

1/25/19

ORIOLE GARDENS CONDOMINIUM TWO ASSOCIATION, INC.

RULES AND REGULATIONS

Welcome to Oriole Gardens Two. Enjoy its beauty and gracious living. Meet your neighbors and participate in your community.

INTRODUCTION

No one likes rules and regulations, and many consider them to be an imposition on individual rights. To some extent that is true. But we are living in a community where some rules and regulations are necessary to preserve not just our rights, but the rights of others.

The collective goal of any Condominium Association is to maintain the quality of the property and the lifestyle envisioned for a planned residential development such as Oriole Gardens Two. To insure the quality of life that accompanies a well-maintained residential community, each individual Association member must do his/her share. While it is the Board of Directors' fiduciary responsibility to protect, preserve and improve our common property, it is everyone's obligation to cooperate so as to maintain the quality of our financial investment in the property.

We encourage you to participate in this joint responsibility by following these rules and regulations, and by attending our open Board of Directors' meetings (at 7 PM on the third Thursday of each month, unless otherwise announced) and contributing your ideas and support in our efforts. If we all pull in the same direction, our community will prosper and your investment will be protected.

The Board is charged with the responsibility of enforcing these rules. Your cooperation in adhering to the rules and regulations will not only enable the Board to do its job, but will help control costs and assessments by the Association, as well as provide the comfort and enjoyment for which the community was designed.

ADMINISTRATION

Association fees are due on the first day of each quarter. Payment needs to be received before the 10th of the month following each quarter or a late fee will be imposed. Payment needs to be mailed along with the coupon to the address stated on the coupon, or by ACH arrangement.

A late charge of \$25.00 will be added to maintenance fees not received by the 10th of the month in which it is due. This charge will be applied for each quarter that a payment is late, and interest will be charged.

All accounts that are overdue by more than 30 days will be turned over to attorneys for collection. If an account is turned over for collection, the unit owner will be responsible for all attorney fees and costs incurred by the Association, in addition to maintenance fees, late charges and interest.

USE AND OCCUPANCY

Each unit is a single-family residence. It may not be used as a rental, hotel, motel, or for transient guests, or for commercial purposes. For the purposes of this document unit owner(s) is defined as the person(s) recorded as the official owner(s) in the Broward County Records. The term "single-family" is herein defined to mean the unit owner and spouse and their parents and their children over eighteen (18) years of age as well and their respective spouses. No transient (as defined in Section 509.013 Fla. Stats. and as the same may be amended) may be accommodated therein. No unit shall be rented and leasing units is prohibited. [D.O.C. § XIII.A]

No person under the age of fifty-five (55), except the immediate heir of the unit owner, shall be permitted to reside in any of the Apartments except: 1) that persons under the age of fifty-five (55) may be permitted to visit and temporarily reside for a period not to exceed sixty (60) days per year, or 2) those persons above eighteen (18) years of age (within the single family definition above) may reside permanently, as long as the unit is also occupied by a resident who is over fifty-five (55) years of age. [D.O.C. § XIII.A] All residents must register with the Association and provide such information as the Association may require.

The maximum permanent occupancy of an Apartment at any one time shall be limited as follows: One Bedroom Apartments – three (3) persons; Two Bedroom Apartments – five (5) persons. [D.O.C. § XIII.A]

No unit may be used for any commercial activity.

The Association maintains insurance as required by state statutes primarily on the buildings and many of the common elements, but contents of a unit (such as floor and wall coverings, furniture, personal belongings, etc.) are the responsibility of the resident. Oriole Gardens Two urges residents to maintain homeowner's insurance.

GUEST POLICY

A guest shall be defined as a non-owner who stays overnight in a unit. Guests of a unit owner may occupy the unit when the owner is in residence. [D.O.C. § XIII.A] When the unit owner is in residence, guests must be registered with the Association if staying in the unit longer than 14 days.

In the absence of the owner, no guest shall be permitted to occupy any unit for a term longer than fourteen (14) days not to run concurrently and no more than two (2) times per calendar year, for a combined guest usage not to exceed a total of twenty-eight (28) days in any calendar year, provided that the owner notifies the Association in writing, such notice to be received by the Association prior to the visit, of the names of the guests who will be occupying the unit, the length of time they will be occupying the unit, and such other information as the Association may require. [D.O.C. § XIII.A]

Unit owners are responsible for the actions of their guests and visitors, as well as any damages to Association property caused by them. All residents, guests and visitors use common elements and recreational facilities at their own risk.

Cleaning personnel, nursing personnel and anyone else employed by a unit owner must be made aware of these Rules and Regulations and abide by them. Should an infraction occur, the unit owner will be held responsible.

COMMON AND LIMITED COMMON ELEMENTS

CATWALKS AND STAIRWELLS

Walkways

Walkways, entrances and stairways must not be obstructed or used for any purpose other than intended. Mats, plants and other objects are not permitted on walkways, and chairs are permitted only when in use and may not block passage for others.

Plantings

No planting outside of units by residents is allowed. Additions, deletions and modifications to landscaped areas are prohibited. Anything planted by a unit owner in an area maintained by the Association will be removed at the unit owner's expense.

CLUBHOUSE

RULES AND REGULATIONS FOR UTILIZATION OF ORIOLE GARDENS TWO CLUBHOUSE COMMON ELEMENTS

Oriole Gardens Two Authorized Clubs and Classes

All Clubs and Classes of Oriole Gardens Condominium Two Association, Inc. ("the Association") must be authorized by the Association's Board of Directors.

Authorized Clubs and Classes may sponsor events utilizing the auditorium, kitchen and other common areas of the Clubhouse. For such events, flyers are to be posted and tickets may be sold. Club Presidents are responsible and accountable for the selling of

all tickets. All events must be open to the entire Oriole Gardens Two community and their guests. Any Class which charges a fee must be a sponsored activity of a Club.

Scheduling of Events

Each spring, the Association President shall call a meeting of Club Presidents, or their designees, to schedule Club events for the following year (September – August); participation in this meeting may be by telephone. A majority of Club Presidents, or designees, must approve the year's event schedule. Any subsequent schedule changes must be approved by the Association President. When possible, there should be a minimum of two weeks between events. No event may be held on the date of a Board Meeting.

Club Bank Accounts, Reporting, Maintenance and Cleaning

Each Club must maintain a checking or savings account. When available, a storage closet will be provided to hold the supplies needed for Club or Class events. A key to such closet must be given to the Association office. Each Club must submit an Event Report after each function and annually file a Club Financial Report. Event Reports are due no later than two (2) weeks after the event. The Annual Financial Report is due on or before June 30 of each year. Failure to follow these rules, including timely filing of Reports, may result in forfeiture of Club or Class privileges.

Oriole Gardens Two Clubs and Classes are responsible for proper maintenance and prompt cleaning of any common element utilized during and after any Club or Class event. Failure to meet this requirement may result in forfeiture of Club or Class privileges.

Utilization of Clubhouse Common Elements by Association Members and Their Guests

Association Club-sponsored events may be held in the Auditorium and other common areas of the Clubhouse. In addition, when not in use for an Association Club-sponsored event, any Association Member may reserve the kitchen, the card room, and the poolside picnic area of the Clubhouse for a gathering of the Member's guests. Any such reservation must be approved in advance by the Association President or his/her designee. Notice of the reservation will be posted in the appropriate area; a deposit is required. A Member making such a reservation is responsible for his/her own supplies and for proper maintenance and prompt cleaning of any common element utilized during and after such a gathering. Failure to comply with this requirement may result in forfeiture of the right to future reservations and of the deposit.

Oriole Gardens Condominium Two Association, Inc. has the right to cancel use of the common elements due to any damage, violation of use or disturbance of other Association Members caused by a Club or Class event or private gathering.

No cooking/grilling is permitted on any balcony, porch, entryway or on the common areas (except as per Rules and Regulations for Clubhouse Barbecue Facilities, see below, and Florida Fire Prevention Code (FFPC) Section 10.10.6.1.1, or as subsequently amended, allowing certain electric portable, tabletop grills).

RECREATIONAL FACILITIES (Shuffleboard, Billiard, Ping Pong, Fitness, Library and Card Room)

Use of the Association's recreational facilities is for residents and their guests and visitors only and is on a first-come, first-served basis. Any children under 12 years of age must be with an adult who is designated as responsible for their safety and behavior.

SWIMMING POOL AND POOL AREA

Swimming Pool Area

Regulations regarding proper use of the swimming pool area are posted on site and should be observed strictly followed. The regulations include, but are not limited to:

NO LIFEGUARD IN ATTENDANCE. – USE AT OWN RISK.

NO – DIVING – JUMPING – RUNNING - and no pranks, ball playing or other such activities are permitted in or near the pool area. No floating objects, such as rafts, floats, balls, etc. are allowed in the pool area. ("Noodles" are permitted.) Swimming aids attached to the body of a swimmer are permitted. Young children must wear "swimmies" when in the pool.

Children under twelve (12) years of age using the pool and recreation area must be accompanied by an adult who is responsible for their safety and behavior. Babies and others in need of diapers must wear swim diapers in the pool.

Chairs or lounges may not be reserved for anyone. They are to be occupied by residents and guests only and are not to be removed from the pool under any circumstances. Persons using suntan lotion/oils, etc. should spread protective covering on chairs and lounges. **EVERYONE MUST SHOWER BEFORE ENTERING THE POOL.**

Umbrellas. Anyone using the outdoor umbrellas must close them before leaving the pool area. This is necessary to preserve and maintain their condition against damage caused by the elements.

Glass containers of any kind, food and beverages are NOT permitted in the pool area.

Smoking is permitted in the west pool area only. Cigarette butts, cigar stubs and all other litter should be put in proper receptacles.

Clubhouse. Anyone entering the Clubhouse from the pool area must wear a shirt, shorts, or cover-up and shoes. Anyone in a wet bathing suit is forbidden from entering the Clubhouse.

Audio devices and radios may be played only if they do not disturb others in the pool and surrounding areas.

Maximum pool load is 18 people.

Animals. No animals are permitted in the pool.

Pool hours are from 7:00 AM to 10:00 PM.

Barbecue Facilities

RULES AND REGULATIONS FOR UTILIZATION OF ORIOLE GARDENS TWO BARBECUE FACILITIES

The barbecue facilities of Oriole Gardens Condominium Two Association, Inc. ("the Association") may be used by unit owners subject to Association approval and in accordance with the following regulations:

Advance reservations must be made by a unit owner. The unit owner must be present at the barbecue and accept responsibility for the equipment and for the safety and actions of all guests. All barbecuing must be accomplished between noon and 8 PM.

The Association will supply self-lighting charcoal at a cost of \$10; no other fuels may be used. The unit owner must provide all other supplies (plates, utensils, etc.).

Food may only be consumed in the designated area. All posted regulations regarding the pool area must be observed, including that no glass containers of any kind may be used.

The number of guests may not exceed 30 unless previously approved by the Association.

A \$50 security/cleaning refundable deposit will be required. The unit owner will be responsible for all cleanup except for the charcoal which should be left in the barbecue. Failure to comply with these regulations may result in forfeiture of the right to future reservations and of the deposit.

Oriole Gardens Condominium Two Association, Inc. has the right to cancel use of the barbecue due to any damage, violation of use or disturbance of other Association Members caused by such a gathering.

GARBAGE

Garbage must be placed in strong plastic bags, properly secured, and placed in provided dumpsters. **No large objects (furniture, carpeting, refrigerators, etc.) should be placed in or around dumpsters, and if placed there will be removed by the Association at the resident's expense.**

There are separate, marked receptacles for newspapers, cardboard and other recyclable products. Recyclables accepted are marked on the dumpsters. **Do not leave recyclables in plastic bags.** Please break down and flatten all boxes.

NUISANCE AND NOISE

No person shall make or permit any noises that will disturb or annoy the occupants of other units, or do or permit anything to be done which may interfere with the rights, comfort or convenience of other apartment residents. Horn blowing from any vehicle by the resident or visitors is not permitted except to indicate danger. Also not permitted is excessive noise from car mufflers (or lack thereof) or motorcycles and the revving of engines.

Consider the rights of others. Noise must be kept to a minimum at all times, but particularly between 11 PM and 8 AM. Conversations in common areas and limited common areas should be kept to a minimum and at low levels during those hours. Sound carries.

VEHICLES, ROADWAYS AND PARKING

THE SPEED LIMIT THROUGHOUT THE ASSOCIATION PROPERTY IS 15 M.P.H.
Note that vehicles have the right of way and pedestrians must exercise due care.

Each unit is assigned one resident parking space and must obtain a permanent parking sticker from the office for each vehicle (which must be displayed on the vehicle, as instructed by the Association). Contact the Association office to replace a damaged sticker. Second vehicles owned by residents may be parked in guest spaces. No unit may park more than two vehicles on Association property. Any motorized vehicle may be parked in an assigned space at the owner's risk. **Improperly parked or unauthorized vehicles are subject to being towed at the owner's expense.**

No vehicle may exceed 17' in bumper to bumper length or 6'6" in height. The vehicle may not overhang the Miami gutter.

No commercial vehicles (as defined by the Department of Motor Vehicles) or vehicles with any commercial designation may be parked overnight, nor may any trailers, boats or campers. No mopeds, motorcycles or motorized scooters exceeding 250cc are allowed to be parked overnight on Association property. Pickup trucks parked overnight must have the bed covered unless it is empty.

No golf carts or other personal articles shall be allowed to stand in any of the common areas or roadways. Two- and three-wheeled bicycles must be placed in designated areas, as instructed by the Association.

Vehicles must be parked front end in; backing in is prohibited.

All guests and visitors parking overnight must obtain temporary hangtag permits from the Association office and display them from the vehicle's rear view mirror or placed on the dashboard. The hangtag (and all of its information) must be visible through the front windshield.

Hangtags that were originally assigned to another vehicle, or are reused, defaced, or altered in any way are not in compliance with these Rules and Regulations, and the vehicle will be subject to towing. In such instances, the Association reserves the right not to reissue such a permit.

Parked vehicles may not be washed with a hose, and no repair or painting of vehicles is permitted on Association property.

All vehicles parked on Association property must be operational at all times; permanent storing of vehicles on Association property is not permitted. Any vehicle must be moved promptly when required to do so by the Association for maintenance purposes. Vehicle owners who are absent should leave a key with the Association office, or notify the office of the name, address, and phone number of the person who has a key.

Residents are responsible for any damage done to the parking pavement by an improperly maintained vehicle.

All vehicles that do not conform to the Association Rules and Regulations are subject to being towed at the cost of the owner or violator. Each vehicle must display a plate showing current valid registration.

PODS, other storage-type containers and non-motorized objects may, with approval of the Association, be parked in the unit owner's space for no more than one night and must fit into that space.

SERVICE, EMOTIONAL SUPPORT AND THERAPY ANIMALS

Oriole Gardens Two is a "No Pet" Community. However, the following specific rules and regulations apply:

SERVICE ANIMAL, EMOTIONAL SUPPORT ANIMAL, AND THERAPY ANIMAL RULES AND REGULATIONS

1. No animals whose bodily functions with regard to urination or defecation would require walking upon and utilization of the common elements, shall be kept or harbored in any unit or the common elements.
2. Various Federal, State and local laws recognize a "service animal", an "emotional support animal", and a "therapy animal". A "service animal" has special training and skills to perform tasks that assist a person with a disability. An "emotional support animal" provides therapeutic benefit for a person with an emotional or mental disability. A "therapy animal" is owned and used by a therapist to assist in providing hourly or short term therapy to a patient with a physical, emotional or mental illness or disability.
3. Permission to maintain a "service" or "emotional support" animal must be given by Oriole Gardens Condominium Two Association, Inc. (the Association) after receipt by it of a properly completed registration form accompanied by sufficient documentation from a qualified medical professional stating the existence of a disability, and that the animal will assist the applicant with this disability so as to afford the applicant an equal opportunity to enjoy his or her dwelling. Such documentation will be reviewed by the Association's attorney. If the disability is self-evident, by way of example, blindness, then the documentation from a qualified medical professional is not required.
4. All owners having "service" or "emotional support" animals must comply with the following rules:
 - A. All animals must be registered with the Association. A completed "Annual Animal Registration Form" accompanied by a photo of the animal must be submitted to the Association. An Association tag will be provided to each registered animal which must be attached to the animal's collar for identification.
 - B. Annually a new registration form and immunization certificate showing up-to-date immunizations for the animal must be filed at the Association's office.
 - C. All animals must be on a leash not to exceed six (6) feet in length and under the walker's control when outside the unit.
 - D. Animal owners shall be responsible for any personal injury or physical damage, to property or persons, caused by his or her animal.

- E. If an animal becomes obnoxious to unit owners by excessive barking or creating other problems, the owner thereof must correct the problem. If it is not corrected the owner upon written notice from the Association will be required to remove the animal from the Association property.
- F. Although "service animals" and "emotional support animals" are permitted to accompany their owners into all areas of the common elements where unit owners are permitted to go, animal owners are permitted to walk their animals for exercise, urination and defecation purposes, only on the paved areas and are required to clean up and properly dispose of any animal waste immediately.
- G. Failure to comply with any of these rules and regulations will result in the following actions by the Association:
 - i. First Offense A written warning of violation
 - ii. Second Offense Second written warning
 - iii. Third Offense Written warning from Association attorney

All notices shall be made by certified mail, return receipt requested.

Failure to comply with these rules may additionally result in the Association suspending the right of the owner, the owner's guest or invitee to use the common elements of the Association.

If the violations persist, the owner will be required to remove the animal from the Association property.

5. Pursuant to the above rules and regulations, no future owner of a condominium unit will be permitted to have an animal, whose bodily functions with regard to urination and defecation require walking upon and utilization of Association property. All existing unit owners who currently have an animal whose bodily functions with regard to urination and defecation require walking upon and utilization of Association property must comply with the same rules and regulations as for "service animals" and "emotional support animals", including registration, and will be permitted to keep this animal until it expires. However, these animals will not be permitted to accompany their owners on any areas of the common elements other than the areas specifically designated for walking, urination and defecation.

6. "Therapy animals" are not required to be registered unless they will be residing with a unit owner for a period of time in excess of one week. "Therapy animals" while on the Association property are required to comply with rules 4 C) – F), above, in the same manner as a "service animal" or "emotional support animal". The owner of the "therapy animal" and the unit owner for whose purpose the "therapy animal" is on the property will be jointly and severally liable for all damages and injuries caused by a "therapy animal" while on Association property.

No emotional support animal is permitted on the property of the Association that may be reasonably expected to exceed a weight of 25 pounds and a height of 15 inches from the ground to shoulder at maturity.

USE OF UNITS

SIGNS AND ADVERTISING

Only Association-approved communications and notices may be posted on the bulletin boards. Except for the bulletin boards, no sign, advertisement, notice or other lettering, picture or drawing shall be exhibited, displayed, inscribed or printed in, on or upon any part of the Association property or in, on or upon any part of the property of any unit owner, so as to be seen from the outside of the unit.

UNIT DECORATIONS, MAINTENANCE AND MODIFICATIONS

The exterior of units and buildings shall not be painted, decorated or modified by any owner in any manner. Seasonal and holiday decorations are permitted on doors providing they present no danger to persons using the walkways.

No exterior awnings, window guards, hurricane or storm shutters, ventilators, fans or air-conditioning devices shall be used except as approved by the Association and established by state and local statutes.

Hard covering, such as tile, wooden or laminated floors on the second floor must be installed over sufficient soundproofing material. If the soundproofing material installed is not sufficiently soundproof, then the unit owner is required to take up the flooring and replace the soundproofing with sufficient soundproofing material. Permission to install such hard covering must be obtained in writing from the Association.

Porches or balconies may not be enclosed without written consent of the Association. Porch or balcony floors may not be carpeted. Only waterproof sealed paint or ceramic tile may be used on porch or balcony floors.

No radio or television antennas or dishes may be attached to or hung from the exterior of the building except as allowed by current F.C.C. regulations. Television cable service is provided as part of the maintenance charge.

CONTRACTOR RULES

All contractor work and renovation plans must be submitted to the Association office for written approval by the Association.

All contractors must register with the Association office and provide:

- 1) proof of insurance coverage
- 2) any trade licenses required from the State of Florida, Broward County, and City of Margate, and
- 3) any necessary City of Margate permits for the work being done.

All contractor workers should possess some form of identification while on Association premises. Owners of units where construction is being done must provide a telephone number or designate a person who may be contacted if problems arise.

The removal of all construction debris is the responsibility of the contractor and unit owner and may NOT be left on Association premises or placed in Association dumpsters. The cleaning of the common areas due to construction work inside a unit is the responsibility of each unit owner/contractor. Contractors must ensure that no damage is done to catwalk or other common areas. Any damage to any common areas is strictly the responsibility of the unit owner whose contractors/workers caused the damage and shall be immediately replaced or reimbursed to the Association.

The front doors to the unit must remain closed during all work in the unit so as not to disturb other unit owners. No construction work may be done on legal holidays or after 6:00 PM and before 8:00 AM.

MOLD PREVENTION

MOLD. The following is intended only to set minimum standards of conduct to prevent the proliferation of mold, mildew, microbial, bacterial, fungal and similar toxic growth (hereinafter collectively referred to as "mold"). Additional preventive measures must be taken by the Apartment Owner on a case by case basis. Compliance with the minimum standards contained herein does not relieve the Apartment Owner of any additional requirements not contained herein, which would, if not implemented, lead to or result in harm to the Apartment, other Apartments, common elements, limited common elements, or Association property.

Apartment Owners are required to maintain the interior of their Apartment AT ALL TIMES in a manner that would prevent the development of mold. In the event that mold growth occurs in the Apartment, the Apartment Owner must immediately notify the Association and take immediate action to remove the mold and sterilize the Apartment. To this end, when absent from their Apartment for more than ten (10) consecutive days, Apartment Owners are required to turn off the main water supply to the Apartment, leave the air conditioner on with the thermostat set at eighty degrees Fahrenheit (80° F) and indoor relative humidity at sixty-five percent (65%), and arrange for periodic inspection of their Apartment. After such inspection, any mold growth must be immediately reported to the Association.

WATER LEAKS

When a unit owner leaves their unit for longer than ten consecutive days, the main water supply to their unit must be shut off to safeguard their unit and those of their neighbors from a possible water leak. It is advisable that all unit owners periodically hire a plumber to inspect their water sources to make sure all hoses, valves and gaskets are in good order to minimize the possibility of water leaks.

HURRICANE PREPAREDNESS

Hurricane shutters may be installed at the unit owner's expense with the approval of the Association. Margate city code states requires that any shutters installed above the first floor must be able to be opened and closed from the inside as no ladders or similar equipment are permitted. Shutters must be white, and of roll-up or accordion type. Existing shutters will be permitted providing they conform to building codes and were installed with eonde Association permission. Shutters may be closed not earlier than three days before a hurricane is scheduled to arrive, and must be opened not later than ten days after it passes.

Residents planning to be absent during the hurricane season must prepare prior to departure by:

- (a) removing all furniture, plants and other objects from their back porch or balcony, and
- (b) designating a responsible firm or individual to care for the unit should it suffer damage.

Such firm or individual shall be responsible for installing, closing and opening hurricane shutters in accordance with Association regulations and state and local laws. Please follow all instructions being broadcast, in newspapers, on Association Channel 3, and in notices posted by the Association.

KEYS AND RIGHT OF ACCESS TO UNITS

Florida Statutes (Section 718.111(5), or as subsequently amended) gives the Association right of access to each unit for maintenance, repair, or replacement of any common element, or to prevent damage to the common elements or to other units.

Each unit owner **should deposit a current set of keys to the unit** with the Association office. Keys will only be used by the licensed pest exterminator and, in the event of required maintenance or a fire, water leak, or 911 call. If the unit owner has failed to provide keys to the unit and it is necessary to gain entry, the unit owner will be solely responsible for all damages and costs incurred to enter the unit, as well as damages to

common and limited common elements and to other units, if the damages are not otherwise covered by the Association's insurance coverage.

In the alternative, a unit owner may leave keys to the unit with another resident, notifying the Association of the name, address and phone number of the person who has such unit keys. Such information must be kept current.

Agents, employees and contractors or workmen authorized by the Association may enter any unit at any reasonable time as provided in Association documents and state statutes. While normally such entry will be made by prearrangement with the unit owner, under emergency circumstances access is permitted regardless of the hour.

Association maintenance includes the cost of a licensed exterminator every month. The schedule is indicated in The Orbit and from the Association office, and anyone expecting to be absent must make arrangements for entry to their unit. On the scheduled extermination day, if you are not at home, all animals must be confined so there is no chance of the animal interfering with the exterminator or escaping when the exterminator enters or exits the unit.

MOVING AND EMPLOYEE HOURS

Moving into or out of units, or major renovations (as approved by the Association) must be done only between the hours of 8:00 AM and 6:00 PM.

There are regular workers on the premises who are employees of the Association's management company and residents should not request them to perform any personal business without approval of the Association. Any personal business conducted by them with approval of the Association must not be on "company time".

LAUNDRY ROOMS

Laundry rooms may be used only after 8 AM and the use must be completed by 8 PM. No laundry equipment of any kind may be installed in the units. Laundry rooms are for the use of residents only. Please remove laundry promptly from the washers and dryers and clean the dryer lint screen after use.

STORAGE BINS

Storage bins must be kept in a neat and sanitary condition at all times. No hazardous or combustible materials or explosives such as firearms, ammunition, explosives, gasoline, kerosene, benzene, paint, etc., may be stored in the bins nor shall hazardous or combustible materials, such as explosives, gasoline, kerosene, benzene, paint, etc. be stored in the units. The Association is not responsible for losses from the storage

bins. Meter utility rooms and the water heater rooms on the second floor may not be used for storage of any kind.

RESALE OF UNITS

No unit may be offered for sale without notification to the Association in accordance with the Declaration of Condominium.

The Association's Documents and Rules and Regulations are an integral part of all sales and transactions. The seller is obligated to transfer these documents to the new owner without charge. If the unit owner does not have these documents, they are available from the Association for a fee.

The two security cards for entry to the Clubhouse and pool area issued to each unit must be given to the buyer, or the seller must pay \$10 to the Association for each missing card, in which case the buyer will receive two new cards.

Oriole Gardens Two is registered as a "55 and Over Community" and must conform to state requirements governing such communities. No unit shall be rented and leasing units is prohibited.

All occupants of a unit must be included in the Association's application; all adult occupants must be screened.

PLEASE NOTE: In the event of any disagreement over interpretation of any of the rules or regulations, a majority vote by the Association's Board of Directors will prevail.

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* Approved by the Board of Directors on November 15, 2018.