

AMENDED AND RESTATED RULES AND REGULATIONS

Cinnamon Cove Single Family II Condominium Association (SFII)

1. **Unit** shall be limited to single family residential usage and no commercial, professional, or business use shall be permitted. Units shall not be rented for periods of less than 30 days. Submit notice of Lease Application for new lessee [see Exhibit A] to SFII Board of Directors at least fifteen (15) days prior to start of the lease.
2. **Parking:** Motor vehicles shall be parked on the condominium property only in such areas designated for parking. No travel trailers, mobile homes, campers or recreational vehicles shall be parked in or on the common properties overnight. Vehicles must be parked completely within the designated garage or parking space and may not encroach onto landscaped areas, sidewalks or other parking spaces. The Association may tow or boot a vehicle that is parked in violation. [Declaration, Page 19: Sec.12.7 and 12.8]
3. **Pets:** The keeping of pets is a privilege not a right. One (1) dog or cat weighing thirty pounds or less at maturity and no more than two birds, tropical fish, and other customary non-exotic and inoffensive household pets will be permitted.[Declaration, Page 18: 12.6] Tenants are not permitted to have pets. [Declaration, Page 19: Sec. 12.6 (F)]
4. **Limited Common Elements:** Each unit owner is responsible for the repair, maintenance, improvements, and replacement of his/her own patio, lanai, windows, gutters, screens, doors, driveway and other limited common elements described in the Declaration of Condominium. [Declaration, pages 6-7, sec. 8.1] The Association is responsible for exterior walls of the unit and common elements that are covered in the Association's Budget. [Declaration: page 11, Sec. 10.1 for Common Expenses]
5. **Modification:** Any planned exterior modification, alteration or addition to an owner's unit or limited common element shall be submitted to Association Management Co. on a Modification Request Form [See Exhibit B] and must receive pre-approval from the Board of Directors. The owner or his/her successor shall be financially responsible for construction, maintenance of the modification as well as cost of damage to the common elements resulting from same.
In order to comply with Florida's contractor licensing requirements, a unit owner, who is requesting Board approval for a type of service that must be done by a licensed contractor such as modifying a load bearing wall or modifying a unit's plumbing or electrical system, must also attach verification of the service contractor's license # and insurance company/policy # to the Modification Request form. Refer to Florida Department of Business and Professional Regulation website ([myfloridalicense.com- DBPR:homepage](http://myfloridalicense.com-DBPR:homepage)) for additional information regarding the categories of service that require a State license.
6. **Driveways:** Owners are responsible for the maintenance, improvement and/or replacement of their own driveways in accordance with community standards. Prior to painting, staining or replacing the existing driveway, the owner shall submit a Modification Request Form to the Association's Management Co. for the Board's written pre-approval of the paint color or any other type of driveway modification.

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If owner is requesting to replace the driveway, the owner shall specify the type of material (concrete or pavers), the proposed color, and whether or not a variance to modify the driveway's current footprint is also being requested.

7. **Signs:** No signs of any description or nature shall be displayed by any unit owner, except with the written consent of the Board. Real estate signs are permitted for condo showings on weekends only.
8. **Landscape:** Unit owners are permitted to plant shrubs or flowers within a four foot perimeter around their units, or other currently established flower bed footprints, without Board approval. Planting of trees requires written approval from the Association's Board. In the event of damage to the irrigation system or any other common element while installing the landscape changes, the unit owner shall be responsible for reporting the damage to the Association's Management Co. and covering the cost for repair of the damage done.
9. **Nuisances:**
 - a. The occupants of the condominium units shall not permit loud and objectionable noises nor noxious odors to emanate from the premises.
 - b. No wire, antennas, clothesline, garbage or refuse receptacles, or other equipment or structures shall be erected, constructed, or maintained on the exterior of the buildings or in any of the common elements, except upon the written consent of the Association's Board of Directors.
 - c. No unit owner shall commit or permit other adult or minor occupants in his/her unit to commit any unreasonable annoyance or immoral /illegal act on the limited/common elements.
10. **Water lines:** Unit owners are responsible, at their own expense, for all water pipes from their individual supply shut-off and throughout the Unit. [Declaration:Pg.14,Sec.11.2 K]
11. **Repair of Common Elements:** Unit owner may submit a Work Order request to Association Management Co. for repair of common elements, such as lamp posts, dead tree removal, irrigation malfunction, roof repair or deterioration/damage to exterior of unit, etc. for Board action. [see Exhibit C]
12. **Access:** The Board of Directors, or its agents, shall have the right to enter any condominium unit at any reasonable time for the purpose of protecting, maintaining, repairing or replacing any Association common element therein or accessible there. [See Page 17, Sec. 11.8 of the Declaration of Condominium Governing Document.]
13. **All Unit Owners** shall conform to and abide by the Association's Governing Documents in regard to the use of the limited common elements and common elements which may be adopted from time to time by the Association owners.
14. **Board Meeting Notices** shall be posted on bulletin board located on clubhouse pool deck near storage room at least 48 hours prior to meetings..

For further information please refer to governing documents of Cinnamon Cove Single Family Condominium II Association available at Sandcastle Management Co. Inc. or web-site: <http://www.sandcastlepmb.com/client-access/single-family-ii/>