

Rules of Conduct
BIVENS LAKE ESTATES SOUTH - A CONDOMINIUM
Board Approved: August 21, 2014

1. GENERAL:

These regulations are provided to assure peaceful and orderly enjoyment of the Common Elements of the community. All present or future owners, tenants, their guests or employees, and any others who might use the facilities of Bivens South are subject to the regulations set forth in the Bylaws and these Rules of Conduct.

The acquisition, either by purchase or rental, of any of these family units will require and signify that the Bylaws have been accepted and that said occupant has agreed to comply with these Rules of Conduct.

2. OCCUPANTS:

All units shall be utilized for residential dwelling purposes only. No more than three (3) unrelated persons may occupy any one family unit.

3. INTERIOR:

a. Each unit shall be maintained in a clean and orderly manner and the occupants shall NOT sweep or throw dirt, trash, cigarette butts, etc. from doors, windows, decks, porches, landings or stairwells.

b. Occupants may display only draperies, blinds, or other window coverings, which have cream or off-white color exposed to the exterior. Reflective tinting of replacement windows is prohibited. Board approval is required for anything different.

4. EXTERIOR:

a. A resident shall not place or cause to be placed in the lobbies, vestibules, stairwells, landings, decks or other common areas any plants, planters, furniture, packages, grills of any size, or objects of any kind. The obstruction of stairwells and use of grills in these unauthorized areas are violations of fire codes.

b. No resident shall post advertisements, or posters of any kind, which are visible from the outside, in or on the units, on the bulletin boards or the common grounds except as approved in writing by the Board of Directors.

c. No laundry, clothing, or other material shall be displayed on decks, porches, landings, stairwells or hung within any unit in a manner visible from the outside.

d. It is prohibited to hang blankets, rugs or similar type items in or from the windows, porches, decks, landings, or any facade of the building as to be visible from the outside.

e. It is prohibited to dust rugs, etc. from the windows, decks, or stairwells, or to clean rugs by beating them on the exterior walls of the buildings.

f. Broken windows, damaged screens or doors are the owner's or renter's responsibility. If a window, screen or door is replaced, it should have the same general appearance as the original.

5. GRILLS: A natural gas grill is located by the pavilion. DO NOT USE CHARCOAL IN THE GAS GRILL. Personal grills, turkey fryers, etc. may be used in the **GRILL AREA ONLY**.

6. NOISE AND NUISANCE: Residents shall be considerate of all others living at Bivens South and exercise extreme care to reduce noise which would likely disturb or annoy other occupants. Loud sounds from cars, motorcycles, radios, stereos, TV sets, musical instruments or noisy social gathers shall be deemed a nuisance at any time.

7. GARBAGE:

a. Garbage, trash and recycling must be placed **IN** the appropriate bins. Contact property manager, in advance, for large item removal. Example: Furniture, appliances, etc. (Items outside the receptacles will not be removed during scheduled pick-ups.)

b. Trash cans are provided at the pavilion/pool area for normal day-to-day use. Persons having a party, cook-out or gathering in this area are responsible for removing their trash, garbage, and containers to the appropriate bins in the parking area.

8. HAZADROUS MATERIALS: No flammable, explosive or dangerous chemicals or fluids, with the exception of those for **NORMAL** household use, may be kept in any unit.

9. STRUCTURAL INTEGRITY, DESIGN AND APPEARANCE:

a. A resident may not have anything in his unit which would cause structural stress or danger to his unit or any other unit; i.e. water beds, heavy exercise equipment, hot tubs, etc.

b. NO ALTERATIONS of any kind shall be made to the COMMON ELEMENTS or limited common portion of the exterior or interior of ANY STRUCTURE without prior written APPROVAL of the BOARD. The board will give due regard to the effects upon aesthetics, insurance, building codes and other regulations.

c. No owner, resident or lessee shall install any electrical or telephone wiring, air conditioning/heating unit, television cable, antennae or satellite dish, or any equipment requiring exterior wall penetration without prior written approval of the Board of Directors. When approved, such installations must be in accordance with local permit regulations and building codes. If not, removal may become necessary at owners expense.

10. PETS:

a. Small birds (i.e. canaries, parrots, and parakeets), small cats and dogs (35 pounds or less) are permitted. Pets are allowed outside the units, but must always be attended and on a leash. This is a City Ordinance and punishable by fine.

NO PETS (DOGS or CATS) ARE ALLOWED ON THE LAKE SIDE or IN THE POOL.

b. Owners are allowed to walk pets on city street easements and on the common areas, **except Lake Side** **BUT, ARE RESPONSIBLE FOR THE IMMEDIATE CLEAN-UP OF FECES (NOW not later).**

c. Any occupant harboring a pet shall indemnify and hold harmless The Association and the Management against any loss or liability of any kind arising out of having their animal or a guest's animal on the property.

d. If a pet becomes a nuisance, as defined by City Ordinances - barking, biting or otherwise obnoxious activities and is reported by other occupants or the Management, the owner will be notified to correct the problem. Failure to do so may result in a fine and/or removal of the pet.

11. VEHICLES:

a. VEHICLE PARKING on any grassy area or sidewalk is prohibited. All vehicles shall be parked in parking spaces designated by the Board. Passenger cars, vans, station wagons, SUVs, small trucks and motorcycles may be so parked. Commercial vehicles, moving or storage units, boats, boat trailers, utility trailers and campers or motor homes may not be parked in the parking area except for short term loading or unloading. No overnight curbside parking of moving trucks, trailers, pods or construction vehicles is permitted. Please remove to SW 14th Drive or opposite side of parking lot each night.

b. Please be CONSIDERATE of your neighbors in your **Stairwell**. If you, your family or your roommates own more than one (1) vehicle, PLEASE, only park one (1) vehicle at the curb/sidewalk and ALL other vehicles on the side of the parking lot OPPOSITE the buildings leaving vacant curb/sidewalk parking for your later arriving neighbors. They'll appreciate your thoughtfulness.

c. VEHICLES IN NON-OPERATING CONDITION, disrepair or not legally licensed, belonging to a unit owner, lessee, or guest of a unit owner or lessee may not be parked or stored in the community parking area.

d. VEHICLES in violation of the above parking rules may be subject to towing from the property at owners expense.

e. SPEED on the city street is controlled by the City of Gainesville. The speed limit in the entrances and parking area is set by the Board and is 15 MPH. Skidding of wheels, gunning of motors on stops, starts and turns is prohibited.

f. Bicycle and Boat racks are for the use of **CURRENT RESIDENTS ONLY**. ALL Boats and Bicycles must display the unit number of the owner. ALL Boats and Bicycles NOT IN COMPLIANCE will be removed and donated to local charitable organizations.

12. MOTORCYCLES AND SCOOTERS: Motorcycles and scooters are **NOT** to be parked at the curb/sidewalk. Motorcycles and scooters may only be parked in the parking lot area **OPPOSITE** the curb/sidewalk in front of buildings.

13. POOL AND PAVILION

a. Pool hours are 8:00 am to 10:00 pm.

b. The pool and pavilion are meant to be quiet areas - places for undisturbed rest and relaxation. The Board therefore takes seriously any complaints about noise pollution in these areas. (See rule #6)

c. Radios and other such devices are not permitted in the pool area unless used with earphones. Pool furniture must be returned to the pool deck after use. Unbreakable or plastic glasses/cups must be used for beverages consumed in the pool area (GLASS IS NOT PERMITTED). The pool area is to be kept in a clean and orderly manner. All food and related clutter must be removed from the area after use. (See rule #7b) Guests of residents must be accompanied by their hosts when using the pool and/or pavilion. Posted pool rules must be observed. CHILDREN UNDER 12 YEARS OF AGE must be accompanied by an adult at all times.

14. PAVILION RESERVATIONS FOR PARTIES: ALL residents **must make a reservation** at least five (5) business days in advance. All reservations are for the use of the pavilion ONLY! The pool must be shared with the other residents. Please contact Management for your reservation, instructions and a copy of the rules. Please ask all guests to park along SW 14th Drive leaving the parking lot available for our residents.

15. OTHER:

a. NO INDUSTRY, BUSINESS, TRADE OCCUPATION OR PROFESSION of any kind, whether commercial, religious, educational, or otherwise, shall be permitted in the common areas or in any unit, whether designed for profit, altruism, exploration or other.

b. RESIDENTS WISHING TO PLANT ON THE COMMON GROUNDS must petition the Board of Directors for approval. Such plants become property of the condo association and may be altered or removed by them, and them alone. Trimming or removal of any vegetation is not allowed without prior written approval of the Board.

c. RESIDENTS OUT OF TOWN for an extended period of time should inform Management who has a key to their condo as well as their automobile, if left in the parking area. In an emergency, such as a plumbing leak, entering the unit may be necessary. If the Association must call a locksmith, the owner will be billed for that cost.

d. OBSERVED VIOLATIONS of these Rules of Conduct and the Bylaws will result in a written warning being issued to the resident responsible for said violation. If renters or lessees are involved in rule violations, the rental agreement may be terminated by the Board of Directors. Violators may be subject to a fine in accordance with the Bivens South Fine Procedure.