

TRAVERTINE CONDOMINIUMS

RULES AND REGULATIONS

- All Homeowners of TRAVERTINE CONDOMINIUMS have an investment in the condominium complex. In order to protect that investment and to promote the welfare of all Owners and Residents by the maintenance of an attractive and pleasant living area, the Board of Directors of the Homeowner's Association have adopted the following Rules and Regulations under the authority and provisions of the Bylaws of the Association for the TRAVERTINE CONDOMINIUMS.
- All Owners, Guests and pets are subject to these Rules and Regulations. It is the responsibility of Owners and Residents to notify Guests of these rules and as outlined in the association documents. Owners will be held responsible for actions of the Residents/Guests in violation of these Rules and Regulations.
- Some of these rules and regulations are taken from the Declaration and Bylaws while others are not. These rules and regulations are meant to clarify and supplement the Declaration and Bylaws and are not to be construed to supersede or replace the Declaration or Bylaws. It is the legal responsibility of all Owners and Residents to know and abide by the provisions of the Declaration, Bylaws and these Rules and Regulations.
- The Board of Directors and/or the Managing Agent will work to enforce these Rules and Regulations, and the participation and cooperation of every Owner and Resident is essential to our success in maintaining a desirable residential area.
- Common areas include but are not limited to the land, foundations, main support walls, picnic, barbeque, landscaped areas and parking spaces not attached to or part of a residential unit.
- Report any violations directly to the Management Company who will notify the Resident of the violation and enforce these Rules and Regulations. The Management Company may arrange for removal of the violation and apply fines or penalties as set forth in the Enforcement Procedure and Schedule of Fines. Any financial liability will ultimately accrue to the unit Owner.
- Owners are defined as the Homeowner of the unit. A Resident may be an Owner or a Renter. The Complex is defined as the Travertine Condominium property.

1.0 Vehicles and Parking

It is understood by the Residents of the Travertine Condominiums that parking in the common area is at a premium and that all Residents should use consideration. These rules are intended to promote behavior that will make spaces available for periodic use and Guests. Residents should use their garage and driveway to park their primary and secondary vehicles.

1.1 Violations of Vehicle Parking Rules and Regulations

Violations of the parking policy will result in towing and/or fines according to the Fine Schedule and will not be subject to grace periods as outlined in the fine schedule.

1.2 Inoperable Vehicles

Parking spaces are restricted for parking of operable motorized vehicles only. If an inoperable vehicle remains onsite for more than 3 days a 72-hour notice will be placed on the vehicle. If the vehicle is not removed the vehicle will be towed at the Owner's expense. An inoperable vehicle is defined as

- Any vehicle which is improperly licensed or without current tags
- Any vehicle which is not operable due to a physical condition (i.e., broken down motor, flat tire, broken lights or glass)

1.3 Permitted Vehicles

Parking in the common area parking spaces is limited to general passenger vehicles. These are designated as passenger cars, motorcycles, pickup trucks and vans. Vehicles not permitted to include, but are not limited to buses, recreational vehicles, trailers, campers, boats, snowmobiles, jet skis and like recreational equipment.

1.4 Use of Garage & Driveway

The garage attached to the residence will be used to accommodate a minimum of at least one vehicle. The driveway assigned to a residence should accommodate primary or secondary vehicles. If the residence has both a garage and driveway their vehicles will no longer be allowed to park in the open parking spaces. Tandem garages with a driveway would be allowed to accommodate a third vehicle.

1.5 Use of Parking Spaces

Utility or work trucks may not occupy common parking spaces and must be parked in a residential driveway or garage.

Vehicles are prohibited from occupying the same common parking space for more than 72 hours.

Vehicles must be parked in an orderly manner so as not to take more than one space. Vehicles must be parked within the white lines of the parking space, and no double parking is permitted.

Parking spaces may not be used for anything other than Resident or Guest passenger vehicles.

1.6 Other Vehicle Rules and Regulations

Vehicular traffic within the property is limited to 15 miles per hour. This applies to all types of vehicles.

No parking is permitted on streets, sidewalks, or curbs. This is a safety hazard and vehicles may be towed at owner's risk and expense with no advance warning.

Vehicles are not permitted to park in the Fire Lane or in any other area delineated by red painted curbs.

Vehicles without mufflers are not permitted on the premises. Vehicle mufflers must be street legal and in accordance with applicable state regulations.

Vehicle fluid spills must be removed or cleaned by the Owner immediately. If repair or cleanup to the asphalt area is necessary, the Owner will be billed. Vehicle oil and fluid leaks must be cleaned by applying a solution of water and laundry detergent. Do not use kitty litter as this embeds into the asphalt coating and causes greater deterioration. If no cleanup action is evident within 5 days, the Association may elect to have the cleanup done and the Owner will be billed for the expense.

1.7 Removal of Vehicles

Vehicles may be removed at the vehicle owner's expense for the following reasons

- Parking so that it obstructs or encroaches a marked Fire Lane or red zone, driveway, or other parking space
- Parking so as to cause congestion or other hazard to pedestrians or other vehicles
- Parking so as to occupy more than one parking space or obstruct use of a parking space
- Parking in a condition or space so as to cause damage or hazard to people or property
- Parking so as to appear abandoned for more than 3 days
- Inoperable vehicle as outlined in Section 1.2

2.0 Pets

2.1 Homeowners Responsibility for Pets

All pet owners are financially responsible for any damage, loss or expense caused by their pet or their Guest's pet either in their unit or in any other area of the grounds including but not limited to grass, bark, shrubs and common areas.

All pets must be on a leash, carried or caged while outside residential units.

No pet may be left free to roam the premises.

2.2 Cleanup of Animal Waste

Pet owners are responsible for cleaning up excrement of their pets from all common areas and disposing of it immediately and properly in their own trash containers. If a Resident is not compliant, pet waste will be removed at the pet Owner's expense

Pet owners must keep their patio area free of droppings so as not to disturb neighbors with odors

2.3 Miscellaneous Pet Issues

Pet owners are expected to control any pet which makes frequent or continuous noise that disturbs or interferes with the peace and comfort of their neighbors.

Any pet attacking a person or other pet or that endangers the physical safety of a Resident or Guest shall be subject to immediate removal by decision of the County Animal Control bureau.

Pets shall not be tethered unattended outdoors in common areas.

3.0 Garbage and Recycling

Residents and their Guests shall not leave garbage or trash in any common area. The picnic barbeque area is for the common enjoyment of all Residents. Please clean up after use.

Common areas, including the fireplace and BBQ areas, are to be kept free of litter and cigarette butts.

Do not discard food or scraps into bushes. This attracts insects and varmints.

Garbage and recycling containers must be moved from the curb by the end of the garbage collection day. Containers must be stored away from the curb, in a garage or backyard and out of sight.

4.0 Maintenance of Residences and Quiet Time

Quiet time in the complex is between the hours of 10 P.M. and 7 A.M.

Owners shall be financially responsible for damage caused to their units or other units due to negligence, carelessness such as failure to guard against freezing, smoke or fire initiated in their units, overfilling of bathtubs, sinks, play pools etc.

Activities by Residents, Guests, or pets that may cause damage to landscaping, any common area or residential unit shall be prohibited. Any damage shall be the financial responsibility of the Owner.

The responsibility for maintenance and repairs to the interior of any unit is that of the Owner, as outlined in the Association documents.

Nothing may be attached to siding without prior Board approval.

5.0 Signs and General Housekeeping

Signs announcing garage sales or other events must be removed within 24 hours of the end of the event. Signs must be removable without causing damage.

Outdoor holiday decorations may be put up no sooner than 30 days prior to a holiday and taken down no later than 14 days after a holiday.

Garments, rugs, blankets, mops etc. may not be hung from windows, facades or railings of any unit. Nothing may be hung over fences or railings such as clothing, bedding or other unsightly items.

Nothing may be nailed to siding or attached in any manner that would cause damage to the siding. Owners will be held liable for repair to any damaged siding.

All units must be maintained in a neat and orderly manner. Dead plants, old furniture or appliances must not be stored outside. Such items may not remain in a unit's driveway for more than 24 hours before removal. These items may be removed by the Association at the expense of the Owner.

The common barbeque area may be used for barbeques only. Only charcoal may be burned in the barbeque.

Turkey fryers may not be used on premises in either private or common areas.

Fireworks are not permitted on the property at any time.

Skateboarding is not permitted on the property at any time.

Within the complex only real estate directional signs may be used. Directionals are normally cardboard or plastic wire framed signs of up to 18"X24" and constructed in such a way as to not incur any damage to grass or landscape.

Date	Revision	Description
4/15/2015	1	Revision to Section 5 Signs and General Housekeeping - Added ban on use of turkey fryers on premises
1/8/2016	2	Remove paragraph in Section 1.5 referring to 1 hour parking allowance in front of residences for loading/unloading
7/28/2018	3	Revision to Section 5 Signs & General Housekeeping - Added rules for the use of Real Estates signage, prohibition use of fireworks and skateboarding
3/17/2021	4	Revision to Section 1.4 Use of Garage & Driveway & 1.5 Use of Parking Spaces
1/4/2022	5	Revision to Section 5 Holiday Décor
9/2/2025	6	Revision to Section 1.5 Use of Parking Spaces
9/2/2025	6	Revision to Section 1.7 Removal of vehicles
9/2/2025	6	Revision to Section 2.1 Homeowners Responsibility for Pets
9/2/2025	6	Revision to Section 5.0 Signs and General Housekeeping
9/2/2025	6	Revisions to the formatting