

**KNOWLES MANOR NORTH
644 N KNOWLES AVENUE
WINTER PARK, FLORIDA**

**RULES AND REGULATIONS CONCERNING THE
USE OF THE CONDOMINIUM BY ITS OWNERS**

Our ONE objective is to promote harmonious living conditions at Knowles Manor North, and to encourage mutual respect for the peaceful observance of the rights and comfort of each member.

The following rules and regulations are subject to amendment, and to the promulgation of further regulations in the manner provided in Paragraph 11 of the Declaration of Condominium and Article III.2 (f) of the Articles of Incorporation of the association.

PARKING

Due to limitations of space on our property, each Unit has been assigned one, AND ONLY ONE, parking space located according to its proximity and ease of access to the Unit.

Three (3) guest spaces have been included for common use and for use by maintenance and repair service vehicles. Each space is marked "GUEST". For the convenience of occupants and guests, one space, located near the building on the curve of the interior parking area and marked "NO PARKING" may be used for short periods of time (no more than 10 minutes). There shall be NO ENCROACHMENT on the spaces reserved for others' use, nor on the guest spaces.

Guest spaces are meant for bona fide occasional guest(s) only, and NOT for the second car of any one of the Units. Units having more than one car must make other parking arrangements. Guest placards will be provided to each unit by the association for use by guests of unit occupants. Guest placards should be placed so that they are visible through the front windshield of any guest's vehicle using a designated "Guest" parking spot.

SERVICE ANIMALS

It is the intent of the association to meet all Federal and State fair housing guidelines for persons with disabilities and make reasonable accommodations for such persons. Bona fide service and emotional support animals are not considered pets and the association will approve or disapprove any requested accommodation within a reasonable time period.

For service animals, the applicant or applicants applying for an accommodation must provide documentation of the need for the animal and provide documentation that the service animal has been properly trained and certified by the State of Florida as a service animal.

For emotional support animals, the applicant or applicants applying for an accommodation must be able to demonstrate to the association that the disorder qualifies as a disability under the Federal and State statutes and the service animal alleviates it. The accommodation must be

deemed necessary to provide the disabled occupant with an equal opportunity to use and enjoy the residence, so they must demonstrate that the emotional support animal mitigates their symptoms. Applicants must provide written documentation documenting the need for the specific animal from a qualified therapist, physician or other licensed professional as designated in the applicable Federal guidelines.

Association rules related to an occupant's maintenance, care and behavior of pets will also apply to the animals of occupants who have been granted an accommodation under this section.

PETS

It is up to individual unit owners whether or not to allow pets in their unit. However, only the following pets shall be allowed: up to two indoor domesticated cats, fish located in 1 tank no larger than 75 gallons, and up to 3 turtles in one terrarium no larger than 75 gallons shall be allowed to be kept for pleasure. A pet will not be permitted to disturb the health, safety, rights, comfort or peaceful and quiet enjoyment of other occupants of the condominium. In all cases owners shall be liable for damage caused by any pets being maintained in their unit.

Occupants of units housing animals will:

Exercise proper restraint of an animal so as to prevent it from becoming a nuisance to any other occupant or person. Keep the unit and its patios, if any, clean and free of animal odors, insect infestation and pet feces, urine, waste and litter. Immediately remove, clean up and appropriately dispose of any animal feces, waste and litter deposited by the occupant's animal on or in the common areas, shrubs, flower beds, sidewalks, access ways, and parking lots of the condominium.

Be responsible for the proper care and feeding of their animal. If the health or safety of the animal is threatened by the death or incapacity of the pet owner or if the animal is left unattended for 72 hours, and no emergency care plan has been left with the association, a designated member of the association may enter the premises, remove the animal and arrange for care for no less than 30 days to protect the animal. The cost of such care will be the responsibility of the unit owner

RESIDENCY

Residency is reserved for owners and tenants of owners only. Owners are responsible for the behavior and decorum of their guests or tenants.

ANTENNAS

No radio or television antenna, nor any wiring for any purpose may be installed on the exterior of the building, nor about the exterior premises, without the written consent of the association.

ALTERATIONS & CONSTRUCTION

Unit owners are reminded that alteration and repair of the building is the responsibility of the association, except for the interior of the units. No work of any kind is to be done on exterior building walls, ceilings, or roof, or upon interior boundary walls without first obtaining the approval required by the Declaration of Condominium. Such requests are to be submitted in writing, setting forth full details, to the Board of Directors.

All work performed within a unit must follow the following guidelines:

No work shall cause undue disturbance to other units and work may only be performed Monday through Saturday, between 8am and 5pm. No Sunday or holiday work will be permitted.

Work must be performed in a professional manner by contractors who are licensed, bonded and properly insured.

Unit owner will be responsible for DAILY cleanup associated with projects, especially the outsides of the unit. Dumpsters placed on the grounds must be confined to owner's numbered parking space, and must be removed from the property by the end of each day. Contractors are not permitted to clean equipment, including buckets, brushes, wheel barrows or any painting, grouting, concrete or other masonry application devices or storage containers on or in the common areas of the complex.

The cost of repairs for any damage to common areas, including landscaping, caused directly or indirectly by contractors working on or cleaning up after the completion of work, will be the responsibility of the owner of the unit in which the contractors were working.

DECORATING

Approval of the design must be obtained from the association in connection with the installation of screen doors, special windows, or any entrance door decoration including the painting of same.

SIGNS

An owner may identify his unit with a name plate of the type and size approved by the association and mounted in a place and manner similarly approved. No signs may be displayed except such as might be approved by the association.

LAUNDRY

Suitable accommodations for laundry and drying equipment have been provided, and no drying of laundry shall be permitted outside of an owner's unit. Residents shall remove laundry from the washers and dryers in a prompt manner so as not to unreasonably interfere with the rights, comfort, and convenience of their neighbors. It shall be the responsibility of the users of those

facilities to keep the room and machines reasonably clean and free of lint and dust, and to keep the room locked.

MAINTENANCE

Common areas shall be kept free of obstruction and litter at all times. The patios, loggias, balconies, and exterior stairways shall not be used for hanging garments or other objects or for the cleaning of rugs or other household items.

RUBBISH DISPOSAL

Boxes or other trash, regardless of size, are to be broken down and placed inside the Dumpster. All "wet" garbage that cannot be accommodated by the kitchen disposal equipment is to be bagged and tightly secured to discourage vermin and scavengers.

LOCKS

Changes in the lock system of any unit may not be made without notifying the Board of Directors. The State Law and Condominium agreement require that a designated responsible person (such as an association officer) have access by duplicate or master key to each unit in case of emergency and for routine maintenance.

APPLIANCES

Individual unit owners shall be held responsible for any damage to other units or to the common property caused by the operating failure of any of their or their tenant's appliances or fixtures.

STORAGE

Occupants utilizing available storage areas must store items in a safe and orderly way that does not impede or endanger other occupants or their ability to access or navigate a storage area. In storage areas with designated spaces for individual units, occupants must confine their stored items to the area designated to the unit they occupy. The association shall not be held responsible for any damage to items placed in storage areas or for the deterioration, mildew, moth or other insect damage to possessions placed in the storage areas. It is the responsibility of the individual owner to take whatever precautions he deems necessary in the manner of storing.

NOISE

No unit owner whether by himself, his family, friends, guests, tenants or servants, may make, or permit to be made, any disturbing noises or other disturbance in the in the common area or in the units nor permit anything to be done by any such persons that would interfere with the rights, comfort, or convenience of the other owners or occupants. No occupant may play, or permit to be played, any musical instrument, phonograph, radio, stereo, or television set in his

unit between the hours 11:00pm and 08:00am if the same shall disturb or annoy other occupants of the condominium.

MOVING AND DELIVERIES

When moving in or out, or for deliveries of furniture or appliances, care must be taken by any owner or occupant and their movers/deliverymen to avoid damage to walls, railings, common area furniture etc. Unit owners will be held responsible by the association for any damage inflicted to such areas during the moving/delivery process to or from their unit including any damage related to a tenant or occupant moves or deliveries.