

Condominium Restrictions & Rules of Conduct

Authorization: The following were designed to make living for all unit owners and tenants pleasant and comfortable, and compliance with these Restrictions and Rules is mandatory. These restrictions and rules, which are explained in more detail in the Declaration of Condominium document, were provided to each owner at the time of purchase and have been imposed upon every owner and tenant since the beginning of the Brittany's Place Condominiums, April 9th, 2006. These Restrictions and Rules are for the mutual benefit of all and shall be enforced.

1. Violations of any of the following Restrictions or Rules of Conduct are to be reported in writing to the Management Company. This may be done electronically to: ddael@ameritechmail.com, or mailed, or delivered in person to: Ameri-Tech Community Mgt., 24701 US Highway 19 N, Suite 102.
2. Violations will then be called to the attention of the Unit Owner, who in turn is responsible for compliance by family members, guests, invitees, employees and lease Tenants regarding these Restrictions and Rules.
3. Disagreements concerning reported violations will be presented to, and judged by the Board of Directors, which will take appropriate action.
4. Owners found to be in violation of any of these restrictions entitles the Association to all of its rights and remedies, including the right to fine the Owner and the right to evict a non-compliant Tenant.
5. The facilities are for the exclusive use of Unit Owners, their family members, guests, invitees, employees and lease Tenants. Any damage done to the buildings, common area, or any equipment by any of these persons will be repaired at the expense of the Unit Owner.
6. Unit Owners must obtain written approval from the Association before installation of any type of flooring material.
7. Radios, stereos, and televisions should be turned down to a minimal level volume so that any sounds under your control may not be heard outside of your condominium.
8. Carpentry or any repairs requiring hammer work or loud power tools must be done between the hours of 9:00 AM and 6:00 PM Mondays thru Saturdays. No such work will be done on Sundays and there are no exceptions allowed.
9. Except for pet fish, only one pet is allowed per unit. A pet dog cannot weigh more than 30 pounds. Approved pets are fish, cat, dog, or bird.
10. Dogs and cats must be on a leash at all times outside the unit.
11. Dog and cat refuse must be picked up outside and disposed of properly at the time it is deposited (city ordinance offense and subject to a fine)
12. No reptiles or wildlife are allowed to be kept on the property, including inside a unit.
13. The Association has the right to force the removal of a pet that is a nuisance to other Unit Owners or Tenants.

14. Parking areas, all sidewalks, walkways, entrances, stairs, and driveways must be kept clear and unobstructed at all times.
15. Children are not to play in the parking lots or on stairways for safety reasons. Supervision of children must be done while they are playing outdoors.
16. No screens, awnings, glass enclosures, umbrellas or projections are allowed to be added to the outside of the building including porches and balconies.
17. No additional outdoor lighting is permitted on the outdoor walls.
18. No television, dish or other outdoor antenna system is permitted outside the unit (exception: authorized agents of the association for providing network services, i.e. Dish, Bright House, Direct TV)
19. No signs of any kind can be posted on the property or displayed through windows from inside the unit.
20. No sweeping, throwing or dropping any item or substance from the unit windows, balcony or stairs is allowed.
21. All garbage and refuse from Owners or Tenants must be placed inside the provided collection dumpsters. All refuse, waste, bottles, cans, garbage, etc. must be in plastic garbage bags. Large items such as furniture and mattresses are not permitted to be left at the dumpsters.
22. No articles are allowed to be placed outside entry doors or on staircase landings such as trash bags, ashtrays, garbage cans, chairs, bicycles, etc.
23. No items are allowed to be set on, fastened to, or hung from window sills or hung from stair railings at any time. Outdoor clothes lines are not permitted.
24. A unit Owner or Tenant may display in a respectable way, one portable removable United States flag. On Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day, a portable, removable official flag that represents the U.S. Army, Navy, Air Force, Marine Corps or Coast Guard may be displayed if no larger than 4.5 by 6 feet in size. No other flags are allowed to be displayed.
25. No outdoor grills or fires of any kind are allowed on terraces, balconies, staircase landings or inside the unit according to Public Safety Laws enforced by the Fire Department. Violators could be fined and/or have the cooking device removed by officials.
26. In the case of an emergency beginning in, or threatening any unit, the Association, or any person authorized by it, has the right to immediately enter that unit without permission of the Owner or Tenant for the purpose of ending the emergency situation.
27. Storage areas may not contain items that would create a fire hazard.
28. No sweepings, rubbish, rags, disposable diapers, sanitary napkins or other foreign objects or substances may be put down drains or toilets. The cost of any damage from misuse will be at the expense of the Owner.
29. Moving and deliveries are only from 8:00 AM to 5:00 PM daily. Any damage to the building as a result of these activities will be at the expense of the Owner.

30. No solicitation is allowed by any person upon the condominium property for any cause or purpose, unless prior approval from the Association is given.
31. For hurricane preparation, Owners and Tenants must remove all unattached items from balconies. Owner may not install hurricane or storm shutters without the approval of the Association.
32. Window coverings visible from outside must be white, off-white, or black-out type liners. Other color coverings or types must to be approved by the Association.
33. Owners and Tenants may not produce or generate noxious or unusual odors that are detectable in other units. Normal cooking odors do not apply to this regulation.
34. No waterbeds are allowed in any unit.
35. Pest control services are the responsibility of the Owner and Tenant within their unit.
36. Vehicles must be parked so as to only use one parking space. Marked parking spaces are reserved for use of the Owner or Tenant of that unit only. Unlicensed or non-operating motor vehicles may remain in the parking lot for no more than twelve hours, after which time they are subject to towing at the expense of the vehicle owner. Except for emergency repairs, no repair of vehicles is allowed on condominium property.
37. Trucks (other than Pickups), vans, campers, recreational vehicles, boats, jet skies, motorcycles and trailers cannot be parked on condominium property without prior approval of the Association.
38. Only one family is allowed to reside in one unit. Spouses and children of Owners or Tenants are not required to submit a resident application. Any guest of a Tenant who begins living in that unit after the signing of the original lease must complete a separate resident application to the Association for approval. The submission of this additional application is the responsibility of the unit Owner.
39. An Owner or Tenant may not harass, be a nuisance to, or interfere with the rights of other unit Owners, or Tenants, or the Association. The unit Owner may not commit or permit any immoral or illegal act inside the unit or on the Brittany's Place condominium property.
40. Regarding leasing, only an entire unit may be leased. All leases must include the agreement between the Owner and the Tenant to obey all Brittany's Place Condominium Restrictions and Rules of Conduct. Violations are grounds for monetary damages, termination of lease, and eviction. These above Restrictions and Rules must be presented to the Tenant at or before the beginning of the lease. Legal and damage expenses will be at the expense of the unit Owner.
41. Approval of all leases is required by the Board of Directors prior to signing of the lease. A completed application and fee is required to process the approval. All leases must be for at least a period of 183 days.
42. Approval by the Board of Directors of all sales or transfer of a unit is required prior to closing of the real estate transaction. A completed application and fee is required to process the approval.
43. For fire safety liabilities and in consideration of neighbors' health issues, owners and tenants may not smoke tobacco, or smoke any other substances inside the units, or inside the Clubhouse at any time, regardless of medical use authorizations. All smoking must be done out of doors or on patios or balconies. Vaping is allowed indoors.