

**RULES AND REGULATIONS**  
**FOR**  
**SEVILLE CONDOMINIUM #8, INC.**

The Rules and Regulations hereafter enumerated as to the condominium property, the common elements, the condominium units and the condominium in general shall be deemed in effect until amended by the Board of Directors of Seville Condominium #8, Inc. (the Association) and shall apply to and be binding upon all condominium owners. The condominium unit owners shall at all times, obey said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees, persons for whom they are responsible and persons whom they exercise control and supervision. Violation of these Rules and Regulations may subject the violator to any and all remedies available to the Association and other condominium owners, pursuant to the terms of the Declaration of Condominium, the Articles of Incorporation of the Association, the By-Laws of the Association and Florida law. Violations may be remedied by the Association by injunction or other legal means and the Association shall be entitled to recover in said actions, any and all court fees and costs incurred by it, together with reasonable attorney's fees, against any person violating the Rules and Regulations or the Declaration of Condominium.

The Board of Directors may, from time to time, adopt or amend previously adopted Rules and Regulations governing the details of the operation, use, maintenance, management and control of the common elements of the condominium and any facilities or services made available to the condominium unit owners. Any waiver, consents or approvals given under these Rules and Regulations by the Board of Directors shall be revocable at any time and shall not be considered a waiver, consent or approval of identical or similar situations unless notified in writing by the Board of Directors.

Violations of these Rules and Regulations, as well as any complaints, criticisms of operation of the Association, or suggestions for service, care or maintenance of the condominium, should be reported to the Board of Directors, by hand or mail delivery. Violations will be called to the attention of the violating owner and/or resident by the President of the Association.

Building #8 is an "age 55 or older" building. The Board of Directors is specifically authorized to take all steps necessary to protect this status, including, but not limited to, requiring the departure, or causing the eviction, of residents who do not meet or fail to comply with said requirements of law.

**RULES AND REGULATIONS**  
**SEVILLE CONDOMINIUM 8, INC.**  
May 1, 2002

**1. NOISE AND NUISANCES**

In order to insure the comfort of all residents, no person shall make, or permit to be made, any disturbing noises which may interfere with the rights, or convenience of others, nor shall he/she create, or allow others to create, any condition which may constitute a nuisance to other residents.

No resident or occupant of an apartment may play, or permit to be played any musical instrument, radio, stereo or television set between the hours of 11:00 PM and 8:00 AM if the same shall disturb or annoy other occupants of the building.

**2. BARBECUE GRILLS**

No open flame or charcoal cooking of any kind shall be permitted on any balcony, walkway or patio of the building. No Gas Grills only electric grills.

**3. BALCONIES**

No objects shall be hung from balconies or the exterior stairwells. No towels, garments, rugs or other household objects shall be hung over railings.

**4. CHILDREN**

No children under the age of 16 shall reside permanently with a resident. Children under 16 may visit residents and shall not be permitted to play on walks or balconies, corridors, elevator or stairways of the building without adult supervision.

**5. GUESTS**

Owners shall notify the Association five (5) days in advance by written notice of the arrival and departure dates of guests who have his permission to occupy the condominium unit in his absence. Guests should be given a copy of the

5/1/02

Rules and Regulations of Building 8.

rules and regulations and the unit owner will be responsible for their compliance with such rules. The conduct, activities and stay of guests shall also be in conformance with the requirements of the Declaration of Condominium and By-laws of the Association.

6. ELEVATOR

Elevator may be used for the carrying of freight or household furniture. Protective pads for the elevator **must** be used. No one except authorized repairmen are permitted to enter into the elevator shaft.

7. COMMON AREAS

Common areas such as sidewalks, entrances, elevators, corridors and stairways shall be kept free and clear from any obstructions which might constitute a hazard to pedestrians using these areas. No sign, notice or advertisement shall be inscribed or exposed on or at any window or other part of the condominium, except such as shall have been approved in writing by the Association, nor shall anything be projected out of any window in the condominium without similar approval. No radio or television aerial or antenna, or wiring for other purposes shall be attached to or hung from the exterior of the condominium or the roof thereon without the express, prior written consent of the Association.

8. EXTERIOR APPEARANCE

The exterior of the condominium and all other areas appurtenant to the condominium shall not be painted, decorated or modified by any owner in any manner without prior consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association. Any

5/1/02

major structural change of the interior of the building is prohibited.

9. **ROOF**

No one except authorized repairmen are permitted to enter upon the roof, elevator shaft, power room or elevator equipment room without the aproval of a member of the Board of Directors. When heating/air conditioning equipment is removed, or replaced with new A/C's, on the roof, it shall be hoisted in place by a crane.

10. **CHEMICALS**

No flammable or explosive liquids, chemicals or other hazardous substances shall be kept in any unit or storage space in the building, except those substances intended for normal household uses.

11. **MAINTENANCE FEES**

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Monthly maintenance fees shall be made payable to Seville Condominium 8, Inc. in the form of a check or money order. Automatic payment from your checking account is also accepted. Fees are due the **FIRST OF EACH MONTH**. A late fee shall be collected if fees are not received by the tenth of the month.

12. **MAINTENANCE PERSONNEL**

No resident shall direct, supervise or attempt to assert any control over maintenance personnel or the supervisor thereof. This responsibility is assigned to the Board.

5/1/02

Rules & Regulations of Building 8.

13. COMPLAINTS

Any complaints, criticisms or suggestions for service, care or maintenance of the condominium's common elements shall be made by calling the Management Company for building responsibilities.

14. AUTOMOBILES

The covered parking spaces assigned to each unit are for the exclusive use of residents only. Residents are required to use their covered parking spaces for their vehicles. Assigned parking spaces shall not be used for the storage of boats, campers or inoperative automobiles, but may be used for the day-to-day storage of bicycles and tricycles.

15. DOOR NAMEPLATE

Owners or renters of apartments shall be identified with an engraved laminated plastic nameplate on apartment entrance doors in conformity with others throughout the building in size, color and type, as approved by the Board of Directors. No "For Sale", "For Rent" or other signs of a similar nature may be imprinted, painted or affixed in, on or about the building.

16. APPROVAL OF SALES AND LEASES OF UNITS

The approval of all sales, leases and/or other transfers of units shall be in accordance with the provisions of the Declaration of Condominium governing same. In addition to all other information that may be required by the above documents, an application for said approval shall be accompanied by a fee of \$25.00, made payable to Seville Condominium 8, Inc., to cover expenses of investigation or screening of applicants as may be incurred by the Board of

5/1/02

Directors.

No apartment may be used for purposes other than residential, nor shall any Corporation be permitted to purchase or lease for such purposes as short term transient or rotational occupancy by its employees.

17. GARBAGE

All garbage shall be put in bags and securely tied or taped. Wet garbage must be placed in plastic bags. No one shall use the trash room chute to the dumpster between 10:00 pm and 8:00 am.

18. Laundry

The laundry room shall be used between 8:00 am and completed by 9:00 pm. Rules for its use are posted therein.

19. FRUIT TREES

Picking of fruit shall be limited to that borne on trees on building 8 property. Cutting of flowers or foliage, or trimming or removal of plants, shrubs or trees occupying common property will be permitted only with permission of the Board of Directors.

20. PETS

No bird, reptile, mammal or other exotic pet or animal shall be kept or harbored in the condominium. Permitted animals shall be restricted to a single dog or cat per unit, which shall not exceed 15 pounds at maturity. No pet or animal shall be allowed to commit a nuisance in any portion of the condominium building or grounds. All cats or dogs when they are outside an owner's unit, shall

5/1/02

be kept on a leash and under the control of a handler. Animals are to be exercised away from all buildings and shall not be permitted to soil the lawns, sidewalks, patios, courtyard, carports or any other areas of the condominium.

Owners of dogs shall clean up the waste from their animals, which shall be disposed of in the toilets of their units. Cat litter must be put into waterproof containers, double bagged, and properly sealed before being placed into trash receptacles. **NO VISITING PETS ARE ALLOWED!**

**21. SMOKE DETECTORS**

It shall be the responsibility of each unit owner to install at least one U.L. approved, battery operated smoke detector in their unit. On or about the first day of January and the first day of July of each year, each unit owner/resident shall sign a form stating that said smoke detector has been tested and is operating properly as of that date.

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The foregoing rules and regulations are designed to make living for you and your neighbors pleasant and comfortable. The restrictions that we impose upon ourselves are for the mutual benefit of all. Violations of these rules are to be reported to the Board of Directors of the Association, who will call the matter to the attention of the violating owner, lessee or guest for corrective action. If any conflict should exist between the interpretation of these Rules and Regulations and the Declaration of Condominium, The Declaration of Condominium shall control.

Page 7

Rules & Regulations of Building 8.

5/1/02

BY ORDER OF THE BOARD OF DIRECTORS  
OF SEVILLE CONDOMINIUM # 8, INC.

By: Robert J. Lani  
Robert J. Lani

Its: PRESIDENT

Date: May 1, 2002

Vice President:

Frank Nieves

Frank Nieves

Secretary:

Marjorie M. Layne

Marjorie M. Layne

Treasurer:

Lisa Schoenborn

Lisa Schoenborn

Director:

Guy Sowards

Guy Sowards