., that can be heard within another home, shall not be played at any time within or outside of any home. All vehicular electronic devices—radios, stereos, CD players, etc.—producing noise must be turned down upon entering the community. The giving of dancing or music lessons or other business that require customer or client visits to the residence is not permitted. Quiet times within the community are 10.00 pm to 8.00 am, Sunday thru Thursday, and Midnight to 8.00 am, Friday and Saturday. Failure to abide by any part of this rule will result in the calling of the local law enforcement authorities in compliance with city and county noise ordinances.
8. Emergency procedures: when possible generators should be used in an area that causes the least amount of noise and disturbance to neighbors. Generators should never be used inside a garage for safety reasons.
9. No animals, livestock, horses or poultry of any kind shall be raised, bred, or kept on any property in or near the private or common area of the community. Household pets, i.e. dogs, cats, caged animals such as birds, hamsters, mice, ferrets and other domesticated animals allowable by law within the State of Florida, are allowed, provided they are not kept, bred, or maintained for any commercial purpose. (No more than 3 (3) household pets are allowed—this does not apply to tropical fish.) All pets must be kept within the home. Whenever household pets are in any area outside of the home, they must be on a leash and accompanied by the owner. Barking dogs are to be moved to the inside of the home and quieted. Pets may not be tied up or left unattended in any unenclosed area. (Invisible fences are not permitted.) Pets found wandering the neighborhood are subject to Leon County Animal Control Laws and may be picked up by the local humane society.
10. When walking a pet, the owner of the pet, or the individual walking the pet, must remove pet waste from any area immediately, including their property, another homeowner's property or any property owned or maintained by the Association. (Owners should be sensitive to their neighbors and avoid letting their pets wander into their neighbor's yards.) Failure to do so will result in Association fines and the notification of animal control officers and/or health officials. Fines regarding the cleanup of pet waste from common areas will be assessed to the owner of the property at which the pet resides or is visiting.
11. Solicitation, by homeowners, residents or non-residents, for goods, services, attendants, contributions, or memberships shall not be allowed. Posting of advertisements, political signs or display of posters shall not be allowed and may be removed by the Association. No sign of any kind shall be displayed to the public view on any property except one sign of no more than two square feet advertising the property is for sale.

12. Large recreational equipment (i.e., pools, swing sets, basketball goals) and building and maintenance materials shall not be left in front of houses, driveways, in the driveways, on sidewalks, or yards. Items left unattended may be removed by the Association at the expense of the homeowner.
13. All household garbage, refuse and recyclables shall be disposed of properly by the owner of each residence. Construction materials, furniture, and other large items are the responsibility of the homeowner to have taken to the dump, not the community dumpsters.
14. Air conditioning units shall not be installed in any wall or window of any home.
15. Barbecue grills are permitted on patios or decks to the rear of the house and in any area designated by the Board of Directors. Grills should not be used next to any building or stored next to the house. Barbecue grills are not permitted on the front porch, driveway, or front lawn area. Grills should not be stored, even if covered, within sight of the roadway.
16. All Federal, State and County rules, regulations and laws are incorporated to the Association rules by reference. These rules supersede all Association rules.