

# **CASA CASELLES HOMEOWNERS' ASSOCIATION**

## **RULES AND REGULATIONS**

The Board of Directors of Casa Caselles Homeowners' Association with the intention of preserving the privacy, tranquility, and safety of Casa Caselles has adopted these Rules and Regulations. Owners and their guests are responsible for adherence to these Rules and Regulations. A copy of these Rules and Regulations shall remain in each unit for the benefit of guests. Remember, this is a small community where sound does amplify. Owners and guests are requested to maintain due consideration while using the Common Areas and their own porch, balconies, patio, and yards to avoid disturbing other residents.

Those Owners, who violate these rules or whose guests violate them, shall be responsible for all costs incurred by the Association, including court costs and a reasonable attorney's fee, in the process of rectifying the non-compliance. These costs shall also include the removal of all articles, vehicles, and substances from the property, which were placed thereon in violation of these rules.

1. Swimming Pool: The pool is unattended. All persons using the pool do so at their own risk. The Association is not responsible for injuries or accidents.
  - A) No glass/pottery in or around the pool; paper and plastic only.
  - B) No running, diving or rough housing in the pool or the surrounding area.
  - C) Children under the age of 14 must be attended at all times at the pool.
  - D) Pool furniture must be returned to the back wall of the pool area when not in use.
  - E) When using suntan lotion, cover your chair with a towel and always shower before swimming.
  - F) No radios, tape or CD players or other electronic sound devices or equipment are permitted at the pool unless earphones are used.
  - G) The gate to the pool shall be kept closed at all times and the last person leaving the pool area shall close the pool gate.

- H) No feeding of animals, birds, or other pets in the pool area.
- I) All persons using the pool area must pick up and properly dispose of all cans, bottles, papers, and other debris created by their use.
- J) No animals shall be allowed in the pool area.
- K) Outside guests shall not interfere with the rights, comforts, and conveniences of residents. Guests who fail to comply with this regulation will be asked to leave the pool area.

2. Parking:

- A) No motor vehicle that cannot operate on its own power shall remain on the Property for more than 48 hours.
  - B) No vehicle shall be repaired on the Property.
  - C) No trucks, trailers, mobile homes, vans, campers, buses or similar vehicles, boats, rafts, canoes or other similar craft shall be parked on the Property, except by application to and approval by the Board of Directors.
  - D) All parking facilities shall be used in accordance with regulations adopted by the Board
  - E) All homeowners must have at least one automobile parking space available in their carport area for personal or guest use.
  - F) If space is available in the parking lot, outside of the front gate, each Unit is entitled to only one parking spot.
  - G) Under no circumstances will the Common Area adjacent to the Pool Area be used for any type of parking. The Board of Directors shall have the power to order the towing of any non-complying vehicle, such towing and all related charges will be at the vehicle owner's expense, and may be ordered without prior notification of the vehicle's owner.
3. No owner or guest shall make or permit any disruptive noises or noxious fumes in the building, or permit any conduct of any person that will interfere with the rights, comforts or conveniences of other residents. No owner shall play, or permit to be played, any musical instrument, or operate, or permit to be operated a phonograph, television, radio, or sound amplifier in his/her property, porch, balcony, patio, or yard, in such a manner as to disturb or annoy other residents. No owner shall conduct, or permit to be conducted, vocal or instrumental instruction at any time that disturbs other residents. Disruptive noises or disturbances shall be defined in accordance with applicable codes.

4. The personal property of owners must be stored in their respective property. All balconies, porches, decks, and yards shall be kept in an orderly, clean, and sanitary fashion at all times. No trash, rubbish, garbage, or debris shall be kept or placed in any porch, patio, deck, or yard. No linens, blankets, clothing, curtains, rugs, mops or laundry of any kind, or other articles, shall be shaken or hung from any windows, doors, or balconies. No visible clotheslines or other outside facility for drying or airing clothes shall be erected.
5. The sidewalks, entrances, passages, fire exits, patios, stairways, and like portions of the Common areas shall not be obstructed, and shall not be used for any purpose other than ingress and egress.
6. Children of Owners and guests shall, at all times, be supervised by their parents or the Owner whom they are visiting.
7. No Owner or guest shall permit anything to fall from a window or balcony of a Unit, or sweep or throw any dirt or other substance onto any of the sidewalks, yards, patios, decks, or Common Areas.
8. All garbage must be deposited in bags inside the dumpster, not on top of it.
9. No recreational activities, including, but not limited to, skateboarding, roller skating, rollerblading, or bicycle riding shall be permitted in the Common Areas, except for normal ingress and egress.
10. No radio or television installation shall be permitted in a Unit, yard, porch, deck, balcony, or patio that interferes with the television or radio reception of another Property. No antenna or satellite dish may be installed by an Owner on the roof or exterior walls of the buildings. If it is erected or installed, the Board at the cost of the Owner may remove it, without notice. Citizens band and ham radio installations shall be prohibited.
11. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, printed or affixed in, on or upon any part of a Unit, which may be seen from the Common Areas. No awning, canopy, shutter, storm shutter, or other projection shall be attached to or placed upon the outside walls, balconies, patios, porches or roof of the buildings unless approved by the Board.
12. No cooking or barbecuing shall be allowed on any balcony.
13. No flammable, combustible, or explosive substances shall be kept in or on any Property, except as may be required for normal household use.
14. An Owner who plans to be absent during the hurricane season must prepare his/her property prior to departure, by removing all furniture,

plants, and other objects from yards, patios, porch, deck, and balconies.

15. Current copies of Insurance Policies (Wind, Flood, Homeowners) must be submitted to the Homeowners' Association.
16. An owner or guest shall not cause anything to be affixed or attached to, hung, displayed or placed on the roofs, exterior walls, porches, patios, patio walls, decks, fences, gates, door, balconies or windows of the buildings, nor shall any Unit Owner screen or otherwise enclose any yard, balcony, patio, deck or porch without first securing the Board's permission.
17. Pets may be kept and maintained only by an Owner, and then only upon application to the Board. The Board shall have the right, in its sole and absolute discretion to allow such pet or not. If such express authorization is given, the pet shall be kept conditionally, revocable if the pet is an unreasonable source of annoyance or danger. All pets shall be maintained and kept pursuant to the rules and regulations promulgated by the Association.
18. Any business conducted or solicited in any Unit shall be consistent with applicable codes. No commercial or business purpose shall be conducted or solicited in any Unit, which results in frequent or continuous pedestrian traffic within the Common Area.
19. No owner may install or permit to be installed any window air-conditioning unit in his/her Unit or in the Common Area.
20. Any permitted construction work may be conducted only Mondays through Fridays, between the hours of 8:00 A.M. and 5:00 P.M. The Board of Directors must first approve any exceptions.
21. The speed limit in the Common Area is 5 miles per hour.
22. All persons using any part of the Common Area must pick up and properly dispose of all debris created by their use.
23. All pets in the Common Area must be leashed.
24. The use of cell phones at the pool and in open areas in the Units or on the grounds shall be held to a minimum. Talking should be done in low tones in order to avoid disturbing other owners and guests.
25. All guests who are residing in Owner's Unit when the owners are absent must be registered with the Homeowners Association. (See Attached Form).
26. Any Owner having major construction is responsible for the clean up of the area in order to return it to its original condition. Any costs

incurred by The Casa Caselles Homeowners Association, in regard to damage to pavers, landscaping, etc., will be the responsibility of the Unit Owner.

\*Effective Date: March 1, 2005