

A REAFFIRMED RESOLUTION OF THE CARRINGTON BOARD OF DIRECTORS

Carrington at Stonebridge Condominium Association, Inc.

July 23, 2002

Dear Carrington Unit Owner:

At a meeting held on April 15, 2002 the Carrington at Stonebridge Board of Directors took under consideration the discussion to create an addendum to the existing rule and regulations with regard to specific concerns made by our unit owners.

The results of that meeting lead the Board of Directors to create the "Carrington Association 2002 Rules and Regulations" which I have enclosed for you. In addition, I have also provided the original pages from your condominium documents, which state the initial rules and regulations set forth by the developer.

The rules and regulations are to be kept in your condominium for all owners, guests and renters to use for reference. *As* a community, we should all vlook toward abiding by these rules and regulations in order to maintain a safe, clean and harmonious atmosphere.

Sincerely,

Dean Prevolos
President

Carrington Association 2002 Rules and Regulations

A. Noise

No unit owner, guest or renter shall make noise or permit disturbing noises that interfere with the rights, comforts or convenience of other unit Owners.

B. Property

1. Towels, clothing, doormats, etc. cannot be hung on railings, porches, lanais, etc.
2. No sunbathing is permitted outside any condo unit porch, sidewalk or lawn area. Sunbathing is restricted to the pool area only. No furniture, lawn chair or towels are allowed to be placed on any lawn area in Carrington.
3. No outdoor cooking is permitted on walkways, porches, lanais or any portion of the building. All outdoor barbeque is prohibited except for the use of the designated barbeque area near the pool area. All condo Owners, guests and renters are responsible for cleaning the outdoor barbeque area from any debris/garbage. Do Not place used charcoal in trash receptacles.

C. Alteration/Repairs/Decorative Embellishments

1. No alteration to the exterior of the condominium is permitted without the written approval of the Board of Directors. Any proposed alteration, major repairs, changes, etc. are to be submitted with specifications to the Board with sixty (60) days advance written notice, and approved by the Board of Directors, prior to the commencement of any work to be performed. All work is to be the commencement of any work to be performed. All work is to be completed by a licensed contractor or vendor. Copy of the contract to be provided to the Board of Directors.

D. Vehicles

1. No boat, boat trailer, camper, mobile home, motor home, commercial vehicle, truck with any signage or disabled vehicle shall be permitted to be parked or stored overnight in the Carrington parking area. Parking arrangements can be made with the General Manager, Stuart Tyrell, to park in the main parking area near the clubhouse.
2. No washing of any vehicle is permitted within Carrington.
3. No mechanical work is permitted on any vehicle unless it is an emergency; i.e. dead battery, flat tire, out of gas, etc.

E. Pool

1. Rowdy behavior, noise or any disturbance, which disturbs or interferes with the rights and comfort of others, will not be tolerated. Parents will be responsible for their children's behavior and will be asked to abide by the rules, if necessary. No pushing, dunking, diving, running, ball playing is permitted.
2. Large Beach Balls or inflatable tire inner tubes are not allowed in the pool. Skateboards, rollerblades, scooters, etc. are not permitted inside the pool area.

No pets are allowed in the pool area at anytime. Smoking, food and drinking glasses are not permitted.

3. All persons using the pool are urged to keep the area clean and orderly, use bathing towels on the pool furniture when using suntan lotion, use earphones with radio/CD players and use the pool facilities in a safe manner.
4. No lifeguard on duty. Use of the pool facilities at the swimmer's own risk.
5. Swimming is permitted from dawn to dusk. No night swimming is permitted.

F. PETS

1. The Owner of each unit may keep small pets of normal domesticated household type, such as a cat or a dog not weighing more than 45 pounds.
2. No pet of any kind is permitted in a unit when the Owner is not in occupancy of his/her unit; i.e. a Lessee/Tenant may not keep any pet during any lease period.
3. Pets must be leashed at all times when outside the condo unit. The Board of Directors is empowered to order the removal of any pet, which becomes the source of unreasonable annoyance.

G. Garbage

1. All garbage is to be properly bagged, secured and deposited in the appropriately labeled waste receptacle or bin. No food trash is to be placed in any recycle bin container used for plastic, glass or paper.
2. All boxed are to be "broken down" before they are placed in the waste bin.

H. Emergency

Please provide the Management Company with a correct set of keys for your unit and/or have correct keys available to allow entry by the management association. Emergency phone numbers to be provided as well.

Any violation of these rules and regulations stated above are to be reported to the management company (Sandcastle Community Management #596-7200), the Carrington Association Board of Directors and to the Board of the Stonebridge Master Association.

Carrington at Stonebridge Association Board of Directors adopted all of the above rules and regulations on April 15, 2002.

EXHIBITE

CARRINGTON AT STONEBRIDGE, A CONDOMINIUM

INITIAL RULES AND REGULATIONS

The Rules and Regulations hereinafter enumerated as to the Association properties, condominium property, the common elements, the limited common elements, and the units, shall be deemed in effect until amended by the Board of Directors of the Association, and shall apply to and be binding upon all unit owners. The unit owners shall at all times obey said Rules and Regulations and shall use their best efforts to see that these rules and are faithfully observed by the families, guests, and invitees, servants, lessees, and persons over whom they exercise control and supervision. The initial Rules and Regulations are as follows:

1. BUILDING APPEARANCE AND MAINTENANCE

A. The streets, sidewalks, walkways, entrances, and stairs must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the units nor shall any carriage, toys, bicycles, wagons, shopping carts, chairs, benches, tables, or any other object of a similar type and nature be reon.

B. Personal property of unit owners shall not be stored outside their units. Unit owners may keep normal porch furniture on their porches or lanais. However, no alterations of the lanais such as screens or glass enclosures shall be permitted.

C. No garbage cans, supplies, containers, or other articles shall be placed in or on the walkways, hallways, balconies and entry ways, nor shall any linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles be shaken or hung from any of the windows, doors, walkways, balconies or entry ways, or exposed on any part of the limited common elements or common elements; and the limited common elements and the common elements shall be kept free and clear of refuse, debris and other unsightly material.

D. No unit owner shall allow anything whatsoever to fall from the windows, walkways, balconies, entry ways or doors of the premises, nor shall he sweep or throw from his unit any dirt or other substance outside his unit or on the limited common elements or common elements of the Condominium.

E. Refuse and garbage shall be deposited only in the area provided therefore. All garbage must be bagged.

F. No unit owner shall make or permit any disturbing noises by himself, his family servants, employees, agents, visitors, or licensees, nor do or permit anything by such persons that will interfere with the lights, comforts or convenience of other unit owners. No unit owner shall play upon or permit to be operated a phonograph, television, radio or musical instrument in such a manner as to unreasonably disturb or annoy other occupants of the Condominium.

G. No barbequing or outdoor cooking is permitted on walkways, balconies or lanais or any portion of the buildings. Barbecuing or outdoor cooking will be permitted in courtyard areas. The Board of Directors may also establish one or more areas of the common elements for outdoor cooking.

H. No exterior radio or television antenna installation, or other wiring, shall be made without the written consent of the Board of Directors.

I. No sign, advertisement, notice or other similar material shall be exhibited, displayed, inscribed, painted or affixed, in or upon any part of the units, limited common elements or common elements by any unit owner or occupant without written permission of the Association. The Developer may use sale signage and other advertising materials while actively selling units.

J. No inflammable, combustible, or explosive fluid, chemical or substance, shall be kept in any unit or limited common element, except those necessary and suited for normal household use.

K. Unit owners, residents, their families, guests, servants, employees, agents, or visitors shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roofs of the buildings.

L. Trucks, Commercial Vehicles, Recreation Vehicles, Motor Homes, Mobile Homes, Boats, Campers and Trailers.

a. NO boat, boat trailer or other trailer of any kind, camper, mobile home, motor home, commercial vehicle or any vehicle with more than two axles or disabled vehicle shall be permitted to be parked or stored in Carrington Complex unless kept full enclosed inside a structure.

b. No vehicle shall be parked anywhere but on paved areas intended for that purpose or in garages. Parking on lawns or landscaped areas is prohibited.

c. No vehicle shall be used as a domicile or residence, either permanent or temporary.

d. No washing of vehicles shall be permitted within the Carrington Condominium Complex.

2. **ALTERATION OF CONDOMINIUM.** Unit owners are specifically cautioned that their right to make any addition, change, alteration, or decoration to the exterior appearance of any portion of the Condominium is subject to the provisions of the Declaration of Condominium. For example, no unit owner may install screen doors, or apply any type of film or covering to the inside or outside of window or door glass without the prior approval of the Association. All such additions, changes or alterations must be presented in writing to the Board of Directors for approval, accompanied by written plans or drawings and specifications. The Board of Directors shall approve such requests only if the Association is protected against, or indemnified as to, mechanic's liens and/or claims arising from such work.

3. **EMERGENCIES IN OWNER'S ABSENCE.** In order that proper steps and procedures may be taken in a minimum amount of time during an emergency situation, the Association may retain pass-key's to all units. If a unit owner changes their lock, they shall provide the Association with a duplicate key.

Any unit owner who plans to be absent from his unit for an extended period of time must prepare his unit prior to his departure in the following manner:

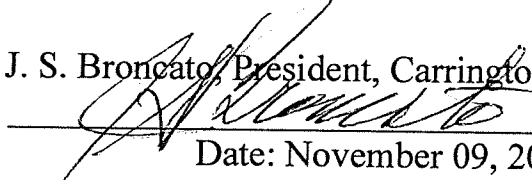
- A. By removing all furniture, plants and other objects from around the outside of the unit; and
- B. By designating a responsible caretaker to care for his unit should his unit suffer any damage caused by storms, hurricanes, winds or other violent acts of nature. The Manager and the Association shall be provided with the name of each unit owner's aforesaid designated caretaker. Such caretaker will notify the Association prior to making any entry to the unit during the owner's absence.

4. **PETS.** The Board may impose reasonable restrictions upon how and where pets may be permitted upon the common elements.

The owner of each unit may keep small pets, of a normal domesticated household type (such as a cat or dog weighing no more than forty-five (45) pounds) in the unit. The pets must be leashed or carried under the owner's arm at all times while on the condominium property outside of the unit. The ability to keep such a pet is a privilege, not a right, and the Board of Directors is empowered to order and enforce the removal of any pet which becomes a source of unreasonable annoyance to other residents of the condominium. Pets, of any kind are not permitted in units when the owner is not in residence. No reptiles, amphibians or livestock may be kept in the Condominium.

REAFFIRMED ADOPTION by the Carrington Board of Directors the 09th Day of November 2020

J. S. Brancato, President, Carrington at Stonebridge


Date: November 09, 2020
