

The Oaks of Tarpon Woods Rules and Regulations

1. All automobiles shall be parked only in the parking spaces so designated for that purpose by the Association. Such designation may be by separate letter or appropriate marking of the parking space or spaces by the owner's last name and/or apartment number. Owner agrees to notify all guests to abide by such parking regulations. If the Association has assigned a space to a unit owner, only the owner and his guests shall be permitted to utilize such assigned space. No boats, trailers, campers, golf carts, motorcycles, or vehicles larger than a passenger automobile will be permitted within the development of which the unit is a part and any such vehicle or any of the properties mention in the preceding sentence may be removed by the Association at the expense of the owner owning the same, for storage or public or private sale, at the election of the Association; and the unit owner owning the same shall have no right of recourse against the Association therefore. No repairing of automobiles, trailers, boars, campers, golf carts, or any other property of owners will be permitted outside other confines of the owner's unit.
2. Each occupant shall maintain his apartment in good condition and repair, including all internal surfaces within or surrounding his apartment, and each occupant shall maintain and repair the fixtures therein and shall promptly pay for any utilities which are metered separately to his apartment. Common areas of the building, such as hallways, etc., landscaped and grassed areas, shall be used only for the purposes intended. No articles belonging to the apartment occupants shall be kept in such areas, temporarily or otherwise.
3. Each apartment shall be used only for the purpose of a single family residence. Any exception to this paragraph shall be obtained by prior written approval of the Association.
4. Each apartment occupant shall maintain his apartment in a clean and sanitary manner. Porches shall be used only for the purposed intended and shall not be used for hanging of garments or other objects, or for cleaning of rugs or other

- household items. Each apartment occupant may provide his apartment with laundry and drying equipment; but no drying of laundry will be permitted outside
5. Condominium parcel owners shall not keep pets or other animals in their units or within the common elements unless prior written approval of the Board of Directors of the Association is obtained. Pets are defined as a small dog or cat at or below 15 lbs. In the event written approval is granted the owner shall ensure the pet is in compliance with all county pet regulations (licenses and vaccinations) and the pet be on leash at all times when on the common elements of the Association. At no time shall the animal cause a nuisance or disturbance of any kind or nature. The Board of Directors of the Association can withdraw the written approval as to small animals referred to above at any time in its sole discretion when the small animal becomes a nuisance or the owner does not abide by the rules and regulations established by the Board of Directors of the Association pertaining to pets. (See pet application)
 6. Apartment occupants are reminded that alteration and repair of the apartment building are the responsibilities of the Association, except for the interior of the apartments. No exterior painting of doors or buildings, or additions, such as screen doors, lighting fixtures, or any other item whatsoever, and no alteration may be made of any interior boundary wall without first obtaining written approval of the Association. Nor reflecting device or material may be used in any of the aforementioned areas.
 7. No occupant may make or permit any disturbing noise in the building or on the condominium property, whether made by himself, his family, friends, guest or servants, nor may he do or permit to be done anything by such persons that would interfere with the rights, comforts, or other conveniences or other occupants. No occupant may play or suffer to be played and musical instrument, phonograph, radio or television set in his apartment or on or about the condominium property between the hours of 11:00 p.m. and the following 8:00 a.m./ if the same shall in any manner disturb or annoy the other occupants of the condominium.
 8. Disposition of garbage and trash shall be only by use of garbage disposal units, or by use of receptacles supplied by the Association.
 9. Each apartment may identify its occupant by a name plate of a type and size approved by the Association and mounts in a place a manner so approved.

10. No signs, advertising, or notices of any kind or type whatsoever, including, but not limited to, "For Rent" or "For Sale" signs, shall be permitted or displayed on the exterior of any apartment; nor shall the same be posted or displayed in such a manner as to be visible from the exterior of any apartment.
11. All damage to the project caused by the moving and/or carrying of articles therein shall be paid by the unit owner or person in charge of such articles.
12. Soliciting is strictly forbidden. It is requested that owners notify the Association if a solicitor appears and appropriate action will be taken.
13. The owner of a condominium parcel shall not permit or suffer anything to be done or kept in his unit which will increase the insurance rates on his unit or the common elements, or which will obstruct the rights or interfere with the rights or other members or annoy them by unreasonable noises or otherwise; nor shall an owner commit or permit any nuisances, immoral or illegal act in his unit or on the common elements.
14. Each condominium parcel owner shall conform to and abide by the By-Laws and uniform rules and regulations in regard to the use of the unit and common elements which may be adopted in writing from time to time by the Board of Directors of the Association, and to see that all persons using owner's property by, through, or under him do likewise.
15. All request or correspondence from owners to the Association must be in writing and mailed to the association or association's representative. Recognizing the owner's right to review the corporate records of the association, these request must be in writing and submitted via certified mail, all other forms of correspondence (verbal or electronic) will not be accepted. Owners have the right to review the corporate records of the association however the Board of Directors have set a limit of no more than 4 times in any given year, the frequency of review can be determined on a case by case basis.
16. These rules and regulations are subject to modification by the Association in accordance with the By-laws as set forth in the Declaration of Condominium.