

# Royal Arms Condominium Association, Inc.

## RULES & REGULATIONS- QUICK REFERENCE

(For full text refer to the Declaration of Condominium and supplemental Rules & Regulations)

1. Occupancy- Unit occupancy may not exceed the following:
  - a. 1 bedroom unit — 2 persons
  - b. 2 bedroom unit — 4 persons
  - c. 3 bedroom unit — 5 persons
2. Obstructions- Stairways and breezeways shall not be used for storage of any kind.
3. Children- Children 14 years of age and younger must be supervised by an adult while they play on Condominium property and while at any of the pools. Children shall not loiter or play in the breezeways or stairways.
4. Safety and Abatement of Nuisance- No obnoxious or offensive activity shall be carried on in any Unit or in the Common Elements which may be or become an annoyance or nuisance to other Unit Owners or Occupants.
5. Destruction of Property- Unit owners and Occupants shall not damage, destroy or deface any part of the Condominium property. Unit Owners shall be responsible for any damage, destruction or defacement caused by their own acts or the acts of their occupants or guests.
6. Exterior Appearance- The common elements (outside) of unit cannot be painted, decorated or modified without written permission. No awnings, lawn ornaments, screen or security doors, window film, hurricane shutters or air conditioners shall be used without written permission. No signs, notice or advertisement on any window or other part of the Unit. No radio or television aerial, antenna or dish shall be attached to the exterior of a Unit or the roof. No flag, pennant or banner shall be attached to any part of the Condominium Property.
7. Garbage and Trash- All garbage and refuse shall be deposited in the containers intended for that purpose and shall be placed in a plastic liner or other suitable container and not placed loosely into dumpsters. No furniture, appliances, paints, batteries, toxic material, wood, concrete, televisions, electronic devises, carpeting or similar items shall be placed inside or next to dumpsters, nor anywhere on Common elements.
8. Balconies and Patios- Plants, trees, pots, receptacles, bicycles, toys, shoes or any other personal items and other objects shall not be kept, placed or maintained on the balconies or patios. No object shall be hung from window sills. No cloth, clothing, rugs or mops shall be hung or shaken from windows, doors, balconies or patios. Owners or Occupants shall remove all objects which are not securely attached to a balcony or patio in the event of an approaching hurricane.
9. Parking/Unauthorized Vehicles- \*\*\* SEE UPDATED CHANGES\*\*\*
  - a. No vehicle which cannot operate on its own power shall remain for more than 24 hours. No major repair of vehicles shall be made. Certain emergency repairs will be allowed but under no circumstances will oil and/or other automotive fluid changing be allowed.
  - b. No recreational vehicles in excess of 18' shall be parked on Condominium property.
  - c. The commercial vehicles are prohibited:
    - i. Vehicles with an added platform or rack for the purpose of carrying goods other than personal effects of the passengers.
    - ii. Vehicles which are used for commercial enterprises are permitted if the open part of the vehicle is covered and no cargo exposed. Cargo must be contained in the bed of the vehicle and no higher than the sides of the bed.
  - d. No trailers or boats shall be parked on the Property except in areas designated by the Board for such parking. The trailer and boat parking spaces shall only be used by Unit Owners or Occupants who have entered in a lease agreement with the Association for use of such parking space.
  - e. All improperly Parked and unauthorized vehicles will be towed at the owner's expense. In addition to prohibited vehicles defined above, the following are included:
    - i. Limousines, buses, dual axle trucks, vehicles exceeding 12 feet in height and/or 8 feet in width.
    - ii. Vehicles that is inoperable or immobile.
    - iii. Vehicles and trailers with expired licensed tag.
    - iv. Vehicles that are creating a hazard, nuisance or are considered detrimental.
    - v. Vehicles parked in fire lanes, double parked or taking up more than one parking space.
    - vi. Vehicles parked in handicapped spaces without proper tags.
    - vii. Boats and trailers not parked in designated areas or without proper tags.
  - f. Motorcycles shall be parked in a parking space, and shall not be parked in breezeways or sidewalks.
  - g. Requests may be submitted in writing to the Board of Directors for permission to make alterations or changes to the Common Elements to provide for a disabled parking space.

10. Door Locks- The Association shall have the right to enter any Unit for the purpose of remedying or abating the cause of any emergency and right of entry shall be immediate. To facilitate entry, each Unit Owner shall deposit a key with the Board or Managing Agent. This is in accordance with Royal Arms Documents and Chapter 718, Florida Statutes. Any Owner or Occupant installing any new lock on the entrance door shall provide a key to the new lock to the Managing Agent. In the event emergency entrance is required and a key has not been provided, the Unit Owner shall be responsible of any cost incurred for the emergency access.
11. Plumbing- The plumbing in the Unit shall not be used for any purpose other than its intended use. No grease may be disposed of in the drains. Carpet cleaning services must have a self-contained tank for the disposal of extracted water. The cost of any damage resulting from any misuse shall be borne by the Unit Owner.
12. Doors and Windows- Unit owners shall maintain all Unit doors and windows, including the sliding glass doors, and all appurtenances to them, in a good state of repair.
13. Solicitation- Solicitation by any person for any cause, charity or purpose is prohibited, unless specifically authorized by the Board.
14. Hurricane Preparations- Each Owner or Occupant who plans to be absent from a Unit during hurricane season must prepare the Unit prior to departure.
  - a. By removing all furniture and plants from its balcony or patio, or,
  - b. By designating a responsible firm or individual to care for the Unit during their absence in the event that the Unit shall suffer hurricane damage. The Owner shall furnish the name of such firm or individual to the Board and Managing Agent.
15. Leasing Restrictions-\*\*\*SEE UPDATED CHANGES\*\*\*
  - a. A Unit Owner may lease his Unit only pursuant to a written lease, a copy of which shall be supplied to the Association within 30 days of the signing of the Lease. No lease shall be for a term of less than 6 months. Boarders are not permitted.
  - b. A copy of the Rules and Regulations of the Association shall be provided to the tenant(s) as an addendum to the lease.
  - c. The Owner relinquishes his/her right to the use of the facilities by the act of leasing the Unit. However, the Owner still retains the right to vote.
16. Insurance- Each Unit Owner shall be responsible for obtaining their own condominium insurance (HO6) on the contents of the Unit, including appliances, plumbing, electrical fixtures, cabinets, and personal property therein and for personal liability.
17. Interiors- No Owner may make any structural additions or alterations to any Unit or to the Common elements without prior written consent of the Board. Any Owner may fasten light fixtures, shelving, pictures, mirrors, objects of art, curtain rods and similar household items to the walls of a Unit. No clothes, sheets, blankets, laundry of any kind or other articles shall be hung on windows or patio doors.
18. Charcoal and Gas Grills- There shall be no use or storage of any open flame grills anywhere on the Common elements, including the balconies and patios. Electric grills are permitted on the Unit balconies and patios. (Accordance with NFPA 1, Section 10.11.7.)
19. Pets- Owners, tenants or guests may not keep any pets in the Unit or on the Property except small neutered cats, small birds, goldfish and the like. No dogs are permitted. Any pet found on the Property running loose shall be turned over to the animal shelter. Owners are cautioned not to feed stray animals.
20. Pools- Hours are 7 a.m. to 11 p.m. Users must obey posted pool rules. (Restroom key available from Office.)
21. Tennis Courts- Soft soled shoes are required. No skateboards or roller skates inside tennis courts. One hour limit when others are waiting. (Gate key available from the Office.)
22. Boats-
  - a. No boats shall be anchored more than five (5) feet onto the shore of Lake Orienta.
  - b. All boats or trailers kept on Property or anchored on the shore must bear a Royal Arms decal. The decal may be obtained from the Management Office.
  - c. A key to the boat ramp lock may be obtained from the Management Office.
23. Any Guests or Invitees of a Unit Owner shall be accompanied by the Unit Owner or occupant whenever such guests or invitees shall use the facilities of the recreation areas.
24. Each Unit Owner shall properly perform all maintenance and repair work required within their own Unit that, if omitted, would affect any Common Elements or any portion of the Property belonging to other Unit Owners. Each Unit Owner shall be responsible for all damages and liabilities that any failure to maintain or repair may endanger other Unit Owners property.
25. Records Inspections- Association members may inspect the records of the Association by submitting a written request. (Details of the inspection process are available at the Management Office.)
26. Member Presentation at Board Meeting- Members may make a presentation to the Board on any item on the Board meeting agenda. (Details are available at the Management Office and are listed at the bottom of each posted meeting notice.)
27. Clubhouse Rental- Unit Owners and Occupants may rent either of the clubhouses for personal entertaining provided that the Unit Owner or Occupant making the reservation attends the event to be held. The clubhouses may not be used by any civic or religious group, private club or for any commercial event. (Detail of rental terms and rental rates are available at Management Office.)

\*\*\*UPDATED CHANGES AVAILABLE AT [WWW.ROYALARMSCONDO.COM](http://WWW.ROYALARMSCONDO.COM)\*\*\*

Exhibit "A"

(Amendment to Rule 19 of the Rules and Regulations adopted August 21, 2003 and Recorded December 2, 2003)

19. LEASING RESTRICTIONS

A. Unit Owners may lease their Unit only pursuant to a written lease agreement ("Lease Agreement"). The following requirements shall pertain to all such Lease Agreements:

1. No Lease Agreement shall be for a term of less than six (6) months.
2. Lease Agreements may not be assigned or subleased.
3. Boarders are not permitted in any Unit.
4. All Lease Agreements shall contain the following language:
  - a. A provision wherein tenant acknowledges receipt of a copy of the Association's Rules and Regulations.
  - b. A provision wherein tenant agrees to abide by the Rules and Regulations.
  - c. A provision providing the Association with the right to evict the tenant on behalf of the Unit Owner in the event tenant violates State law, the Association's Governing Documents, or the Rules and Regulations of the Association.

B. No less than seven (7) days prior to the effective date of the lease, the Owner, or Agent, shall deliver to the Association the following:

1. A fully executed copy of the Lease Agreement fully compliant with Section A above.
2. The names of all persons that will occupy the unit pursuant to the Lease Agreement.
3. The make, model, year, color, and license plate number for all tenant vehicles that will be on the property.
4. Current contact information for tenants and Unit Owner.
5. A copy of a background check on all tenant signors dated within 30 days. Such background check shall include credit, criminal and tenant eviction information, if any, and shall have been performed by a recognized firm that conducts background checks.
6. Certificate of Insurance showing current HO6 insurance coverage.
7. Emergency access key.

C. No less than 48 hours prior to unit occupancy at least one (1) adult tenant shall meet with Association Management for familiarization with the Rules and Regulations, community amenities and issuance of amenity keys. The prospective tenant(s) shall contact the Association management office to schedule this meeting at least 24 hours in advance. The Board may appoint a Committee of no more than three (3) Unit Owners, of which one of whom shall attend such meetings.

D. The Unit Owner, or Agent, shall provide any changes to the Lease Agreement or any extensions thereto to the Association within seven (7) days of any such changes or extensions.

E. The Unit Owner is responsible to ensure compliance with all requirements set forth herein. The Association shall have the right to bar occupancy of the Unit by the tenant and/or to evict the tenant for violation of the Rules and Regulations and the cost of such eviction proceedings shall be paid in full by the Unit Owner. Failure to comply with this rule may also result in fines being imposed on the Owner to the fullest extent allowed by law.

F. The Unit Owner relinquishes his or her use rights to the amenities by the act of leasing the Unit. The Unit Owner retains his or her voting rights.

ROYAL ARMS CONDOMINIUM ASSOCIATION, INC.  
RULES & REGULATIONS AMENDMENT

22. PARKING, STORAGE & USE OF VEHICLES & VESSELS

Beginning 45 days after the effective date of this rules & regulations amendment, the parking, storage, and/or use of any vehicle or vessel (as defined by Florida Statutes § 715.07 in effect as of the effective date of this rules & regulations amendment) anywhere on the Condominium Property shall be subject to the following rules and regulations:

(a) All motorized vehicles owned or long-term leased by unit owners or renters and parked and/or stored on the Condominium Property for any period of time longer than one hour must display a valid permanent parking permit duly issued by the Association. Unit Owners may obtain an original unit owner parking permit (in the form of a window sticker), free of charge, from the Association's business office (during normal business hours) by completing a vehicle registration form (proscribed by the Association) and showing proof of a valid driver license, vehicle registration, vehicle insurance, and unit ownership; and, upon issuance, the unit owner parking permit shall at all times be prominently affixed and displayed on the driver's side rear window of the owner's vehicle. Renters may obtain an original renter parking permit (in the form of a window sticker), free of charge, from the Association's business office (during normal business hours) by completing a vehicle registration form (proscribed by the Association) and showing proof of a valid driver license, vehicle registration, vehicle insurance, and unit rental (by copy of an approved unit lease agreement); and, upon issuance, the renter parking permit shall at all times be prominently affixed and displayed on the driver's side rear window of the owner's vehicle. The validity of any permanent unit owner parking permit shall automatically expire, when the unit owner's ownership of and/or long-term rental interest in the vehicle, and/or ownership of the unit, for which the permit was originally issued terminates; and the validity of any permanent renter parking permit shall automatically expire, when the renter's ownership of and/or long-term rental interest in the vehicle, and/or rental interest in the unit, for which the permit was originally issued terminates.

(b) All motorized vehicles owned or operated by social or business visitors, guests, and/or invitees of unit owners or renters and parked on the Condominium Property for any period of time longer than one hour must either display a valid temporary parking permit duly issued by the Association or be parked only in the limited parking areas at the tennis courts or in front of the Association's business office expressly designated for visitor/guest parking. Social or business visitors, guests, and/or invitees of unit owners or renters may obtain an original visitor/guest parking permit (in the form of a dash-board placard), free of charge, from the Association's business office (during normal business hours) by completing a vehicle registration form (proscribed by the Association) and showing proof of a valid driver license, vehicle registration, and vehicle insurance; and, upon issuance, the visitor/guest parking permit shall at all times be prominently placed on, and clearly visible from, the front dash-board of the visitor's/guest's vehicle. (Additionally, all vehicles short-term leased by unit owners or renters and parked and/or stored on the Condominium Property for any period of time longer than one hour must comply with the provisions of this paragraph.) The validity of any temporary visitor/guest parking permit shall automatically expire at the end of the temporary time period expressly set forth on the face of the parking permit.

(c) All permanent and/or temporary parking permits issued by the Association are non-transferable and valid only for the person and vehicle for whom/which the permits are originally issued. All lost, stolen, or damaged parking permits must be immediately reported to the Association and replaced. The Association shall charge \$5 for each replacement of a lost, stolen, or damaged parking permit.

Page 1 of 3

EXHIBIT A

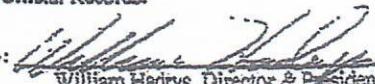
(d) The Association may revoke any permanent and/or temporary parking permit issued by the Association to a unit owner (or renter of such unit owner) where such unit owner is more than 90 days delinquent in paying any monetary obligation due from such unit owner to the Association. The Association must approve each such parking permit revocation at a properly noticed board meeting and, upon approval, must provide written notice to such unit owner (and, if applicable, renter of such unit owner) by mail or hand delivery. The Association shall have the right to refuse to issue any new and/or replacement permanent and/or temporary parking permit to any unit owner (or renter of such unit owner) where such unit owner is delinquent (for any period of time) in payment any monetary obligation due from such unit owner to the Association. All motorized vehicles owned or operated by unit owners (or renters of unit owners), who have had their parking permits revoked and/or their parking permit applications denied as per this paragraph, must be parked (for any period of time longer than one hour) on the Condominium Property only in the limited parking areas at the tennis courts or in front of the Association's business office expressly designated for visitor/guest parking.

(e) The following shall be expressly prohibited and unauthorized: (1) parking or storing any motorized vehicle anywhere on the Condominium Property (except the limited parking areas at the tennis courts or in front of the Association's business office expressly designated for visitor/guest parking) for any period of time longer than one hour without properly displaying on or in such vehicle a valid parking permit duly issued by the Association; (2) parking or storing any motorized vehicle anywhere on the Condominium Property without a license tag and/or without a current registration sticker on a license tag; (3) parking or storing any motorized vehicle anywhere on the Condominium Property in an inoperable (non-road-ready) condition; (4) parking or storing any vehicle on any grass or non-paved roadway surface within the Condominium Property; (5) parking or storing any vehicle on anywhere on the Condominium Property in a manner that impedes the movement or parking of another vehicle and/or safe traffic flow on any roadway within the Condominium Property; (6) parking or storing any vehicle on anywhere on the Condominium Property next to any curb painted yellow or red (which areas shall be reserved for emergency vehicle use only); (7) parking or storing any vehicle on anywhere on the Condominium Property on paved pedestrian ways (which areas shall be reserved for pedestrian use only); (8) parking or storing any mobile or motor home, recreational vehicle ("RV"), vehicle with an overhanging ladder extending onto the sidewalk or street, and/or off-road all-terrain vehicles without a valid license tag and current registration anywhere on the Condominium Property; (9) parking or storing any commercial vehicle larger than a pick-up truck or having more than two axles anywhere on the Condominium Property (except pursuant to a valid temporary visitor/guest parking permit); (10) performing, or permitting to be performed, any repair work on any vehicle (except flat tire repair/replacement and/or battery charge/replacement taking no more than twenty-four hours) anywhere on the Condominium Property; and (11) parking or storing any vessels and/or trailers anywhere on the Condominium Property (except in areas designated by the Association for such use for a rental fee to be paid to the Association for such use).

(f) ANY AND ALL VEHICLES AND/OR VESSELS PARKED AND/OR STORED ANYWHERE ON THE CONDOMINIUM PROPERTY IN AN UNAUTHORIZED AND/OR IMPROPER MANNER AS PER THESE RULES & REGULATIONS ARE SUBJECT TO BEING TOWED AND/OR REMOVED FROM THE CONDOMINIUM PROPERTY, WITHOUT FURTHER NOTICE TO THE OWNER, RENTER, AND/OR OPERATOR THEREOF, AND AT THE SOLE COST TO THE OWNER, RENTER, AND/OR OPERATOR THEREOF.

(g) This rules & regulations amendment is intended to supplement the association's existing rules & regulations (as recorded in the Seminole County, Florida Official Records at Book 1460, Page 1650. In the event of any ambiguity and/or inconsistency between the language contained in this rules & regulations amendment and the language contained in the association's aforesaid existing rules & regulations (particularly, but without limitation, Paragraphs 14 & 17 thereof), the language of this rules & regulations amendment shall control over the language of the aforesaid existing rules & regulations.

THIS IS TO CERTIFY THAT Royal Arms Condominium Association, Inc. has duly adopted this rules & regulations amendment, by at least 75% board member vote of the Association's entire Board of Directors at a duly-noticed board meeting (held on October 14, 2015), the effective date of which rules & regulations amendment shall be the date the amendment is recorded in the Seminole County, Florida Official Records.

By:   
William Hadrys, Director & President  
Royal Arms Condominium Association, Inc.

# LEASING RESTRICTIONS

## Exhibit "A"

(Amendment to Rule 19 of the Rules and Regulations adopted August 21, 2003 and Recorded December 2, 2003)

### 19. LEASING RESTRICTIONS

- A. Unit Owners may lease their Unit only pursuant to a written lease agreement ("Lease Agreement"). The following requirements shall pertain to all such Lease Agreements:
  - 1. No Lease Agreement shall be for a term of less than six (6) months.
  - 2. Lease Agreements may not be assigned or sub-leased.
  - 3. Boarders are not permitted in any Unit.
  - 4. All Lease Agreements shall contain the following language:
    - a. A provision wherein tenant acknowledges receipt of a copy of the Association's Rules and Regulations.
    - b. A provision wherein tenant agrees to abide by the Rules and Regulations.
    - c. A provision providing the Association with the right to evict the tenant on behalf of the Unit Owner in the event the tenant violates State Law, the Association's Governing Documents, or the Rules and Regulations of the Association.
- B. No less than seven (7) days prior to the effective date of the lease, the Owner, or Agent, shall deliver to the Associations the following:
  - 1. A fully executed copy of the Lease Agreement fully compliant with Section A above.
  - 2. The names of all persons that will occupy the Unit pursuant to the Lease Agreement.
  - 3. The make, model, year, color and license plate number for all tenant vehicles that will be on the property.
  - 4. Current contact information for tenants and Unit Owner.
  - 5. A copy of a background check on all tenant signors dated within thirty (30) days. Such background check shall include credit, criminal and tenant eviction information, if any, and shall have been performed by a recognized firm that conducts background checks.
  - 6. Certificate of Insurance showing current HO6 insurance coverage.
  - 7. Emergency access key.

- C. No less than forty-eight (48) hours prior to unit occupancy at least one (1) adult tenant shall meet with Association Management for familiarization with the Rules and Regulations, community amenities and issuance of amenity keys. The prospective tenant(s) shall contact the Association management office to schedule this meeting at least twenty-four (24) hours in advance. The Board may appoint a Committee of no more than three (3) Unit Owners, of which one of whom shall attend such meetings.
- D. The Unit Owner, or Agent, shall provide any changes to the Lease Agreement or any extensions thereto to the Association within seven (7) days of any such changes or extensions.
- E. The Unit Owner is responsible to ensure compliance with all requirements set forth herein. The Association shall have the right to bar occupancy of the Unit by the tenant and/or to evict the tenant for violation of the Rules and Regulations and the cost of such eviction proceedings shall be paid in full by the Unit Owner. Failure to comply with this Rule may also result in fines being imposed on the Owner to the fullest extent allowed by law.
- F. The Unit Owner relinquishes his or her use rights to the amenities by the act of leasing the Unit. The Unit Owner retains his or her voting rights.