

CLUB HACIENDAS CONDOMINIUM ASSOCIATION, INC.

USE RESTRICTIONS

Excerpt from Declaration of Condominium - Article X (Pages 17-19)

- A. Each apartment is hereby restricted to residential use by the owner or owners thereof, their immediate families, tenants, guests, servants and invitees.
- B. The apartments may be rented. No lease of an apartment shall release or discharge the owner thereof of compliance with this Section X or any of his other duties as an apartment owner.
- C. No nuisances shall be allowed to be committed or maintained upon the condominium property, nor any use or practice that is the source of annoyance to residents or which interfere with the peaceful possession and proper use of the property by its residents. All parts of the property shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage allowed to accumulate, nor any fire hazard allowed to exist. No apartment owner shall permit any use of his apartment or use of the common elements that will increase the cost of insurance upon the condominium property.
- D. No immoral, improper, or offensive use shall be made of the condominium property nor any part thereof, and all laws, zoning ordinances and regulations of all governmental authorities having jurisdiction of the condominium shall be observed.
- E. Reasonable regulations concerning the use of the condominium property may be made and amended from time to time by the board of Administration of the Association as provided by its Articles of Incorporation and By-Laws.
- F. The Board of Administration or the agents and employees of the Association may enter at reasonable times for the purpose of maintenance, inspection, repair and replacement of the improvements within units or the common property, or in case of emergency threatening units or the common property, to determine compliance with these restrictions, reservations, covenants, conditions and easements, and the By-Laws of the Association.
- G. No sign, advertisement or notice of any type shall be shown on the common property or any unit and no exterior antennas and aerials shall be erected except as provided under uniform regulations promulgated by the Association. [*Note: One "For Sale" sign is permitted to be placed in a window that does not face the golf course.*]
- H. An owner shall not place or cause to be placed in the walkways or in or on any other common areas and facilities, stairs, or stairwells, any furniture, packages or objects of any kind. Such areas shall be used for no other reason than for normal transit through them.
- I. It is prohibited to hang garments, rugs, etc., from the windows, patios or balconies from any of the facades of the buildings.

- J. It is prohibited to dust rugs, etc., from windows, patios or balconies or to clean rugs, etc., by beating on the exterior of the buildings.
- K. No auto parking space may be used for any purpose other than parking automobiles which are in operating condition. No other vehicles or objects, including but not limited to trucks [*interpreted as commercial trucks with signs*], motorcycles, trailers [*includes motor homes and RV's, and boats [includes jet skis and wave runners]*], will be parked or placed upon such portions of the condominium property **unless permitted by the board of administration**. No parking space shall be used by any other person other than an occupant, guest or visitor only when such guest or visitor is, in fact, visiting and upon the premises.
- L. *This section has been omitted as it deals exclusively with sales of the developer.*
- M. One (1) pet may be kept in a unit, however, the pet shall not exceed twenty-five (25) pounds in weight. All pets must be kept on a leash outside the owner's unit and must not create a nuisance. Each pet owner shall be responsible for cleaning up after his pet in the common areas.
- N. No unit owner shall allow anything whatsoever to fall from the window, patio, balcony, terrace, porch, or doors of the premises, nor shall he sweep or throw from the premises any dirt or other substances onto any of the corridors, halls, patios, balconies, terraces or porches, elevators, ventilators, or elsewhere in the building or upon the grounds. A unit owner shall not place, store or use any item, upon any patio, balcony, terrace or porch without the approval of the Association, other than standard patio chairs, tables and furnishings.
- O. No charcoal or gas grills shall be used in any lanai or patio.

Declaration of Condominium - ARTICLE XXV (Page 25)

The Association may levy reasonable fines not to exceed the amount permitted under Chapter 718, Florida Statutes, and any amendments thereto for failure of the owner of a unit or its occupant, licensee, or invitee to comply with any provision of the Declaration, the Association by-laws, or reasonable rules of the Association. No fine shall become a lien against a unit. No fine shall be levied except after giving ten (10) days notice for a hearing to the unit owner and, if applicable, its licensee or invitee. This Article shall not apply to unoccupied units.

FINE POLICY - \$ 100.00 per occurrence

For violating any of the Use Restrictions, the association has established a fine policy of \$100.00 per occurrence (not to exceed the aggregate of \$1,000.00), the maximum fine allowed under the Condominium Act.