

THE HAYLOFTS OF CORAL SPRINGS I CONDOMINIUM

RULES AND REGULATIONS

Each Unit Owner shall be responsible for the maintenance, repair and replacement of the Terrace (which is part of the Unit), all windows, glass doors, screens, exterior light bulbs and doors leading to the outside of the unit.

The facilities of THE HAYLOFTS are for the use of and enjoyment of residents and guests. Guests will be permitted to use these facilities only with the approval of their Unit Owner hosts, who will remain responsible for the acts of their guests, relatives or pets.

ARCHITECTURAL ALTERATIONS AND CHANGES

No changes, additions or alterations of any kind shall be made to the exterior surfaces of the buildings or grounds without prior written approval of the Board. ARC Forms may be obtained from the management office. The form must be completed, and have attached the specifications of the work to be done, and a copy of the license and insurance of the contractor.

BALCONIES AND WINDOWS

Mops, cloths, brooms, and rugs shall not be dusted, shaken or dried from the apartment windows, balconies or stairways, and no items shall be dumped or allowed to fall from balconies or patios.

CHILDREN

Children shall be CLOSELY SUPERVISED by their parents or other responsible adults when they are in the pool/recreation area. Children shall not under any circumstances be permitted to play in the streets or parking areas of the Haylofts, damage any shrubbery/lawn, or play ball so near the Units that damage to the Units may occur.

DOOR LOCKS

In the event of an emergency, the Board shall have the right to enter any unit and may do so forcibly if the Unit owners do not leave a key with the Board.

DRYING CLOTHES

Clotheslines or drying racks of any kind are prohibited. No laundry, towels, rugs or other articles may be placed on railings of porches, patios or balconies for drying.

GARBAGE

Refuse must be tightly wrapped in plastic bags before depositing in trash bins. No bulk items are to be placed in regular trash bins. Furniture, wood, large bulk items are to be taken to the landfill on Wiles Road.

HOUSEHOLD PETS

No animals of any kind except the following may be kept on the property. Dogs or domestic cats which weigh a maximum of 25 pounds at maturity, caged birds, hamsters and tropical fish. There is a limit of 2 pets per unit. Owners must clean up after their pets, and pets must be carried or leashed at all times they are outside of the unit. Guests, tenants and invitees may not bring any animal whatsoever upon the Condominium property.

LANDSCAPING

No landscaping may be removed or added without prior approval of the Board of Directors.

MOTOR VEHICLES

Each unit is assigned 1 parking space. You are to park in your own spaces. Commercial vehicles, and trucks over 1/2 ton may not park overnight anywhere on the Haylofts property. Mopeds, scooters, mini bikes, automobiles, trucks and vans are never to be driven anywhere except in streets and parking areas.

NOISE

In order to insure your own comfort and that of your neighbors, radios, stereos, and TV sets must be turned down to a minimum volume between the hours of 10:00pm and 8:00 am. All other unnecessary noises should be avoided.

PURCHASE/RENTAL PROCESS

Every person wishing to either purchase or rent a unit in Haylofts must go through the application process. Applications can be obtained from the management office. Forms must be **totally** filled out and all requested documentation be submitted with the application for it to be processed. There will also be an interview before the certificate of approval is issued. Tenants may not move in before they have been approved by the Association.

SUNBATHING

The pool deck/patio is provided for sunbathing. Unit owners may also sunbathe on their balconies, patios or rear lawns. No sunbathing is permitted on any other Common Area.

SWIMMING POOL/RECREATION AREA

The pool may be used only between the hours of 7:00 am and 10:00 pm. A competent adult shall accompany any children under 16 to the pool. State Board of Health regulations require that a shower be taken before entering the pool. Suntan lotions and creams must be removed before entering the pool. Guest's use of the pool shall be by specific invitation of the Unit Owner Host, and such Unit Owner shall be responsible for the conduct of the guests.

Chairs and other furnishings supplied by the Haylofts Association for the pool deck/patio area should never be removed from that area without prior Board approval.

These Rules and Regulations may be modified, added to, or repealed at any time.