

Revised July 07, 2015

Guidelines of Renar River Place/ Townhomes at Renar River Place

Property Guide lines:

As property owner/tenant you have a specific area to reside in at your leisure. Our goal is to help you enjoy that experience without the interference of your neighbors. The common area has to be highly respected by all parties involved at all times or if not we will create a brake down in our enjoyment and relationships.

The common areas are a privilege and rules must be followed at all times if this area is to be enjoyed by everyone all of the time. Violations of this area or Townhouse rules will be taken serious and dealt with on an individual bases which may incur but not limited to fines, loss of privilege, evictions, etc...

It is all of our intentions to make this the best place to live that we can provide and we need every ones participation to make this happen. If any violation or complaints are noticed please feel free to contact Sandie.

Sandie St. Onge Email: sandiest.onge@yahoo.com

Townhouse Association Board members

- 1) Brian Gasparro
- 2) Sandie St. Onge
- 3) Jermaine Ellis
- 4) Rhonda Rowe
- 5) Ellen Duffy

Master Association Contact is Rhonda Rowe Email: RhondaRowe@renarhomes.com

Life threatening Emergencies Please Contact: "911"

1. The sidewalks, passages, entrances, and like portions of the common elements or limited common, shall not be obstructed nor used for any purpose other than for ingress and egress to and from the condominium property and townhome parcels, nor shall any carts, bicycles, motor scooters/cycles, carriages, chairs, tables or any other similar objects obstruct such ingress and egress therein.
2. Personal property other than the automobiles of the unit owners and renters shall not be stored outside their perspective units. Boats, boat trailers, jet skis and marine related items may with permission only.
3. No garbage cans, supplies, or other articles shall be affixed or placed on terraces, patios, entry ways or other common elements or limited common elements, except where trash storage is indicated. No linens towels, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, fences, patios, terraces, or other portions of the common area property.
4. All refuse must be deposited with all other refuse in areas designated for such purpose in the Declaration of the common area designated (Dumpsters).
5. No vehicle which cannot operate on its own power other than bicycles shall remain on the HOA's common area property for more than twenty – four hours, and no vehicles shall be repaired on the HOA's common area property.

6. No unit owner or renter, shall make or permit any disturbing noises in any building by him/herself or by his/her family, servants, employees, agents, visitors, or licensees, nor permit any conduct by such person that will interfere with the rights, comforts, conveniences of other unit owners and renters. No unit owner or renter, shall play or permit to be operated, a phonograph, television, radio, or sound amplifier in his/her unit in such a manner as to disturb or annoy other residents. Excessive or irritating noise, in particular, shall not be permitted before 7 AM and after 9 PM.
7. No awning, canopy, shutter, or other projection shall be attached to or placed upon the outside wall or roof of the building or on the common elements, without the consent of the association in writing.
8. Renters and owners must be presented with rules and regulations of the association and sign acknowledgment and agreement with copy to the Association.
9. No flammable, combustible, or explosive fluids, chemicals, or substances, shall be kept in any unit or on the common elements, without the written consent of the Association.
10. No structure of a temporary character, nor trailer, tent, mobile home or recreational vehicle shall be permitted on the common area property at any time or used on the common area property at anytime as a residence either temporarily or permanently. No gas tank, gas cylinder shall be permitted, except small containers for use in gas barbecues. No temporary or accessory building or structure shall be erected without the written consent of the Association which reserves the right to make a list of requirement on an individual base.
11. No trucks exceeding one half a ton, unregistered, or commercial vehicles, campers, mobile home, motor homes, house trailers, or trailer of every other description, recreational vehicles, boat or boat trailer, shall be permitted to be parked or to be stored at any place on the common area property. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as for pickup, delivery and other temporary commercial vehicles, nor to any of the Developer's vehicles.
12. No window air conditioning units may be installed by unit owner or tenants without written consent of the Association.
13. No exterior antenna or signage shall be permitted on the Association's Property provided that the Association has approved in writing on an individual bases and shall have the right to install and maintain community antenna, radio, television lines and other communication systems.
14. Pets of any kind shall not be kept within the Associations' property except in accordance with the following:
 - A. New tenants / renters are not prohibited to have dogs as pets. The only exceptions that will be considered will be registered, certified service dogs with the approval of the HOA.
 - B. All existing tenants / renters will continue to have the privilege of having pets with the understanding that all rules and regulations for all governing bodies are to be obeyed and not violated.
 - C. All existing tenant's / renter's dogs are limited to their back porch. Under no circumstances will they be allowed in the gated area and in or around the swimming pool area. Under no circumstances will there be dogs allowed in the pool area by anyone for any reason. If violated property owners, tenants / renters will be subject to but not limited to legal fees, fines, or eviction, etc.

D. Each residential unit (regardless of the number of joint owners) may maintain up to two(2) household pets (example... dogs, cats, or birds etc.) provided they are not kept, bred, or maintained for any commercial purpose and do not become a nuisance or annoyance to neighbors. Unit owners, tenants, and/or guest, must at all times with no exceptions pick up all solid wastes of their pets and dispose of such wastes appropriately. ALL DOGS MUST BE LEASHED AT ALL TIMES WHEN OUTSIDE THE UNIT. Pets may not be kept in the patio areas when the owner is not in the unit. All tanked or caged pets may be kept in any units as long as these do not constitute a nuisance as determined by the Association. No animals are allowed in the pool area. No animals are allowed to roam freely in common areas. All pets of any kind will need to be documented and approved by the HOA board members. And all other mentioned sections.

Violation of the provisions of this section shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine unit owners or tenants(as provided in any applicable rules and regulation) and/or require any pet to be removed from the unit as well as the common area of the association.

15. Every owner and occupants shall comply with these rules and regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, by-laws and articles of the incorporation of the Association, as amended from time to time. Failure of an owner to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedies, in the sole discretion of the Board of Directors of the association, a fine or fines may be imposed upon the owner or tenant failure of an owner or tenant, his family, guest invites, or employees, to comply with any covenant, restriction, rule, or regulation herein, or in the Declaration or article of incorporation or by-laws, provided the following procedures are adhered to:

a. The party against whom the fine may be levied is afforded an opportunity for hearing before a committee of unit owners designated by the Board of Directors after reasonable notice of not less than fourteen (14) days, which notice shall include:

- (1) A statement of the date, time and place of the hearing;
- (2) A statement of the provisions of the Declaration, by-laws, articles of Incorporation, or rules which have allegedly been violated; and;
- (3) A short and plain statement of the matters asserted by the Association.

b. The party against whom the fine may be levied shall have an opportunity to respond, present evidence, and provided written and oral argument on all issues involved, and shall have an opportunity at the hearing to review, challenge, and respond to any material presented by the Association. Formal rules of evidence shall not apply. If the committee does not agree with the fine, the fine may not be levied. A written decision by the committee shall be issued and provided to the owner with 21 days after the hearing.

c. The Board of Directors may impose fines against the applicable unit as follows.

- (1) First Non-Compliance or Violation: A fine not in excess of Fifty Dollars (\$50.00)
- (2) Second and Subsequent Non-Compliance or Violation: a fine not in excess of One Hundred Dollars (\$100.00). A fine may be levied on the basis of each day of continuing violation provided that no such fine shall, in the aggregate sum, exceed One Thousand Dollars (\$1,000.00). See Section 718.303(3), F.S.

d. Payment of Fines: Fines should be paid no later than Thirty (30) days after notice of the imposition of the fines.

e. Application of Fines: All monies received from fines shall be allocated as directed by the Board of Directors.

f. Non-exclusive Remedy: These fines shall not be constructed to be exclusive and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; however, any penalty paid by the offending Owner shall be deducted from or offset against any damages which the association may otherwise be entitled to recover by law from such owner or tenant.

Community Rules

“For sale”, “for rent”, or “open house” signs shall not be allowed in windows, on porches, or any other part of the condominium property. Exception: Welcome signs and seasonal decorations shall be allowed on the outside of doors and windows.

Skateboards, roller skates, in-line skates and non motorized scooters shall not be permitted on the streets, walkways, or in the parking lot areas.

Rentals and Sales

All rentals shall require the written approval of the Board Directors.

No lease shall be more or less than one twelve month period.

No lease can be renewed without HOA approval each and every time.

Copies of lease agreements and annual lease renewals must be submitted to the Board of Directors.

No rooms shall be leased individually.

No transient tenants shall be accommodated.

No subletting without HOA's approval

Lease renewals and extensions must be applied for and are subject to approval by the Board of Directors. Failure to notify the Association by letter of the continuation/renewal of your lease may result in it no longer being valid.