

KEYSTONE CONDOMINIUM ASSOCIATION RULES & REGULATIONS

The following RULES and REGULATIONS apply to Owners, Tenants and Guests:

1. **OCCUPANCY:** Each Unit shall have only one single family (3 adults or 2 adults and 2 children).
2. **LEASE TERM:** No Unit shall be leased for less than three (3) months during a one-year period.
3. **ALTERATIONS:** The Board of Directors must approve all alterations to a Unit. These alterations include: tile flooring, interior or screen-enclosed area, screen door, hurricane shutters, landscaping. Requests must be made in writing before any alteration is made.
4. **ENTRY WAYS:** No outdoor furniture of any type is allowed on the landing or front entrance way.
5. **LAUNDRY:** No laundry may be hung or dried within the screen-enclosed area or on a front railing.
6. **BUSINESS ACTIVITY:** No commercial activity may be conducted from any Unit or Condominium property.
7. **SIGNAGE:** Display items may not be hung on exterior walls or from the front entrance light. No "For Sale", "For Rent" or any other signage may be placed in windows.
8. **ELECTRIC OR BRIQUETTE GRILLES:** Are the only grilles allowed on the premises. Propane gas tanks are not allowed. Briquette grilles must be used only in grassy area between buildings so that smoke will not disturb neighbors or get into Units. Electric Grilles may be used within screened enclosures. All grilles must be stored within the screened enclosure or storage closet.
9. **GARBAGE/TRASH:** All garbage and trash must be placed in sturdy plastic bags. They must be tied and placed inside the dumpsters. DO NOT LEAVE BAGS ON THE GROUND (they will not be picked up). All cardboard boxes and cartons must be broken down and placed in the dumpster. Non-compliance will result in a \$100.00 fine.
10. **RECYCLING:** Recycling bins are in the dumpster enclosure and are marked for contents.
11. **PARKING:** Each Owner/Tenant has one assigned parking space (address is on the cement stop) for his/her automobile.
12. **UNAUTHORIZED VEHICLES:** No trucks, vans (except mini-vans), motorcycles, campers, trailers, boats, buses, motor homes, vehicles with expired tags, vehicles in disrepair or commercial vehicles are allowed on condominium property and will be towed at the Owner's expense. The speed limit is 15 MPH.
13. **VEHICLE MAINTENANCE:** Vehicle repairs are not permitted on the property. No unsightly, unregistered or damaged vehicles are permitted on the condominium property.
14. **DISTURBANCES:** Conduct by Owners, Guests, Tenants, Friends, Children or Pets which interferes with the rights of neighbors includes any nuisance such as loud radios, loud parties, vehicles alarms,

barking dogs, smoke from barbecuing, etc. No skateboarding, roller-blading, skating or bicycling activities are permitted on sidewalks or in the parking area.

15. **PETS** – Only Owners may have pets (either one dog or one cat). Tenants and Guests are not permitted to bring any pets on the condominium property.

16. **POOL** – No glass containers, no glass ashtrays, or any other glass items are permitted within the pool area. Food is not permitted. Trash must be placed in the receptacles provided. You must shower off any suntan oil prior to entering the water. Children who are not toilet trained must wear waterproof, plastic pants. Pool gates must be kept closed and locked at all times.

17. **SIDEWALKS/PORCHES/BALCONIES**: Sidewalks, balconies and porches are to be kept clear of rubbish, debris, bicycles and any unsightly materials. Toys are permitted, providing the porch is kept in an orderly manner.

I/We certify that I have read the above Rules and Regulations and guidelines and that I/We will abide by them.

Signed: _____

Date: _____

Print Name: _____

Keystone Address: _____