

# ASHFORD GREEN CONDOMINIUM ASSOCIATION, INC.

## RULES AND REGULATIONS

The following Rules and Regulations adopted in accordance with the Declaration of Condominium of Ashford Green Condominium shall continue in effect until amended by the Board of Directors of Ashford Green Condominium Association, Inc. (the "Association").

1. No Articles shall be placed upon the common elements of the condominium property.
2. The common elements of the condominium property shall not be obstructed in any manner and shall be kept free and clear of rubbish, debris, and other unsightly or unsanitary material.
3. Fire exits shall not be obstructed in any manner.
4. **No articles shall be hung or shaken from any unit onto the common elements of the condominium property.**
5. **No unit owner shall throw, sweep, or fall, any article from their unit onto the common elements of the condominium property.**
6. **No article shall be attached to, erected upon, installed, or affixed to the exterior walls, exterior doors, or roof or upon the other common elements of the condominium property.**
7. **No inflammable, combustible, or explosive substance shall be kept in any unit or storage area or upon the common elements of the condominium property, except such substances that are required for normal household use.**
8. **Parking and Unauthorized Vehicles: Unauthorized Vehicle will be towed at owner expense.**
  - a. No vehicle, which cannot operate on its own power or is not properly licensed, shall remain on the condominium property for more than twenty-four (24) hours. All vehicles must have up-to-date tags and be parked within their assigned parking space.
  - b. No vehicle shall be repaired on the condominium property.
  - c. No trailers, mobile homes, campers, buses, or commercial vehicles shall be parked on the condominium property.
  - d. No boats, rafts, canoes, or other similar craft shall be allowed on the condominium property.
  - e. No vehicle is to be parked in a fire lane or occupying two spots.
  - f. The parking area is for the exclusive use of the owners, resident or their guest. All other will be towed at the owner's expense. Please see attached assigned parking list.
  - g. All parking facilities shall be used in accordance with regulations adopted by the Board of Directors of the Association.

9. Refuse and garbage shall be deposited only in the area(s) provided therefore. No trash or depositing of furniture, appliances, etc. outside the dumpster area. Owners/renters will be billed for removal of furniture, appliances or any objects left outside the dumpster area or on common grounds.
10. No unit owner shall make or permit any disturbing noises, nor do or permit anything that will interfere with the rights, comforts or conveniences of the other unit owners. No unit owner shall play upon or suffer to be played any musical instrument, or operate or suffer to be operated, a phonograph, television, radio or sound amplifier, in such manner as to disturb or annoy other occupants of the condominium property. All parties shall lower the volume of all of the foregoing or similar devices as of 11:00 pm each day. No unit owner shall conduct or permit to be conducted, vocal or instrumental instruction at any time.
11. Cooking shall be allowed only in the kitchen of each unit and on those common elements of the condominium property, which are designated by the Board of Directors of the Association for such use.
12. No signs of any nature shall be displayed from, affixed to, or painted upon a unit of the common elements of the condominium property. This rule precludes signs within a unit, which are visible from outside of the unit.
13. Employees of the Association shall not be sent off the condominium property by any unit owner at any time for any purpose, nor shall any unit owner direct, supervise, or in any manner attempt to assert any control over the employees of the Association.
14. Unit owner's complaints regarding the maintenance and operation of the condominium shall be made in writing to the Board of Directors of the Association.
15. Children of unit owners shall at all times be supervised by their parents. Children of guests shall at all times be supervised by their parents of the unit owner they are visiting.
16. As used herein, the term unit owner shall apply to the unit owner, his guests, his invitees, his licensees, his servants, his employees, his agents, his lessees, and his family.
17. The recreational facilities of the condominium shall be used in accordance with rules and regulations promulgated by the Board of Directors of the Association.
18. None of these rules shall be avoided in any manner, except with the prior written consent of the Board of Directors of the Association. No unit owner shall be allowed to rely upon said written exemption given to another unit owner by the Board of Directors of the Association and said unit owner must obtain his own written exemption.
19. Those unit renters or owners who violate these rules shall be responsible for all costs incurred by the Association, including court costs and a reasonable attorney's fee, in the process of rectifying the non-compliance. These costs shall also include the removal of all articles, vehicles, and substances from the condominium property, which were placed thereon in violation of these rules.
20. No pets over twenty (20) pounds shall be allowed on the property. Only unit owners may have a pet. Tenants may not have a pet.

21. Parties are not allowed outside of unit. The pool area is for the sole use of residents. Pool parties are not allowed at any time, unless approved by the Board of Directors and a \$200.00 deposit is given in case of damages.
22. **In the event of emergency such as a plumbing back up or leaks, electrical, roof leaks, etc. Please call Wise Property Management, Inc. at 813-968-5665 ext. 26 this number is also a twenty- four (24) hour emergency line should you have an emergency after hours.**
23. **Domestic Disturbances, burglaries, break-ins call Hillsborough County Sheriff Dept. at 813-247-0600. Life or death issues call 911.**