

ADDENDUM "A"

TOWNHOUSE SQUARE

RULES AND REGULATIONS

APPROVED BY BOARD OF DIRECTORS, NOVEMBER 20, 2014

Note: Obtaining permission/approval from the Board of Directors, as noted herein, must be made by the respective Unit owner in writing. The Board's response must also be in writing.

- 1. Units may not be used for illegal purposes, in violation of local zoning/ordinances, or in such a way as to be injurious to the reputation of the property. Each unit shall be used only for residential purposes and may not be used for commercial purposes.**
- 2. No structural changes or alterations shall be made to any unit except with the approval of the Board of Directors. This includes making changes in the carport such as the addition of storage shed or paver floors. Balconies cannot be carpeted. Any changes made without Board of Directors approval must/will be restored to original condition via owners' expense.**
- 3. No owner or occupant of a unit shall install on the exterior of the buildings any wiring for electrical or telephone installations, any type of television antenna, satellite dish, machines or window air conditioning units, light fixtures, etc., except as authorized by the Board of Directors.**
- 4. All balconies, carports are considered to be sub-common areas. As such, the walls, light fixtures and ceilings must conform to the exterior of the buildings. These areas are not to be used as storage areas, and should be kept neat and clean. The carport garden is the owner's responsibility. Care should be taken that vines do not climb up the walls (damaging the paint or compromising structural integrity) and that root systems do not extend beyond the carport; thus, raising/damaging the paver driveway. Should this happen, the Board of Directors will require the owner to remove the offending trees or plants. All plantings outside the carport wall are the Associations responsibility. No owner or occupant has the right to remove or plant anything on the Association grounds without the permission of the Board of Directors.**
- 5. Clothes, bathing suits, hanging towels and drying racks must not be visible on the lanais and cannot detract from the good appearance of the condominium property. The use of sheets, blankets and other items, In lieu of shades and draperies, is prohibited. Drying Racks must not be openly displayed/visible.**
- 6. Common and sub-common elements shall not be obstructed, littered, defaced or misused in any manner.**
- 7. One parking unit (carport), known as a sub-common area, is allotted to each unit. The remaining parking areas are for general use of the owners and their guests. Park correctly and in one space. Parking in any carport other than your own is prohibited unless you have written permission from the respective unit owner on file with the Board. Only one (1) four wheel vehicle can be stored in a carport.**
- 8. As a safety precaution, children should not play in the driveway or parking area. The internal driveways are utilized for both vehicular and pedestrian traffic. A speed of 5 mph or less and extreme caution at intersections is expected.**
- 9. No boat or trailer storage is allowed on the property, except in the carport of the resident, not in a carport of an empty unit. Boats and trailers may not extend beyond the boundaries of the carport.**
- 10. No recreational vehicles are allowed on the property. No commercial vehicles are allowed on property except those that are actively involved in work related projects.**
- 11. No unit owner or occupant of a unit shall post any advertisement or posters of any kind in or on the unit or on condominium property, including "For Rent" or "For Sale" signs except as authorized by the Board of Directors.**
- 12. Charcoal grills and hibachi grills are not permitted. Gas-fired grills or other similar devices used for cooking, heating, or any other purpose, shall not be used or kindled on any balcony or under any overhanging portion or within 10 ft (3m) of any structure. Electric ranges, grills, or similar electrical apparatus shall be permitted. Tanks must be stored outside and secured during extreme weather events. Check with the Board of Directors for proper storage instructions.**

13. When using L.P. gas, cylinders shall be at least 10 feet from any building openings (such as windows and doors) and at least 20 feet from air intakes for air conditioning and ventilating systems. L.P. gas cylinders shall not be located on balconies above the ground floor of each unit.
14. Electric grills may be utilized on the balcony.
15. No feeding of any wild animals or birds is allowed on the property.
16. All garbage and trash shall be placed in plastic bags and cartons must be broken down and deposited in the trash containers provided for this purpose. Metal, glass and plastic food containers as well as newspapers are to be recycled by placing them in recycling containers. Out of consideration for those people who reside near the containers, do not recycle between 8:00 pm and 9:00 am.
17. Pets are allowed under the following conditions, however, only ONE pet is allowed unless permitted by the Board of Directors.
 - a. All pets must be of a small variety (less than 20 lbs.). Renters/guests cannot have pets on the premises over 20 lbs.
 - b. Pets are not to be left unattended on a balcony and they are not to be left alone inside a unit with windows or doors left open. Pets must not disturb other residents.
 - c. Pets must be kept on a leash outside the condo.
 - d. Pets are not allowed in the pool or tennis court areas.
 - e. All animal droppings must be picked up and removed immediately by the owner.
 - f. The owner of the pet and the owner of the condo unit, if not the same, are responsible for any damage or injury caused by the pet.
 - g. If any pet on the premises should create a problem in the opinion of the Board of Directors, the owner will be notified in writing. If he/she does not rectify the problem within 48 hours of notification the owner will be required to remove said pet from the premises.
18. No unit shall be leased for less than 30 days and not more than 180 days in any calendar year. All owners who are renting their unit must submit to the Board of Directors a written lease for approval, along with a \$100.00 processing fee (effective 6/01/15). The total number of residents and guests is not to exceed SIX (6).
19. Under Florida Law the Board of Directors has the right to inspect any and all units during reasonable hours for violations of Rules and Regulations. All persons occupying units by lease, rental, as well as owners or their guests shall be held responsible for all violations of any of these Rules and Regulations. The owners and occupant will be notified of violations. If said violation is not corrected, the Board of Directors could fine the owner and/or occupant.
20. On 3/18/2010, TownHouse Square placed a moratorium on all motorcycles. No more motorcycles will be permitted to be stored/garaged on the property of TownHouse Square. An exception to this Regulation was made to grandfather in 3 owners who had motorcycles on the premises. This exception is in effect until the owner sells their motorcycle or sells their condominium. Motorcycles, scooters, etc. cannot be stored inside the unit.
21. Smoke Detectors will be inspected every year. If a problem is found, the association will take steps to bring the smoke detectors up to standards. The association will then issue an invoice to the owner of the unit for payment for the cost of bringing the smoke detector up to proper operation.