

RULES AND REGULATIONS
OF
THE ORCHARDS OF CENTRAL PARK CONDOMINIUM ASSOCIATION, INC.

Revised 08/01/2025

Susan S. Stuart, Esq.
Moore Ingram Johnson & Steele, LLP
Emerson Overlook, Suite 100
326 Roswell Street
Marietta, GA 30060
(770) 429-1499

Table of Contents

I.	GENERAL POLICY:	1
II.	ENFORCEMENT:	1
III.	GROUND CARE AND AESTHETICS:	2
	A. Alterations of Grounds, Structures and Landscaping:	2
	B. Damage to the Common Elements:	2
	C. Clotheslines:	2
	D. Windows:	3
	E. Patios and Porches:	3
	F. Decorative Items:	3
	G. Holiday Decorations:	4
	H. The American Flag:	4
	I. Landscaping:	5
	J. Littering:	5
	K. Storage:	5
	L. Bulletin Boards:	5
	M. Satellite Dishes:	6
	N. Play Equipment:	6
	O. Pools and Spas:	6
IV.	SAFETY, SANITATION AND RESIDENTS:	6
	A. Children's Play:	6
	B. Common Elements:	6
	C. Grills:	6
	D. Firearms and Fireworks:	6
	E. Trash:	6
	F. Roommates/Guest:	7
	G. Utilities:	7
	H. Smoking-Free Policy:	7
V.	SIGNS:	7
VI.	MASTER ASSOCIATION COMMON PROPERTY:	7
VII.	PETS:	7
	A. Owner's Responsibility:	7
	B. Leashes/Supervision/Confinement:	7
	C. Restrictions on Type and Number of Pets:	7
	D. Nuisance:	8
VIII.	GARAGES/PARKING/TOWING/MOVING:	8
	A. Garages:	8
	B. Parking:	8
	C. Towing:	9
	D. Moving:	9
IX.	NUISANCES/DISTURBANCES/SOLICITATION:	9
	A. Nuisances:	9
	B. Noise Disturbances:	10
	C. Solicitation:	10
X.	SALES AND LEASING:	10
	A. Condominium Documents:	10
	B. Filing of a Lease:	10
	C. Suspension of Use of Common Elements:	10
XI.	CONFLICTS OR AMENDMENTS:	10
XII.	AGE RESTRICTED COMMUNITY:	11

**RULES AND REGULATIONS
OF
THE ORCHARDS OF CENTRAL PARK CONDOMINIUM ASSOCIATION, INC.
Revised 08/01/2025**

The following Rules and Regulations have been adopted by the Board of Directors of The Orchards of Central Park Condominium Association, Inc. pursuant to Authority granted in the Declaration of Condominium for The Orchards of Central Park Condominium recorded or to be recorded in Forsyth County, Georgia Records (hereinafter referred to as the "Declaration").

- I. **GENERAL POLICY:** These Rules and Regulations are established pursuant to the Declaration in order to promote enjoyment of the condominium by the residents and to promote the value of homes in the condominium. The quality of the condominium lifestyle depends on group effort and cooperation. Courtesy and an awareness of the sensibilities of others are of paramount importance.
- As residents you are expected to exercise appropriate restraint, moderation, tolerance and consideration in your conduct and living habits since they may affect your neighbors. Likewise, you should expect reciprocal consideration from your neighbors. Therefore, please observe the well-known Golden Rule; that is, be as considerate of your neighbors as you would like them to be considerate of you.
- The Declaration of Condominium for The Orchards of Central Park Condominium and the By-Laws for The Orchards of Central Park Condominium Association, Inc. contain restrictions relating to the ownership of Condominium Homes and occupancy by residents at The Orchards at Central Park Condominium. The following Rules and Regulations serve to supplement those restrictions and are not intended to modify or limit them. It is suggested that you keep the Declaration, By-Laws, these Rules and Regulations as well as other communications from the Association in a convenient location for future reference. For purposes of these Rules and Regulations, any capitalized terms defined herein shall have the meaning ascribed to such terms in the Declaration.
- II. **ENFORCEMENT:** If any violation has not been remedied ten (10) days after written notice to the Condominium Home Owner requesting that a violation cease and desist, the Association may suspend temporarily the use of the Common Elements, including the recreational facilities, and/or levy a fine of up to fifty dollars (\$50.00) per day for a continuing violation or \$50.00 per violation for any one (1) violation. However, without any additional notice, any vehicles found to be in violation of Section VIII of these Rules and Regulations shall be subject to immediate removal from the property at the owner's expense. Additional legal action may be brought against the violator at the discretion of the Association.

ENFORCEMENT OF THE RULES AND REGULATIONS IS UNDER THE DIRECT SUPERVISION OF THE CONDOMINIUMS AT THE ORCHARDS OF CENTRAL PARK MANAGEMENT IN ACCORDANCE WITH POLICIES ADOPTED BY THE BOARD OF DIRECTORS AND WITHIN THE DECLARATION.

**RULES AND REGULATIONS
OF
THE ORCHARDS OF CENTRAL PARK CONDOMINIUM ASSOCIATION, INC.
Revised 08/01/2025**

III. GROUND CARE AND AESTHETICS:

A. Alteration of Grounds, Structures and Landscaping:

1. Improvements and alterations of any nature are governed by Article XIV of the Declaration. Any addition, modification or alteration to the face of the buildings, inclusive of patio and porch areas, which requires attachments of any kind, shall be submitted in writing to the Board of Directors and approved by them in writing prior to installation. Residents wishing to make any type of addition, modification or alteration to the face of the building, inclusive of any patio or porch area, or any other exterior alteration, addition, wall, patio or deck must submit a detailed written request to the Board of Directors of the Association and are prohibited from making any such addition, modification or alteration without the written consent of the Board. The Association may, upon notice to the Condominium Homeowner, remove unauthorized additions, modifications, or alterations at the Condominium Homeowner's expense. Nothing may be hung or displayed, nor may signs, canopies, shutters or any other device or ornament be affixed to or placed upon the exterior walls, doors or roof without prior written approval of the Board of Directors.
2. Storm doors may be added at the resident's expense using only the approved design and color. Specific information about approved storm doors may be obtained from the preapproved list on the HOA website or the property management office.
3. Storage. All personal property such as lawn chairs, toys, bicycles, tables etc. must be stored inside the garage when not in use. No storage structures or sheds shall be permitted on any common property at any time.
4. Garden hoses when not stored in the garage, may be stored outside but only in a commercially manufactured "contained/enclosed" hose reel that is screened from the street. No hose may be stored on a hose reel that is of an "open design" where the hose can be seen from the sides of the container. Hoses may not be left loose anywhere when not in use.
5. Power washing is strictly prohibited.
6. Installation of permanent electrical or gas lines to the exterior of a condominium to support a generator is prohibited. Only 1 small portable gasoline powered generator is allowed at the time of an extended power outage.

B. Damage to the Common Elements: Any damage to the Common Elements, including but not limited to, patios, porches, building interiors, doors, sidewalks, curbs, shrubs and grass, caused by Condominium Homeowners, residents or others hired by Condominium Homeowners or residents are the sole responsibility of the Condominium Homeowner. To ensure that proper installation procedures are followed, residents should employ only licensed contractors and must coordinate with the management office when scheduling any electrical or plumbing work that could impact the Common Elements.

C. Clotheslines: Outside clotheslines or other outside facilities for drying or airing clothing are strictly prohibited. This includes patio and porch areas.

**RULES AND REGULATIONS
OF
THE ORCHARDS OF CENTRAL PARK CONDOMINIUM ASSOCIATION, INC.
Revised 08/01/2025**

- D. Windows: All window treatments, draperies, blinds, shades, drapery lining, valances, etc. visible from the exterior of the Residential Home/Unit/House or any window or door, shall be white, off-white, light beige or light grey on the exterior facing side and shall be of suitable size and dimension, in height and width, to fully cover such window or door with the exception of the front door side windows or top windows above the front door. These rules also apply to Home/Unit/House that are vacated.
- E. Patios and Porches: Residents shall maintain patios and porches in a clean, neat and orderly condition and appearance. Towels, bathing suits, car covers, blankets, rugs or other such items shall not be draped over the patio or porch railing or left on or in any portion of the Common Elements. Mops, brooms, buckets or other such cleaning items shall not be stored on patios or porches.
1. Screen Porches: Enclosed screen porches may provide some confusion as to what is allowed in terms of decorations, décor etc. They are in effect a “hybrid” space providing the benefits of both interior and exterior living environments. Rules regarding enclosed screen porches shall be the same as those imposed on patios and covered porches with respect to furniture, potted plants, storage etc. However, any homeowner who wishes to decorate their enclosed screen porch in a fashion similar to the interior of the home must also install screen shades to be approved by the Board of Directors in advance of installation. These shades must be “fabric” in nature and be designed specifically for use in a screen porch. Typically, these shades are somewhat darker in nature and blend in better with the screens to create a uniform look.
- F. **Decorative Items: The following decorative items are NOT allowed (except where noted) on any residence unless written permission of the Board is obtained.**
1. Window Stickers of any kind.
 - a) Security company decals are approved.
 - b) Informative First Responder decals are approved
 2. Artificial Flowers
 3. Ornamental Rock and Stones/Steppingstones
 4. Bird feeders/Bird Baths.
 - a) One hummingbird feeder is allowed in a natural or pine straw area only.
 5. Garden hose hangers mounted on sides of structures
 6. Ground/landscape lighting (Pending HOA Approved Specs)
 7. Exterior mounted wall plaques
 8. Windsocks and wind chimes
 9. Decorative flags are not allowed
 - a) except for garden flag size sports teams, schools and seasonal flags.
 10. Items attached to the outside of the structure (common property)
 11. Items on window ledges that are visible to the street.
 - a) Electric candles during the holiday season decoration period are allowed
 12. Statues of any kind in the yards

**RULES AND REGULATIONS
OF
THE ORCHARDS OF CENTRAL PARK CONDOMINIUM ASSOCIATION, INC.
Revised 08/01/2025**

- 13. Lawn ornaments and yard signs.
 - a) Security signs are allowed
- 14. Swing sets
- 15. Basketball hoops or goals
- 16. Laundry pole/clothes lines
- 17. Cardboard or plastic items on doors or in the yard area.
 - a) Wreaths are allowed on doors

Any deviation from this list must be approved by the Board. Submit request via the website.

- G. Holiday Decorations: Christmas lights and decorations are permitted to be placed in the Limited Common Elements and/or on building exteriors provided the decorations do not damage Limited Common Elements, buildings, gutters or siding. They may be displayed 2 weeks before Thanksgiving Day and must be removed no later than January 7th of the following year. Other holiday decorations are permitted and may not be displayed more than two weeks before and/or one week after the respective holiday.
- H. The American Flag: The Association recognizes the rights of each Condominium Homeowner to exhibit patriotism. Notwithstanding language to the contrary appearing in the Declaration, and in accordance with the Freedom to Display American Flag Act of 2005 (Pub. L. No. 109-243), owners of each Condominium Home shall be entitled to display the American flag within the owner's Condominium Home and/or within the resident's portion of the Limited Common Elements, subject to the limitations described herein. The Board of Directors, or its appointee, shall have exclusive authority for regulating any display of the American flag on the Common Elements. The following are the current limitations with respect to the time, placement and manner of the display within of the American flag within the Limited Common Elements:
 - 1. The maximum size of an American flag permitted under these rules and regulations shall be three and one-half (3.5) feet hoist (width) and six and sixty-five hundredths (6.65) feet fly (length) (Size No. 7 as depicted in Executive Order 10834). The Board reserves the right to approve displays of larger American flags for limited time periods upon application to and approval by the Board of Directors or its appointee.
 - 2. The American flag shall be displayed only on a flagpole of necessary and appropriate size.
 - 3. The display of the American flag must not encroach upon any Common Elements, any other Condominium Homeowner's or resident's Condominium Home, or Limited Common Elements or the air space of another Condominium Homeowner's or resident's portion of Limited Common Elements.
 - 4. The American flag shall be kept clean and properly mended.
 - 5. The flag may be displayed at night with proper illumination, provided that such illumination is focused on the American flag and is not of such brightness as to disturb the owners and/or residents of other Condominium Homes.

**RULES AND REGULATIONS
OF
THE ORCHARDS OF CENTRAL PARK CONDOMINIUM ASSOCIATION, INC.
Revised 08/01/2025**

6. Condominium Homeowners or residents are responsible for all costs associated with the installation or maintenance resulting from the display of the American flag.
7. The American flag and flagpole may not be installed in a manner that would result in increased maintenance costs for the Association and/or owners and/or residents of other Condominium Homes.
8. Display of the American flag as a drapery or window curtain shall not be allowed.
9. No display that, in the discretion of the Board of Directors, depicts the American flag in an offensive or disrespectful manner shall be allowed.

The United States “Flag Code,” also known as the “Federal Flag Code,” codified at 4 U.S.C.A. § 1, *et seq.*, is incorporated herein to this section by reference. No language within this section shall be considered to permit any display or use that is inconsistent with the United States Flag Code. The Board of Directors reserves the right to place additional reasonable restrictions as to the time, place, and manner of the display of the American flag by an owner or occupant upon the Common Elements and/or Limited Common Elements in order to protect a substantial interest of the Association and its members. The Board of Directors, or its appointee, shall not adopt any rule or regulation prohibiting display of the American flag within a Condominium Home or upon the Limited Common Elements. Unless otherwise prohibited by the Board, residents who are not Owners may also display the American Flag in compliance with this section.

I. Landscaping:

1. A Condominium Homeowner may plant flowers or plants in the area adjacent to his or her Condominium Home which is inside the walkway that runs between the Condominium Homes front door and the Condominium Home's driveway. Maintenance of the flowers or plants is the responsibility of the resident and dead flowers or plants are to be removed at the end of the season. Annuals which are not maintained during the growing season will be removed by the Association and the cost for removal will be billed to the Condominium Homeowner.
2. While the Board of Directors and the Architectural Control Committee are in control, no landscaping may be planted, transplanted or removed by the Condominium owner other than that as defined above.

J. Littering: Trash, litter and cigarette butts shall not be discarded in the walkways, parking areas or from patios or porches onto the Common Elements.

K. Storage: All personal property such as lawn chairs, toys, bicycles, tables etc. must be stored inside the garage when not in use. No storage structures or sheds shall be permitted on any property at any time.

L. Bulletin Boards: Bulletin boards may be placed upon the Common Elements by the Association, primarily to provide residents with general Association information. Residents may not use bulletin boards to post personal information except for a bulletin board designated for residential use.

**RULES AND REGULATIONS
OF
THE ORCHARDS OF CENTRAL PARK CONDOMINIUM ASSOCIATION, INC.
Revised 08/01/2025**

- M. Satellite Dishes: See The Orchards of Central Park Condominium Declaration. No Satellite Dishes are allowed unless pre-approved by the Board.
- N. Play Equipment: No playhouses, tree houses or basketball goals whether temporary or permanent shall be permitted on any common property.
- O. Pools and Spas: No in-ground nor above ground pools may be installed. Proposed installation of a Spa/Hot Tub must be submitted in writing to the Board for approval. Spas may be approved with strict sight line and visual restrictions and may only be placed on an existing concrete patio in the rear of the home. Typically, Spas will only be permitted in a manner to prevent their visibility from any adjoining or neighboring homes. Installation must conform to applicable state and local codes and be properly screened. Except where prohibited, by state and local codes, screening shall be with landscaping.

IV. SAFETY, SANITATION AND RESIDENTS:

- A. Children's Play: Children on bicycles must wear protective helmets as required by the laws of the State of Georgia.
- B. Common Elements: Residents shall not obstruct the Common Elements or limited Common Elements, including but not limited to, the sidewalks or lawn areas with equipment, furnishings, bicycles, toys, wood, grills, boxes or other objects and shall use these areas for the purpose of free access and usage intended by design.
- C. Grills: Grills may be used only in accordance with federal, state and local ordinances, including, but not limited to, fire protection and prevention codes as established and/or enforced by the State of Georgia or Forsyth County, Georgia. No cooking on grills is permitted on any part of the Common Elements unless such grills have been placed upon the Common Elements by the Association. Use of gas grills provided by the Association must be operated by adult residents only and must be cleaned up immediately after use. Personal grilles may be used only in the respective resident's Limited Common Element areas, must be a minimum of 10 feet from the home when in use, and may not be operated while positioned under a covered porch, covered patio or covered deck. Well maintained grill covers are required and should be securely attached to the grill. Grills must be stored in the garage when not in use.
- D. Firearms and Fireworks: The use of firearms and fireworks upon the Common Elements is strictly prohibited.
- E. Trash: Trash and recycling bins should not be stored as to be **visible** from the street at any time. Trash collection regulations require the trash containers shall not be set out or **visible** from the street **prior to 5:00 p.m. the day preceding collection and the containers must be picked up and put away by 9:00 p.m.,** the day of collection. Only trash containers with lids are permitted for trash disposal. All trash for collection must be set out at the location determined by the Board of Directors. Trash containers, when not set out for collection, must be kept inside the garage. Residents will be responsible for cleaning up trash spillage from the containers.

**RULES AND REGULATIONS
OF
THE ORCHARDS OF CENTRAL PARK CONDOMINIUM ASSOCIATION, INC.
Revised 08/01/2025**

- F. **Roommates/Guests**: All roommates or guests of any Condominium Homeowner or resident are subject to the Declaration, By-Laws and Rules and Regulations of the Association and any party entitled to occupancy of a Condominium Home shall be responsible for the actions of such roommates and/or guests.
- G. **Utilities**: Residents are responsible for maintenance and payment of their own gas, electric, cable television, telephone and for calling to initiate service on the date of possession.
- H. **Smoking-Free Policy**: The following areas are designated smoke-free zones:
1. All indoor common areas, including clubhouses, gyms, and restrooms
 2. Shared outdoor amenities such as pools
 3. This policy applies to all forms of smoking, including cigarettes, cigars, pipes, E-cigarettes, vaping devices and marijuana (unless otherwise permitted by law and not in conflict with HOA regulations)
- V. **SIGNS**: Except as provided by Section III (F), nothing may be hung or displayed from inside the windows except professionally prepared “For Sale” and “For Rent” signs or security system decals, which shall be limited in size and number. No real estate signs are permitted upon the Common Elements unless written pre-approval by the Condominium Board.
- VI. **MASTER ASSOCIATION COMMON PROPERTY**: Please refer to the Master Association Rules and Regulations concerning use of the Master Association Property.
- VII. **PETS**:
- A. **Owners’ Responsibility**: The owner of a pet shall be directly responsible for any damage or inconvenience caused within the community by the pet and for controlling the behavior of the pet. Any pet which is upon the Common Elements must wear a tag showing the name and address of the pet owner. All pets must be cared for, maintained and properly licensed as required by the State of Georgia and Forsyth County, Georgia ordinances.
- B. **Leashes/Supervision/Confinement**:
1. No pet shall be permitted on the Common Elements unless it is always on a leash and under direct supervision.
 2. Pets must be walked away from buildings and walkways. Owners of pets shall be responsible for immediately removing the droppings of said animals from the Common Elements and grounds, including Limited Common Elements.
 3. Pets shall not be permitted to roam outside. Pets shall be fed inside the Condominium Home only and food shall not be placed on the patios or porches.
 4. No pet shall be staked or tied out of doors or left on a patio or porch, nor shall any structure or pen for a pet be built on a patio or porch or any portion of the Common Elements.
- C. **Restrictions on Type and Number of Pets**: Only those animals which are permitted under the Declaration shall be permitted upon the Condominium property. Additionally, no more than two (2) generally recognized house pets (e.g., dog, cat, etc.) may be kept in any

**RULES AND REGULATIONS
OF
THE ORCHARDS OF CENTRAL PARK CONDOMINIUM ASSOCIATION, INC.
Revised 08/01/2025**

residence and such household pets shall weigh no more than a combined ninety-five (95) pounds, unless special circumstances are approved by the Board. Pet Owners may be fined for violation of these policies at a rate of \$10.00 for 1st offense and \$25.00 for each additional offense. If pets become a nuisance, they may be ejected at the discretion of the Board of Directors.

D. Nuisance:

1. All barking, noise and odors shall be kept under control by the residents so as not to disturb other residents and so as not to be a nuisance to the community. A Condominium Homeowner or resident shall remove or control, as required by the Board, any pet judged to be a nuisance by the Board of Directors.

VIII. GARAGES/PARKING/TOWING/MOVING:

A. Garages: All garage doors are to be closed when not in use.

B. Parking:

1. All parking by residents or guests must be as directed by the Association as stipulated in the Declaration of Condominium for The Orchards of Central Park Condominium Association, Inc. unless special circumstances are pre-approved in writing.
2. Condominiums are designated in such a manner so as to have two cars parked in the garage on a continual basis. Owners shall not park any vehicles in the driveway on a permanent or semi-permanent basis. Visitor vehicles may be parked on any driveway for up to 72 hours. In the event that any Owner intends to have a visitor for more than 72 hours, said Owner shall contact the Association and obtain an "Extenuating Circumstance Parking Permit" from the Association. Said permit shall not have a duration of more than two weeks. If an Extenuating Circumstance Parking Permit is not on file with the Association for a vehicle parked for a duration of more than 72 hours, which includes leaving and returning intermittently, such vehicle shall be considered a nuisance and may be removed by the Board of Directors at the expense of the Owner.
3. No boats, canoes, jet skis or other water craft, boat trailers, trailers (either with or without wheels), mobile homes, motor homes, trailers of any kind, either with or without wheels, trucks (larger than a ¾ ton pickup), truck campers, campers, camper trailers, tractors, tractor-trailers, travel trailers, any vehicle used for commercial purpose or with commercial writings on their exteriors, motorcycles, motorized bicycles, motorized go-carts, golf carts or any other type of motorized vehicle may be parked on any street or driveway overnight. Other vehicles used for recreation (e.g., van conversions/RVs) not garage-able, will be permitted to park in the Limited Common Elements (e.g., in front of garage) for not more than forty-eight (48) consecutive hours to allow for loading and unloading. Such vehicles must not exceed twenty (20) feet in length and must not block normal access of other residents. Commercial moving vans, when conducting contract business, and commercial trucks, when in the area to perform service or repair work, are an authorized

**RULES AND REGULATIONS
OF
THE ORCHARDS OF CENTRAL PARK CONDOMINIUM ASSOCIATION, INC.
Revised 08/01/2025**

exception.

- a) Inoperable vehicles (e.g., with flat tires, expired license tags, etc.) or vehicles which cannot be identified as belonging to a resident, which are parked in any Common Element or Limited Common Element for more than forty-eight (48) consecutive hours may be towed off the premises at the vehicle owner's expense. No repair work is permitted on vehicles in Condominium Homes or Common Elements, except for short-term emergency work or repairs of a minor nature (e.g., flat tire, battery charge, etc.).
 - b) The following vehicles are also prohibited upon the Condominium Property and no such vehicle shall be kept, placed, stored, maintained or operated upon the entirety of The Orchards of Central Park: abandoned vehicles, vehicles which are dismantled, partially dismantled, inoperative, discarded, unlicensed or which contain an expired license plate.
 - 4. No vehicle shall be parked in any manner which blocks any street or driveway, or the ingress/egress to any garage other than the owners' garage. Reckless operation, excessive speed and parking or driving on the lawn areas is prohibited. All cars for a Unit shall be parked in the garage of said Unit. A Unit Owner may be allowed to park a handicap equipped van that will not fit in the garage, in the area directly in front of the garage serving said Unit.
 - C. **Towing:** The Association is expressly authorized to remove, by immediately towing, without notice, at the expense of the vehicle owner, any unlawful or restricted vehicle in violation of the Declaration, By-Laws or these Rules and Regulations of the Condominium. Any expenses incurred and not paid shall be collected in the same manner as overdue assessments.
 - D. **Moving:** Moving. All moving into or out of a Condominium Home shall be done between the hours of 8:00 a.m. and 10:00 p.m. In addition to the foregoing, the Condominium Home Owner shall be responsible for any and all damages caused to the Condominium Property by the Condominium Home Owner, or any third party, as a result of such Condominium Home Owner or any of its tenants, moving into or out of any Condominium Home and such damages shall be the sole responsibility of the Condominium Home Owner. Streets, driveways and parking areas within the Condominium Property are private and may not necessarily accommodate large trucks. Therefore, all Condominium Home Owners and residents are urged to take the necessary precautions in order to avoid causing damage to any portion of the Condominium Property.
- IX. **NUISANCES/DISTURBANCES/SOLICITATION:**
- A. **Nuisances:** No Condominium Homeowner, resident or their guests may act or use a Condominium Home or any portion of the Common Elements in such a way as to unreasonably annoy, embarrass or discomfort other Condominium Homeowners or residents or as to constitute, in the sole discretion of the Board of Directors or its designee, a nuisance. All Condominium Homeowners, residents and their guests shall refrain from any act or use of a Condominium Home or the Common Elements which could result in the cancellation of

**RULES AND REGULATIONS
OF
THE ORCHARDS OF CENTRAL PARK CONDOMINIUM ASSOCIATION, INC.
Revised 08/01/2025**

insurance carried by the Association, or which could be in violation of any law or governmental code or regulation. Nothing herein shall be construed to affect the rights of an aggrieved Condominium Homeowners to proceed individually for relief from interference with his property or personal rights.

- B. **Noise Disturbances**: Noises and/or sounds resulting from activities, televisions, radios, stereos, musical instruments or pets within a Condominium Home shall not disturb other residences. Any excessive noise or sound which can be heard outside the windows, walls, ceilings, floors or doors of a Condominium Home shall constitute unacceptable noise and will therefore constitute a violation of this section. Volume on the above-mentioned items should be minimized each day after 10:00 p.m.
- C. **Solicitation**: Solicitation by commercial enterprises is not authorized within the Condominium Property. In a like manner and due to restricted parking availability, garage sales, estate sales, and tag sales are specifically prohibited, unless approved by the Association as a planned community activity.

X. **SALES AND LEASING**:

- A. **Condominium Documents**: Any sale or lease within the Condominium Property must comply with the Condominium Instruments. Each Condominium Homeowner who sells or leases their Condominium Home shall provide a copy of the Declaration, By-Laws and Rules and Regulations of the Association to each lessee or purchaser prior to the closing of the sale or the commencement of a lease.
- B. **Filing of a Lease**: The Condominium Homeowner is responsible for providing the management office with a copy of the lease prior to the commencement of the lease and the Condominium Homeowner is responsible for assuring that the lease complies with Association requirements. Tenants may be denied use of the Common Elements, including parking privileges, if an approved lease is not on file.
- C. **Suspension of Use of Common Elements**: In the event that the Association suspends the rights of a Condominium Homeowner to use the Recreational Areas or the right of a Condominium Home Owner to use the Common Elements of the Condominium, such suspension shall also apply to all tenants of the Condominium Home Owner.

- XI. **CONFLICTS OR AMENDMENTS**: This document is intended to be used as an informational guide. In instances in which there is, or appears to be any conflict, the Condominium Unit Purchase Agreement or Declaration of Condominium shall control.

**RULES AND REGULATIONS
OF
THE ORCHARDS OF CENTRAL PARK CONDOMINIUM ASSOCIATION, INC.
Revised 08/01/2025**

- XII. **AGE RESTRICTED COMMUNITY**: The Orchards of Central Park Condominium is an “Age Restricted” community adhering to all State and Federal Fair Housing guidelines regarding this type of community. In keeping with the spirit of these guidelines and to maximize the enjoyment, wellbeing and lifestyle desired by all of its residents, The Orchards of Central Park Condominium will not permit full time residency status of any minor child under the age of 18. Temporary visitation by minor children, including but not limited to grandchildren, is welcomed and acceptable. The Orchards of Central Park does not have a strict guideline governing visitation rule regarding length of stay but rather prefers to leave it to the discretion of the respective homeowner as overseen by the various Associations. All “Rules & Regulations” with respect to guests are to be fully complied with at all times regardless of the age of the guest.