

## Mission Carmel Condominium Association – Rules and Regulations – 2021

The following Rules and Regulations supplement those contained in the Declaration of Condominium for Mission Carmel. They are applicable to all occupants of Units as well as to Unit Owners.

1. Owners and occupants are reminded that the member only facilities at the Mission Inn Resort are only available to social and golf members of Mission Inn. Specifically, the Hotel swimming pool and the exercise room are not available to condo renters and guests or to owners who are not Members. Your compliance in this matter is appreciated.

2. The entrance ways, pathways and similar Common Elements shall be used only for ingress and egress to and from the Condominium Property. No golf carts, bicycles, carriages, chairs, tables or other similar objects shall be stored in or on any Common Elements.

3. Each Unit Owner's personal property must be stored within the Unit or within garages assigned to the Unit.

4. The Common Elements shall not be obstructed, littered, defaced, or misused in any manner.

Notwithstanding Rule 3 above, unit owners may personalize the entry path from their front door/loggia to the area even with the front of the building with no more than six flowerpots and/or garden ornaments. Such items should not be located on any parts of the paver pathways that are used by more than one unit. The colors of such should complement with the color of the building and pavers and should not be more than four feet high. No pots, garden flags, or lawn ornaments are to be placed in a way that they obstruct or interfere with the health, growth, or maintenance of plants and shrubs in the beds. Garden hoses are to be kept neatly off of the plants, shrubs, flowers, ground cover, grass, walkways, and driveways. No plants are to be planted in the common elements without the permission of the board of directors. No bird baths or bird feeders are to be placed in the common elements without the permission of the board of directors. No owner or resident is to hang plants in the common element trees without the prior approval of the board of director and must agree to the board of director's right and obligation to remove any plant at any time that is not being maintained in a healthy and attractive condition.

5. No articles except suitable furniture, grills consistent with rules 14 and 15 requirements, plants, and planters shall be placed on lanais or similar areas. Each Unit Owner shall be permitted to place one American flag on its lanais or adjacent common area.

6. Neither rugs, laundry nor any other articles shall be shaken or hung from windows, doors, lanais or exterior walls.

7. Garbage and other refuse shall be placed only in approved containers provided

by the Town of Howey in the Hills. These containers shall be stored in the unit garage until 4:00 p.m. or later on the day prior to collection day. At that time, they should be placed at the curb for collection. Following collection, the empty containers shall be promptly removed from the curb and stored in the unit garage.

8. Pets shall not be permitted to become nuisances to Unit Owners or occupants of Units. Pets may be kept or maintained in or about the Condominium Property only in accordance with the provisions of the Declaration and the following:

a. Pets which may be kept in the Units shall be limited in kind to domestic dogs (except Rottweilers and Pit Bull Terriers which are not permitted), domestic cats, caged birds and one (1) fish tank that does not exceed 55 gallons. Pets shall be limited in number to two (2) pets per Unit.

b. No fish tanks may exceed 55-gallon capacity. Each Unit shall be limited to one (1) fish tank, which shall constitute one (1) pet toward the allowance of two (2) pets per Unit.

c. No dog or cat shall be permitted outside of its Owner's Unit unless attended by an adult and on a leash not more than six (6) feet long.

d. Pets are not permitted on any part of the Common Elements except when leashed and being walked or transported directly off the Condominium Property or directly to their Owner's Unit. Each Unit Owner is responsible for the immediate pick-up and removal of pet waste from Condominium Property.

e. Pets may not disturb the rights, comfort and conveniences of other residents. Pets may not become a nuisance or annoyance to neighbors, whether the pet is inside or outside of its Owner's Unit. An Owner shall immediately and permanently remove a pet from Condominium Property, if the Board of Directors, in the exercise of their reasonable discretion, determine that the pet has disturbed the rights, comforts and conveniences of residents of the Condominium.

9. Employees of the Association are not to be engaged by Unit Owners for personal errands which are not within the scope of the applicable employee's duties. The Board of Directors through a management company engaged by the Association, if any, shall be solely responsible for directing and supervising the Association's employees and contractors.

10. No Unit Owner shall make disturbing noises in the Building or permit his family, servants, employees, agent, visitors or licensees to do so. In particular, no Unit Owner shall play (or permit to be played in his Unit or on the Common Elements appurtenant to it) any musical instrument, phonograph, television, radio or the like in a way that unreasonably disturbs or annoys other Unit Owners or occupants.

11. No radio or television installation or other electric equipment shall be permitted in any Unit if it interferes with the television or radio reception of another Unit.

12. No signs, advertisements, notices or lettering may be exhibited, displayed, inscribed, painted or affixed in, or upon any part of the Common Elements or any part of a Unit

so as to be visible outside the Unit. Additionally, except for an American Flag as provided in Rule 5, no awning, canopy, shutter (except for hurricane shutters as provided by Chapter 718 of the Florida Statutes), air-conditioning unit or other protection shall be attached to, hung, displayed or placed upon the outside walls, doors, lanais, windows, roof or other portions of the Building or on the Common Elements.

13. The Association may retain a pass-key to all Units. No Unit Owner shall alter lock, nor install any new lock, without notice to the Board of Directors and the Unit Owner shall provide the Association with an additional key. Owners may replace their front door handles/locks with any style they wish as long as the color is either black or brushed nickel.

14. Propane gas grills may only be used on the Unit driveway and may be stored in the Unit garage. Charcoal grills are prohibited. An electric grill can be used on the lanais.

15. No other flammable, combustible or explosive fluids, chemicals or other substances may be kept in any Unit or on/in the Common Elements, except such as are normally used for normal household purposes.

16. A Unit Owner who plans to be absent during the hurricane season must prepare his Unit prior to his departure by designating a responsible firm or individual to care for his Unit should the Unit suffer hurricane damage and furnishing the Association with the name(s) of that firm or individual.

17. Draperies, blinds, plantation shutters, curtains or other window covering visible from outside of the Unit must be consistent with and may not detract from the architectural design of the buildings and shall be white, off-white, natural wood color, or neutral colors that blend with the color of the Building, unless otherwise specifically approved by the Board of Directors.

18. No aluminum foil may be placed in any window or glass door of a Unit, and no reflective substance may be placed on any glass in a Unit except a substance previously approved by the Board of Directors for energy conservation purposes.

19. A Unit Owner may install one satellite dish less than one meter in diameter on a post at a location approved by the Board of Directors. The satellite dish cannot be mounted on any Mission Carmel building. The approval of the dish location shall not be unreasonably withheld provided that such installation does not significantly obstruct or diminish the view from within other Mission Carmel units as judged by the Board in its sole opinion. No other exterior antennae shall be permitted on the condominium Property. A Unit Owner will promptly remove any satellite dish and any brackets and/or posts that are no longer in service at his/her own cost.

20. Children shall be the direct responsibility of the Unit Owner or resident with

whom they reside or are visiting. The Unit Owner or resident must supervise them while they are within the Condominium Property. Full compliance with these Rules and Regulations and all other rules and regulations of the Association shall be required of children. Loud noises and horseplay is prohibited on Condominium property.

21. Unit Owners can maintain four-wheeled vehicles that are passenger automobiles, sport utility vehicles, vans and pickup trucks provided that such vehicles fit into the garage and allow the garage door to close.

22. No boats, trucks, motorcycles, commercial vehicles, trailers, recreational vehicles shall be placed, parked or stored upon the Condominium Property or in the Common Elements for a period of more than eight hours unless such vehicle is necessary in the actual construction or repair of a structure or for ground maintenance. None of these vehicles can have commercial accessories installed or have advertising signs or business phone numbers visible on the vehicle body.

23. No maintenance or repair work shall be performed upon any boat or motor vehicle not owned or controlled by the Association on the Condominium Property, except within a building garage where totally isolated from public view.

24. All garage doors shall remain closed when not in use for ingress and egress to the garage. The garage doors may remain open when a resident of the Unit is present in the garage. The Board reserves the right to enter garages for the purpose of closing a garage door left open by a resident of a Unit.

25. In accordance with Paragraph 14 of the Association's Declaration of Condominium, the Association has designated the costs of wastewater disposal as provided by the Central Lake Community Development District ("Central Lake CDD") shall be treated as a Common Expense and shall be included in the Assessments payable by the Unit Owners.

26. The Board of Directors may (but need not) grant relief to one or more Unit Owners from these specific rules and regulations upon written request for such relief and good cause shown (as determined by the Board in its sole opinion).

27. Every Unit Owner and occupant shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration and By-Laws (all as amended from time to time) to the extent applicable. Failure of a Unit Owner or occupant to comply shall be grounds for legal action which may include, without limitation, an action to recover sums due for damages, an action for injunctive relief, and any combination of such actions. For violations of the declaration, bylaws, or rules, the board of directors may impose on an owner fines and suspensions of common element use rights as provided in Section 718.303(3), Florida Statutes, and may impose on an owner suspensions of common element use rights and voting rights for any monetary

delinquencies as provided in Section 718.303(3), Florida Statutes, as amended from time to time.

Approved: \_\_\_\_\_