



VIZCAYA LAKES CONDOMINIUM ASSOCIATION AT RENAISSANCE COMMONS, INC. RULES AND REGULATIONS

The following is a brief summary of the Rules and Regulations of the Association. These are not to be used in place of the Association Documents. You are required to read and observe all Rules and Regulations stipulated in the Condominium Documents.

KEYS:

A current copy of each unit key shall be kept with management at all times.

All fobs / remotes are the responsibility of the unit owner / tenant. If a fob or remote is lost, the unit owner or tenant must notify management immediately. **\$35 will be charged for replacements or extra fobs and remotes.** Management is not responsible for wear and tear or replacement of batteries.

MOVE IN / DELIVERIES:

Owners/Tenants shall be responsible for, and shall bear any expense for any damage to the Common Elements caused by moving to or removing from their residence, household furnishings or other objects, or caused by any other deliveries to or from residence by their invitees. No furniture deliveries will be allowed after 7pm. Management will not accept any packages or deliveries.

USE OF THE COMMON ELEMENTS:

The common elements of the Condominium are for the exclusive use of Association members and their immediate family, lessees, resident house guests and guests accompanied by a member, and no other person shall be permitted to use the Common Elements of the Condominium unless approved by the Board of Directors. Children are not permitted in the pools and spa and in the sports court without an adult present and are not permitted in fitness center at all.

NOISE:

All noise, including, without limitation, talking, singing, television, radio, record players, tape recorders or musical instruments, and pet noise shall be kept at such volume that said noise is not audible outside the boundaries of the Residence in which it originates. Respect your neighbors.

UNIT / BALCONY MAINTENANCE:

It is important that you maintain your unit on a regular basis. The Association is not responsible for the maintenance of the interior of your unit. All Balconies shall be kept in a clean and sanitary manner and nothing shall ever be swept off, shaken or thrown over the balcony, this includes water and cleaning solutions. All window treatments should be white in color and no other objects shall be hung in the window or draped over the balcony at any time. BBQ Grills are not permitted on any balcony/patio of the Condominium.

TRASH / OBSTRUCTIONS:

All trash shall be placed down the trash chutes. No trash or belongings shall be kept in the hallways or trash rooms at any time. Do not discard or shake out anything over your balcony at any time.

VISITORS:

All visitors must park in visitor parking on the 6th floor in a marked guest space. All visitors must follow the rules of the association and are the responsibility of the resident.

PETS:

Allowable pets are limited to Dogs, Cats, Tropical Birds and Fish. All other animals are expressly forbidden. No more than two (2) pets may reside in one unit. The weight of each pet belonging to a Residence Owner or Lessee shall not exceed fifty (50) pounds. Under no circumstances may any breed commonly known as a Pit Bull, Rottweiler, Mastiff, Presa Canairo, and any mix containing such bloodlines or any other breed considered to be dangerous or vicious by any national pet organization be permitted on the Property or kept as a pet within any unit. Pets shall not be allowed on balconies without resident present. Absolutely no pets in the pool / courtyard areas or clubhouse at any time. All pets must be restrained by leash when walking through a common area. All pets shall be registered in the management office with a photo and wear an identification tag at all times. **Pet owners are responsible for picking up animal waste on all property grounds.** Excessively noisy or aggressive pets will not be tolerated.

PARKING GARAGE:

All parking spaces are assigned. All visitors are to park in guest spots on the 6th floor. All improperly parked vehicles will be towed from the property at the vehicle owner’s expense. **Speed limit in the garage is 5mph.** Keep vehicle noise and music to a minimum while driving through the garage. Please use the garage entrance and exits as they are designed. The Association is not responsible for damage to your vehicle if you are using the gates improperly.

POOL:

All persons using the pools or spa do so at their own risk

Pool Hours: Oct. 1st – April 30th 8am - 10pm
May 1st – Sept. 30th 8am - 11pm

- Absolutely **NO PETS** permitted in the pool or pool area
- No running in pool area and no diving or jumping in the pool is permitted
- Shower before entering the pool
- No Food, Drinks or Gum in the pool
- Food and drinks are only permitted at the tables and BBQ area
- Absolutely **NO GLASS** permitted in the pool area
- Children under the age of 12 must be accompanied by an adult
- Children who are not potty trained must wear a swim diaper while in the pool
- No parties permitted at the pool areas
- Patio furniture is not to be removed from the pool area
- No music shall be permitted at the pool area unless headphones are used
- Anyone using the BBQ is required to clean it after each use

I have read the rules and regulations and agree to abide by them. Not following these rules will result in a violation letter and possibly a fine.

Applicant Applicant Applicant Unit # Date