

Sirenusa Condominium Association

GENERAL RULES

The Rules and Regulations of the Sirenusa Condominium Association (SCA) have been established for the common interests of all Homeowners and residents of Sirenusa (the "complex"). The authority for the Rules and Regulations is in the By-Laws, and Articles of Incorporation, and when duly adopted have the same force and effect as the governing documents.

Homeowners are responsible for the actions of themselves and their tenants, friends, family and other persons who occupy the homeowner's unit (collectively "Invitees"). Homeowners will be cited for violations and are ultimately responsible for any and all fines and/or damages caused by themselves, or their Invitees..

The Board will be the final interpreter of these rules and regulations. If there is doubt about whether or not something is allowed, please feel free to call the Management Company and ask for clarification.

The Management Company is under contract with the Board of Directors to manage the complex for the Association. The Board directs the Management Company to perform duties for the Association as assigned. Questions or concerns are to be directed to the Board through the Management Company. Until the Management Company is appointed, the Board will exercise the responsibilities of the Management Company under these rules.

Homeowners who rent their unit are required to complete a "Resident Information Form", furnished by the Management Company, within 30 days before of a new tenant's occupancy. It is the responsibility of the homeowner to inform their tenants of the rules. Violations by the tenant are the responsibility of the homeowner to ensure they are corrected or stopped. Fines are levied against homeowners and they are held liable for payment.

All residents, their family, guests, and tenants are expected to refrain from noisy activities that are bothersome to neighbors, including, but not limited to TV's, stereos, voices, children playing loudly, etc. at all times.

Quiet Hours:

9:00 p.m. - 7:00 a.m.-Sunday through Thursday

10:00 p.m. - 7 :00 a.m. Friday and Saturday .

No sound shall be audible outside the walls of units during these hours.

Bicycles, scooters, skateboards, roller blades, and other similar equipment are not allowed in the complex.

COMMON AREAS

By definition, the common area is the entire complex, except for each unit's area inside its four walls. For purposes of these rules and regulations, the Amenities Unit will be treated as a common area. This means that when residents are not inside their unit, they are in the common area and subject to all common area rules and regulations.

Common area facilities are provided for the use, convenience and enjoyment of all residents. Please follow all rules regarding these facilities so they are in usable condition for those who use them after you. Anyone using the facilities that is not a resident should be reported to the Management Company and/or security.

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The police should be called if there is a disturbance, behavioral problem or excessive noise problem at any time within the complex.

The following are NOT allowed in the Common Area:

Loitering
Shopping carts
Distribution of advertisement flyers door-to-door
Vehicle repairs
Storing or riding bicycles, scooters, skateboards, roller blades, and other similar equipment
Climbing or jumping over gates, fences, trees, buildings, etc.
Opening gates by force

Physical fighting
Removing, installing or trimming of trees, shrubs, flowers, or any other vegetation maintained by the Management Company
Excessive noise, creating a nuisance (see General Rules)
Washing of vehicles
Modifications to the exteriors of units (See Architectural Regulations).
Additional rules are set forth in specific sections below.

Rules for the use of the common area facilities are strictly enforced. The facilities and specific rules pertaining to each are as follows:

POOL

There is one (1) pool within the complex. The following rules apply:

There is NO LIFEGUARD on duty. Residents swim at their own risk!
Hours for the use of the pools are posted at the pool and spa.
Children who are not toilet trained must wear appropriate swim diapers while in the pool.

Charges for cleaning up of messes caused by those not toilet trained will be billed to the homeowner of responsible unit in addition to any applicable fines. Children fourteen (14) years of age and under must be supervised by an adult. The supervising adult must be inside the pool enclosure while supervising the child (children). The following are not allowed in the pool:

Glass of any kind.
Pets
Running, diving or excessive noise.
Pool or beach toys of any kind

FITNESS ROOM

A fitness room, with limited weight equipment, stationary bikes, etc., is available for use by residents in the basement of the Clubhouse. A special key is required to access this facility. Residents use the equipment at their own risk. There is NO trainer or supervision.

Children fourteen (14) years of age and under are not allowed in the fitness room.
Children between fifteen (15) years of age and eighteen (18) years of age must be accompanied by an adult.
Only plastic water bottles may be brought into the Fitness Room for individual use.
A towel is required to wipe down equipment after every use.

The following are NOT allowed in the Fitness Room:

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Glass of any kind

Food

Wet clothing, including bathing suits or wet towels

Personal weight equipment brought in from outside

Alcohol or beverages of any kind (except non alcoholic beverages in water bottles)

Smoking

TRASH

Household trash is to be deposited in the local dumpster. Discarded furniture, large appliances, mattresses, and other such items, may NOT be left on premises. The Management Company may be contacted for information about how to dispose of larger items, however, it is the responsibility of the homeowner to dispose of these items properly. You may call the Management Company for more information.

CLUBHOUSE

The Clubhouse is available for rent, for a fee and a deposit, to Homeowners who are in good standing with the Association, and whose dues are current. Use is limited to personal and private parties. Tenants may rent the Clubhouse through the homeowner of their unit, with homeowner approval and authorization in writing. Proper fees must be paid and forms completed. Homeowner is responsible for all activities, insurance, and damages, etc. Insurance is required for the rental of the Clubhouse.

- o No outside organizations may use or rent the Clubhouse.
- o No noise is to be audible from the Clubhouse during rental period.
- o No live bands are allowed. Music is to be kept at a volume that does not disturb residents.
- o Rental of the Clubhouse does NOT include use of the pool, fitness room or any other common area or facility.
- o Smoking is not allowed in the Clubhouse.

Contact Management Company for forms, fee schedule and other rental requirements

GATES

Residents are asked to immediately report any malfunction or vandalism of gates to the Management Company. Vandalism of gates is subject to immediate fines. Homeowners who rent their unit are responsible to submit the "Resident Information and Directory Update Form" from the Management Company.

PARKING

Parking regulations are strictly enforced. It is the right and responsibility of the homeowner/resident to tow away a vehicle that improperly occupies their assigned space. Parking is allowed only in assigned spaces, as designated in the homeowner's title documents. All vehicles must have current registration stickers and be operable. No trailers, boats, motor homes, commercial trucks, or RV's are allowed anywhere within the complex. Vehicles may not protrude beyond parking space markings.

PATIOS, DECKS AND BALCONIES/WINDOWS

Patios, decks and balconies are considered part of the common area, but for the exclusive use of the homeowner /resident of each unit. Structural changes and material additions of these areas are not permitted. Windows may not be covered with items such as aluminum foil, newspapers, sheets, blankets, towels, or other similar materials. Acceptable coverings are curtains, drapes, shutters, and blinds that are in good repair. Windows and screens are the responsibility of the homeowner and must be kept in good repair. Aluminum-framed windows may be replaced with double-pane vinyl, with Board approval. (See Architectural Regulations.) Nothing is to be permanently affixed to any railing. Lattice-type fencing material extensions are not allowed. Roll-up type sunscreens are allowed, with Board/Architectural Review Committee approval (form available from Management Company). (See Architectural Regulations.) No storage visible from the common area is allowed. Bicycles may be parked and locked in the unit's parking spot. Nothing may hang over the railings into the common area, such as holiday decorations or lights. Railings may not be used to dry

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towels, clothing, etc. Nothing is allowed to sit on the railing of any second-story unit, including, but not limited to plants and pots. This is for liability and insurance reasons. Planters must be well tended and attractive. No dead plants or empty pots are allowed. Flowerpots and planters must have a water catch system of some kind so excess water does not damage the patio railings and stucco work. Patios and balcony areas must be kept quiet, sanitary, and free of odors.

PETS

Pets are allowed in units, with the following restrictions:

No more than two (2) pets per unit.

All pets must be registered with Association on the proper form, available from the Management Company.

Pets must be registered within thirty (30) days of acquisition.

Pets must wear a collar and have some type of identification attached at all times.

Pets are to be kept on a leash, no longer than six (6) feet, at all times within the complex.

Pets are not to roam free or be tied up and left in the common area.

Pets are not allowed in the pool area, fitness room and Clubhouse.

Homeowners are responsible to pick up waste left by their pet(s), and dispose of it properly.

Homeowners are responsible for any damage caused by their pet anywhere within the common area of the complex, whether to grounds, other residents, or property.

Homeowners will be subject to action by the Board for pets that bark or howl excessively and are a nuisance to residents. Animal Control may be called to investigate such situations and the privilege to keep such a pet may be revoked. Leaving pet food outside units is also strictly prohibited. Feeding of feral animals of any kind is prohibited on or near the complex.

SIGNS FOR SALE, RENT, OR LEASE

The homeowner of the unit is responsible to inform their real estate agent and/or broker of the rules of the complex. Flyers or promotional materials of any kind are not to be distributed within the complex. Flyers may be posted only on laundry room bulletin boards.

ARCHITECTURAL REGULATIONS

The Board of Directors, or an Architectural Review committee appointed by the Board, must approve any and all modifications to a unit's exterior or patio/balcony area in writing, using the "Architectural Review Form". The "Architectural Review Form" (available from the Management Company), is to be submitted to the Board of Directors, through the Management Company, whenever a change to a unit's exterior is requested. The form must include a clear illustration of the changes being requested, techniques and materials being used. The Board may require additional information or clarification before rendering a decision. Any item visible from the common area falls under the jurisdiction of the Board of Directors. Anything that can be seen from the outside of the unit must be approved by the Board, in writing. ANY changes to the outside of a unit without written approval of the Board, such as: hanging of roll-up sunshades on the patio, installing new windows, etc. are prohibited. Failure to acquire required approval before making changes will result in an immediate, automatic fine of \$100. Damage caused to buildings will be assessed to the homeowner in addition to the fines. Approved modifications and subsequent maintenance are made at the homeowner's expense. Roll-up shade sunscreens are permitted, but the Board must approve their color and appearance in writing. When shades have deteriorated, they must be removed and/or replaced with new ones in order to keep the complex looking nice. Satellite dishes and antennas, etc. are permitted with approval. Contact the Management Company for forms and procedures. For information regarding windows, see "Patios, Decks and Balconies". The existence of procedures for approval of modifications to the unit's exterior/patio shall not be construed to obligate the Board to authorize any approval, any such approval being wholly discretionary.

PLUMBING PROTOCOL

When plumbing repairs are necessary by the Association, notices of interruption in water service will be posted by the plumbing company contracted. If there is a further problem, please call the Management Company. If a homeowner needs to make repairs, the Management Company must be contacted. If there is an emergency need to have the water turned off, please call the Management Company.

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KEY POLICY

Only the homeowner of record may receive keys for common area facilities. All homeowners are responsible for providing keys for their tenants. The form for obtaining keys or remote control gate openers can be obtained from the Management Company. There is a charge for each key. Keys may not be duplicated. Neither homeowners nor tenants may give or loan keys to non-residents. Doing so may result in fines. The Fitness Room key is optional and only one (1) key is allowed per unit.

VIOLATION POLICY

When any of the rules or regulations stated here and/or in the By-laws or the Declaration have been violated, the homeowner of the unit and the occupant responsible for the violation are subject to being cited and fined for the violation, depending on the infraction. If a violation has been committed, the Board will notify the homeowner by letter, stating the violation and a deadline for correction. If the violation was committed by an Invitee, the letter will go to the homeowner, and a copy will be sent to the Invitee. Violations are also noted when residents file a formal, written complaint about activities that are in violation of the rules. If a violation letter is sent to a homeowner and the homeowner feels the violation citation is unfair or unwarranted, a hearing may be requested with the Board of Directors at its next meeting.

FIRST NOTICE: NO FINE. Warning letter sent, citing violation with deadline for correction.

SECOND NOTICE: \$100 FINE: Letter stating violation not corrected or responded to. Homeowner has 15 days to request a hearing by the Board to contest the fine.

SUBSEQUENT NOTICES: FINE DOUBLES: Fines double with every notice after the second notice when a violation continues or is not corrected. The homeowner may request a hearing by the Board to contest fines.

EXCEPTIONS: Listed below are violations that carry an immediate \$500 fine, with no "first notice" warning letter. These violations pose serious personal injury and property damage threats, and are thereby subject to fines. Any damages caused by these actions will be assessed to the homeowner, in addition to the fine:

- Forcing vehicle gates open
- Climbing gates, fences, trees, buildings, etc.
- Physical fighting
- Vandalism of any kind, anywhere in the complex

Listed below are violations that carry an immediate \$100 fine, with no "first notice" warning letter. Any damages incurred will be in addition to the fine:

- Children fourteen (14) years of age and under in the pool unsupervised by an adult
- Children fourteen (14) years of age and under in the spa, spa enclosure or fitness room.
- Failure to get architectural approval for modifications made to exterior of unit.
- Failure to follow proper plumbing procedures. (see plumbing protocol).

An immediate fine may also be levied if there are multiple violations of the same rule by the same homeowner or his/her Invitees.