

Rules and Regulations
Royal Oak Townhouse Condominium Association, INC

ARTICLE 4.1-Limited Common Elements, Parking, & Pool

1. All units convey one "Assigned" parking space. This means only **1 vehicle is permitted per unit.** ROTCA can not support multiple unit vehicle parking. All owners and Lessees shall follow current Parking Policies.
2. All vehicles must maintain a valid parking pass registered for assigned vehicles to a particular unit. Parking passes must be hung from the rearview mirror **always** while parked within the complex.
3. If anyone is found parking in an incorrect assigned spot, this vehicle is subject to tow. **Parking is not allowed on grass, side streets, and utility easements.** If vehicles are parked in any areas other than assigned parking spots, then vehicle is subject to tow.
4. Guest Parking and handicap spots are not allowed to be used for overnight parking. Vehicles will be subject to tow if you violate overnight parking.
5. All persons 16 and under must be supervised by an adult in or around the pool area at all times.
6. No food, drink, including alcohol is permitted in the pool area and regulated by Brevard County Health Department.
7. Pool is closed at dusk and regulated by Brevard County Health Department. All residents and their guests are required to follow all pool rules.
8. Large gatherings, parties, and non-residents are not permitted in ROTCA pool.

ARTICLE 10. Use Restrictions

1. Pets are restricted at ROTCA.

2. Only Building "A" is allowed to have pets occupy units. All pets must be approved by Association. No more than 2 pets up to 35 pounds each are permitted in building "A". All pets on ROTCA property must be registered with association.
3. No nuisances will be tolerated, including but not limited to; loud music, fighting, foul language, and aggressiveness towards other residents or in any areas of corporation property. No resident should interfere with the peaceful community.
4. Condo units must be kept in clean and sanitary conditions at all times. Garbage, excess of personal property, and overgrowth of plants are restricted. Exterior of units need to be kept in clean and sanitary conditions at all times.
5. Balconies are to be screened according to the governing documents. Wood enclosures are NOT permitted.

6. **Any repairs or renovations to units, must be approved by association.** Architectural reviews must be submitted before any vendor or work is begun on corporation property. All vendors are required to submit, business licenses and insurance documents. This is to protect the association from harm and to prevent unauthorized work to or located on association property.
7. No one including vendors should access roof without prior association permission.
8. Replacement of Sliding glass doors must be approved by association.
9. Owners are to replace broken windows and torn screens within reasonable time. Window HVAC systems are not permitted. Cameras are not permitted. Any attachments to exterior association property are not permitted. Example: Satellite Dishes.
10. Residents are not permitted to hang, deface, or make a material change to the exterior of units. This includes but is not limited to; flags, cameras, décor or personal items of any kind, and for sale/rent signs. For sale or rent signs must be kept inside units and visible from windows.
11. Gas Barbecue grills on balconies and patios are restricted and against the insurance compliance of the condo.

ARTICLE 10.7 Use Restrictions-Leasing

1. Tenant approval by association is required **BEFORE** new residents take occupancy of units.
2. Application, interview and registration is required. Please contact management for instructions.
3. No units can be rented less than 1 year. No rooms can be rented including, subleasing is prohibited, including Air B&B' s, and short-term rentals.
4. Lease documentation must be delivered to association **PRIOR** to occupancy.
5. Guests may use guest parking spots temporarily for daily parking use and may not make excessive use of such guest parking. Guest parking is not to be used as overnight parking and will be subject to tow if neglectfully used.
6. Association has the right to non-renew any lease where tenants/owners are not abiding by the provisions of the Declaration, the Charter, By laws, and Rules and Regulations.

ARTICLE 11.1 Transfer Subject to approval

1. All possessional contracts for Sale, Lease, Gift, Inheritance, or other transfers must be notified to association. Association must have all contractual documentation submitted for record.
2. If any owner wishes to rent their unit, association has the right to approve all leases. Association has 30 days to approve all leases.
3. The association shall require a deposit and screening fee for all renters.

4. All Owners must register with association. Current contact information and mailing addresses must be always up to date on file. Owners are required by Florida statutes to report deed changes.

Updates Adopted 6/19/23