

Campus Point Condominium Association

Rules and Regulations

1. Signs, Displays, Etc. No one may place any sign, poster, advertising device, notice or other display of any kind within the Common Elements. The Owner or other occupants of a Unit shall be subject to a \$50 fine for each violation of this Rule, or for each day of a continuing violation after notice.

2. Walkways. No one may obstruct the stairways, sidewalks, passages, hallways, lobbies or similar portions of the Common Elements. The Owner or other occupants of a Unit shall be subject to a \$100 fine for each violation of this rule, or for each day of a continuing violation after notice.

3. Barbecue Grills. No one may use a barbecue grill of any kind within a Unit, the first floor terrace or the second-floor balcony appurtenant to a Unit, or any other covered area within the Condominium Property. Except as otherwise provided in the by-laws, no one may store or use a gas grill anywhere within the Condominium Property. The Owner or other occupants of a Unit shall be subject to a \$100 fine for each violation of this Rule or the by-laws, or for each day of a continuing violation after notice.

4. Pets. No one may permit their pet to roam freely anywhere within the Common Elements; every dog owner shall keep such owner's dog on a leash or within an appropriate pet carrier whenever such dog is permitted outside the confines of the pet owner's Unit. Pet owners shall collect and dispose of all animal waste from their pets. Pet owners shall register their pets with the applicable local authority, and shall obtain all licenses and inoculations for their pets, as required by applicable law. Pet owners shall not permit their pets to cause disturbances, including, but not limited to, making noise audible to the occupants of other Units. The Owner or other occupants of a Unit shall be subject to a \$100 fine for each violation of this Rule.

-BREEDS NOT ALLOWED: The following breeds are not allowed on the premises at any point in time. Included but not limited to any vicious breeds such as Pitt Bull, Rottweiler, Doberman pinscher, Akita, Wolf Hybrids and any other vicious breeds.

5. Disposal of Garbage & Yard Refuse. No one may accumulate garbage, waste, or yard debris anywhere within the Condominium Property, except in closed sanitary bags 5 or other approved containers. The Owner or other occupants of a Unit

shall place such sanitary bags or other containers in the refuse collection facilities located within the Common Elements, and shall not keep such bags or containers within a Unit or the Common Elements generally. The Owner or other occupants of a Unit shall be subject to a \$100 fine for each violation of this Rule, or for each day of a continuing violation after notice.

6. **Smoking.** No smoking is allowed inside the buildings or individual units. Smoking is permitted in the common areas only. Please dispose of cigarette butts properly; they are not to be thrown on the ground. Any violation shall result in a \$100 fine.

7. **Balconies/Porches.** Each unit may contain a chair, small table and a flower pot on the unit's porch/balcony. Any type of debris/clutter/or other personal property may not be stored or left on the common elements or the porch/balcony.

8. **Discharge of Firearms.** No one may discharge a firearm anywhere within the Condominium property. For purposes of this rule, the term "firearm" shall include all rifles, shotguns, handguns, starter guns, compressed air guns, bows, crossbows and any similar weapon. The owner or occupants will be subject to a \$100 fine for each violation of this rule. The association strongly recommends the occupants of units to take appropriate measures to secure their firearms from theft and unauthorized use.

9. **Burning of Rubbish or Yard Refuse.** No one may burn rubbish or yard refuse anywhere within the Condominium. The Owner or other occupants of a Unit shall be subject to a \$100 fine for each violation of this Rule.

10. **Amplified Sound.** No one may use or discharge any radio, loudspeaker, horn, whistle, bell, or other sound amplification device anywhere within the Condominium Property that exceeds sixty (60) decibels, as measured from any location within the Condominium Property (excluding the interior of the Unit from which such sound is being emitted); provided, however, no one may use or discharge any such device that exceeds forty (40) decibels, similarly measured, during the hours of 11:00 p.m. to 8:00 a.m. The Owner or other occupants of a Unit shall be subject to a \$100 fine for each.

11. **Reporting of Violations.** Any Owner or Tenant may report a violation of these Rules & Regulations or the other Condominium Documents by delivering written notice to any Officer, Director, member of the enforcement committee established by the Board of Directors or the property manager designated by the Board. Written notice of an alleged Violation shall state: (a) the nature of the alleged violation; (b) the identity of the Owner or other Person who allegedly committed the violation; (c) the identity of the Owner who is responsible for the alleged violator, if the alleged violator is other than the Owner; and (d) the name, address and telephone number of the Person filing the complaint.

12. **Satellite Dishes.** Installation of satellite dishes by Unit Owners and Tenants are strictly prohibited on the property.

13. **Enforcement.** The Association, acting through the Board of Directors or a duly authorized enforcement committee, shall enforce these Rules & Regulations in accordance with the notice and hearing requirements set forth in the Bylaws. The Association may impose the specific monetary fines set forth in these Rules, for violations of these Rules and the other Condominium Documents. Unless a different monetary amount is specified in the Declaration, these Rules or the Act, each violation of the covenants set forth in the by-laws shall be subject to a maximum fine of \$100, or a \$100 fine for each day of a continuing violation after notice up to a total maximum of \$1,000, as applicable. The Association may impose such fines in addition to exercising all other enforcement remedies available under the Declaration, the By-Laws, at law or in equity. If the maximum fines permitted by Section 718.303(3), FLA. STAT., or any successor statute, are increased in the future, the Association may increase the fines imposed pursuant to these Rules in accordance with such new or revised statute section.