



Garrett's Run

Condo Association



7900 Greensboro Dr., West Melbourne, FL
is managed by
Reconcilable Differences, Inc
2560 Palm Lake Drive
Merritt Island, FL 32952

Manager: Lynn Hiott Cell: 321-960-9334
Phone: 321-453-1585
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Email: Office@RecDif.com

www.ReconcilableDifferences.net

Rules & Regulations

(Revised & Adopted July 2016)

Garrett's Run Office Hours onsite are
Wednesday's from 10 am to 3 pm

Office Phone: 321-725-1840

GARRETT'S RUN CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

Updated May 2014

Under the Authority of Article 4.4 of the Declaration of Condominium the Board of Directors (BOD) may from time to time revise and/or add new Rules and Regulations to address new issues or to make changes to existing Rules and Regulations. These revised Rules and Regulations were approved and adopted by the Board of Directors on May ___, 2014. They are intended to maintain the value of our property and to ensure the quality of life that is anticipated and expected in a well-maintained residential community. The Rules and Regulations are in addition to and are consistent with the provisions as set forth in the Declaration of Condominium for Garrett's Run. These Rules and Regulations supersede and replace any and all Rules and Regulations published and issued prior to the above date of adoption.

The Condominium Documents provide that each unit owner is a member of the Association, thus providing certain rights and requiring certain duties and obligations. Each owner is entitled to quiet enjoyment of his or her property and the appurtenant limited common elements without any undue interference or disturbance from other owners or guests. To this end, each individual owner must do his or her share to ensure this right is protected and to cooperate fully in order to maintain the quality of our common financial investment. We urge you to participate in this joint responsibility by following these Rules and Regulations and contributing your support in our efforts. If you feel that compliance with any of these rules is being overlooked, please bring it to the attention of the Association's property management company or to the BOD **in writing**. Unit owners/residents are hereby advised that failure to correct a violation in a timely manner may result in the BOD pursuing legal action to force compliance

A. USE AND APPEARANCE OF INDIVIDUAL UNITS

1. Maximum occupancy is four people per unit, in accordance with the City of West Melbourne zoning laws and regulations. On a Homeowner Information form or Renter Information form, all resident names must be registered with the Association Management Office in advance of such resident taking occupancy. And any changes thereof must be reported to that Office in advance of such change becoming effective.
2. Individual dwelling units and common area facilities shall not be used for any business purpose or any commercial purpose. Units are to be used for the express purpose of a residential, single family home.
3. Individual units must not be used for any illegal or immoral purposes, and residents should report such instances when suspected immediately to the Association Management Office. Any Resident with reasonable proof of illegal activity should report it to the local police department.
4. No resident is permitted to use his/her condominium in any way that would create an insurance risk or in a manner that will endanger others.
5. Pursuant to Florida Statutes, Chapter 718.111(5), Fla. Stat., the Association has the irrevocable right of access to each unit during reasonable hours, when necessary for

the maintenance, repair, or replacement of any common elements or of any portion of a unit to be maintained by the association or as necessary to prevent damage to the common elements or to a unit or units. Residents must provide the Association with emergency contact numbers for the unit owner and/or occupant and the local unit caretaker, a trusted friend, neighbor or agent to act on behalf of the unit owner whenever access to a unit is required during resident absences. If a locksmith must be called, the unit owner will be responsible for any and all costs incurred to gain access to the unit.

6. In case of emergency where access is required to a unit, resident must furnish a duplicate key to all locks to the Association, to be kept under control by designated authority. In the event that a resident neglects or refuses to provide a key to the Association, the Board will give the best notice practical under the circumstances and may then enter the unit. The Association shall change the locks, if reasonably necessary to secure the premises. The resident shall be responsible for reimbursing the Association for the cost of the locksmith services.
7. When leaving town for 2 or more days, residents should turn off the water to their respective units to minimize damage from any potential water leak. You must also designate a local unit caretaker, such as a neighbor or family member, when you are away. The caretaker must have a key to the unit and the BOD must be provided in writing with the name and contact information of the local unit caretaker. The Association shall contact this local unit caretaker in case of emergencies. There are separate emergency water shutoff valves servicing each unit. These valves are located in front of each building. (Neighbors should check with each other to confirm which valve services their particular unit.) These valves are used to completely shut off the water to a unit prior to leaving the unit or in the event of a burst pipe or any other type water flooding within the unit. Once the water valve is turned off, residents should then test the water to be sure it is completely off inside the unit and drained from the system. However, leave all faucets closed once they are drained. Residents should familiarize themselves with the location of these valves and make sure all family members and tenants know where these valves are located as well. If the valve cannot be located, residents should contact another resident or the local water company for assistance.
8. Garrett's Run is currently managed by Reconcilable Differences, Inc. (RDI). Unit Owners having complaints or requiring common element maintenance/repairs should complete an "Attention Form" located in the clubhouse or on the RDI website listed below and return it to the office for follow up action. All emergencies, such as a broken water pipe, fires, or water flooding in a unit should be immediately reported to RDI or a Board member. Copies of Board meeting minutes can be found on the RDI website listed below. Please feel free to contact RDI at any time should you have any questions or concerns:

Reconcilable Differences, Inc.

Lynn Hiott, Community Assoc. Manager Cell: 321-960-9334

Office Telephone: (321) 453-1585

Fax: (321) 305-6199

E-mail: Lynn@RecDif.com

Website: www.reconcilabledifferences.net

9. Placement of exterior ornamentation onto STUCCO surfaces is not permitted. Seasonal/holiday ornaments on windows, doors, railings and patios must be removed within a week after the end of the holiday.
10. Any alteration of common area or limited common elements must not be done, i.e., painting of screened patios, and exterior patios. Enclosing of balconies or patios cannot be done without the express written consent of the Board of Directors. Concrete Entrance ways may be stained with the approved color that is available to owners, checked out from the office. Paint can MUST be returned to the office within 48 hours or risk being charged for the can of paint. Paint job must be cleaned of any oil or stains prior to any paint being applied. Please be courteous and give your neighbor notice (upstairs and downstairs) prior to painting your entrance way.
11. Load bearing walls within unit must not be altered in any way.
12. All units must have **vertical** blinds and are to be **almond/white in color** and must present a uniform appearance from the exterior view. Horizontal blinds are NOT allowed. Windows and blinds should be cleaned periodically to maintain a tidy appearance. Screens should be replaced when torn, ripped or are unsightly.
13. No plants are allowed on second story landings or on screened patios without the benefit of an apparatus to catch and hold standing water. No plants or other items should obstruct passage/exit to steps at any time. Absolutely no items of any nature are allowed on stair steps or on the mid-landing at any time. ***Two (2) potted plants are allowed outside front door to not exceed 1 foot in diameter and 1 foot in height for the pot. If you share an entrance way with another unit, there should be no more than 4 in total potted plants. Once the plants mature and exceed 10 pounds, they must be removed and transplanted to common grounds with approval from the Board of Directors.***
14. No laundry, towels, rugs, etc., may be hung over railings, or on enclosed balconies, patios or stair landings to dry. No clotheslines of any type shall be permitted on the common elements. Mops, brooms and clutter must be stored inside unit and not around entranceways. All parts of condominium shall be kept in a clean and sanitary conditions and no rubbish, refuse and/or garbage shall be allowed to exist. Fire and Safety Laws mandate that all doors must be kept clean of all things. Balconies, patios and stair landings, must be kept neat and orderly and residents are not allowed to use these areas for storage of large, bulky, garage type items. *Entrance ways may contain 1 small table not exceeding 30 inches in diameter with 2 chairs.*
15. Use of charcoal or propane gas grills on the patios or balconies is strictly prohibited by law. All open fire cooking must be done at least ten (10) feet from the building. Storage of kerosene, gasoline or other flammable or explosive agents also is prohibited, with the exception that storage of L.P. gas containers of less than one (1) pound, such as that used for a small portable grill, is permitted if stored under the stairwell, covered and clean.
16. Only clean and useable bicycles and clean and covered barbeques can be stored under the stairs. Absolutely no other items are allowed in this space and will be removed and discarded promptly if stored there.
17. Garrett's Run does not have a supervised play area for children. Parents should exercise reasonable supervision while their children are playing on the grounds. Parents will be held responsible for any damage caused by the children. All recreational areas such as the tennis courts are for their intended use only.

18. Nothing is to be stored in the “Electrical or Phone” Rooms. The Fire Marshal will cite us for violations. If anything is found in these rooms, the items will be discarded immediately and the owner of the items could be responsible for legal fees associated with the fines.
19. No sign, notice, or advertisement may be placed in or on any window or in or on any exterior surface of any condominium or on the common elements. This includes displays of “For Sale/Rent” or “Property Maintained by...” signs or advertising of any kind shall be maintained on premises or entranceway to community.
20. No “Garage/Yard Sale” is allowed on the grass, sidewalks or common areas. A community garage/yard sale may be conducted in the clubhouse with the Board of Directors approval.

B. PETS

1. Class of permitted pets include cats, dogs, small birds and fish, provided they are not being kept, bred or maintained for commercial use. Dogs definitely must not weigh more than **30 pounds at maturity**. All dogs and cats must be leashed at all times, as required under the Brevard County Ordinance, when on the common grounds and must be restricted to outer perimeter of community only. No pets shall be allowed in or on common area facilities. Brevard County Ordinance mandates animal defecation must be picked up immediately. Animals must not be allowed to eliminate on trees, bushes, or ornamental plants except in the permitted areas. Posted signs “Dog Walking Area” indicate the allocated dog walking areas. Pets must not be left unattended on patios or stair landings for extended lengths of time. Management will require a copy of the Rabies vaccination supplied every year from their Vet to include the animal name, type, and weight.
2. Noisy animals (defined as constant, uncontrolled, or prolonged periods of barking, howling, yipping) are prohibited. If any of the rules under this section are violated or if any animal has become a nuisance as determined by the Board, the owner shall be given a written notice directing that the violation be corrected or the nuisance abated within ten (10) business days. If the violation or nuisance continues after the notification, the Board may cause the animal to be removed from the Community at the sole expense of the owner.
3. No more than two (2) animals per unit.

C. Maintenance

1. Unit owners are solely responsible for maintaining, repairing and replacing their air conditioner and heating systems and related machinery and equipment, both inside and outside the unit owner’s individual unit. Such maintenance shall include but is not limited to changing filters and flushing drain hoses. At approximately two-month intervals, residents shall be responsible for pouring a half cup of household bleach in the AC drain line to prevent clogging of the drains.
2. Residents must leave the air condition unit on when away for extended (3 days or more) periods to avoid mold and mildew. The Unit owner shall arrange for the designated local unit caretaker to monitor the unit periodically checking for mold and mildew.

3. Residents are responsible for inside bug spraying of their units. An effective insect control program for each unit is required. Product purchased at Ace Hardware, "Terro" is a great tool for sugar or ghost ants inside your unit. Should you need a one-time extermination from the association company "Massey Services", please contact management to schedule the visit. The resident MUST BE home at the time of service. Service days are restricted to Tuesday mornings.
4. DO NOT POUR GREASE INTO SINKS OR TOILETS. A stoppage occurring within a unit is the responsibility of the unit owner, together with all consequential damage occurring to other portions of the condominium property and to the property of other residents.

D. NOISE RESTRICTIONS/QUIET ENJOYMENT

1. Operation of washing machines, dryers, dishwashers, incinerators (garbage disposals) or any other noise making activity is STRICTLY PROHIBITED after 10:00 p.m. and before 8:00 a.m.
2. No owner or lessee shall make or permit noise that will disturb or annoy the occupants of any other unit or do or permit to be done anything that will interfere with the rights, comfort or convenience of other residents. Nothing should be done in or about the building which interferes with the rights, comfort or convenience of any other resident. Residents are entirely responsible for the conduct of their guests. Loud noises, abusive language, inappropriate conduct, noticeable drunkenness and/or illegal drug usage shall be promptly reported to the Sheriff's Dept. The Association maintains a "zero tolerance" policy toward illegal and unsocial, hostile conduct, and will prosecute to the fullest extent of the law in all instances. It is expected that conflicts between residents be resolved between residents, including calling the Sheriff's Dept. The BOD is not legally obligated to intercede in private disputes between residents except in unusual circumstances or in circumstances where residents in multiple units are adversely impacted.
3. Stereos, TV, musical instruments must be kept to a level not able to be heard outside of the originating unit. Car stereos must not be heard outside of the car, especially when car is not moving. No resident may allow any noise making activity to be a cause of annoyance to other residents, DAY or NIGHT. Radios or stereos at poolside must not be loud enough to annoy other residents in surrounding areas.

E. USE OF GRILLS

Grilling is not permitted on screened patios or stair landings, Grills must be pulled away from building overhangs no less than 10 feet to avoid smoke and possible fire damage, *but must be placed back into storage within 24 hours of grilling.* Grills must not be left unattended when in use. All grills must be stored in a clean and orderly fashion under stair landings or on patio. *Additionally, NFPA 58-8.3.5, 2008 edition, states; **Storage within residential buildings.** Storage of [LP] cylinders within a residential building, including the basement or any storage area in a common basement of a multiple-family building and attached or detached garages, shall be limited to cylinders each with a maximum water capacity of 2.7 lb (1.2 kg) and shall not exceed 5.4 lb (2.4 kg) aggregate water capacity per each living space unit.*

F. USE OF DUMPSTERS

1. All boxes must be flattened and laid against the dumpster next to the recycle cans. **DO NOT PUT THEM INTO THE DUMPSTERS!**

2. When disposing of any size furniture, you must make arrangements with the Association Management Office for disposal. If a "special pick-up" is required, the cost will be the responsibility of the Unit Owner/Resident. *Please put all "Bulk" items in the Bulk location, northwest of building 7821 on Maplewood Drive to the left of the big dumpster. No other BULK items are to be left at any of the remaining dumpsters.*
3. No carpeting or other construction debris is to be placed in dumpsters. Owner/Residents must make arrangements with contractors, prior to work being done, to ensure all debris is removed from property by contractor and not placed in dumpster. If a "special pick-up" is required, the cost will be the responsibility of the Unit Owner/Resident.
4. Dumpster doors must be closed after disposal of garbage.

G. KEYS

1. Unit and mailbox keys are the responsibility of the unit owner. Qualified and approved renters should obtain these keys from the Realtor or owner by private arrangements. Replacements for lost mail box keys must be obtained through the U.S. Post Office. Mail box locations can be obtained from the office during the official interview.
2. All locks for common element or association - owned recreational facilities are proprietary locks and keys which cannot be made by any other than the selling locksmith, and then only by prior written permission of the Board. The Association monitors key distribution for the common recreational facilities. Each unit owner has been provided with one key that unlocks pool gate, tennis court gate, north and south gymnasium doors, racquetball court, and north and south clubhouse doors. This key must be returned to the Association office at the time of lease termination or the sale of unit. There will be a \$50.00 deposit charged for replacement of lost keys.
3. New Owners can obtain a facility key for a \$50 deposit from the Association Management Office if not received from the seller. Reminder to owners who sell, it is your responsibility to give facility key to the purchaser.
4. A Unit Owner who leases out his/her unit, must turn in his/her facility key to the Association Management Office so that renter can obtain the key for a \$50 reimbursable deposit as stated in Section J. 2, Leasing of Units, of the Rules and Regulations.

H. USE OF FACILITY KEY, POOL, CLUBHOUSE, EXERCISE ROOM, TENNIS & RACQUETBALL COURTS AND OTHER COMMON AREA PROPERTY

1. Access (facility) key to common areas is to be maintained by adult residents only, and not to be used by any other persons but residents and authorized guests. If requested, residents/guests must show proof of a valid facility key. Guests unaccompanied by the resident owner will be asked to identify themselves and give the homeowner's name and unit number with whom they are staying.
2. The pool, clubhouse, exercise room, tennis and racquetball courts, shall be used only for the purpose for which such facilities were designed. Please be advised that the exercise room, back patio of clubhouse, pool, and front of the clubhouse are all monitored and recorded 24 hours a day by various cameras.

3. The pool, clubhouse, exercise room, tennis and racquetball courts will normally be open from 8:00 a.m. to 10:00 p.m. daily. The Association Management Office through the Board of Directors reserves the right to close any of the said facilities at any time for maintenance or emergency reasons. With the exception of the clubhouse, said facilities shall not be reserved or used for private parties or social functions.
4. Racquetball and tennis courts to be used for those purposes only. No roller-skating, skateboarding or bicycles allowed.
5. No person under the age of 15 shall use the pool, unless he or she is accompanied and supervised by a responsible resident or authorized guest over the age of 18.
6. No person under the age of 15 shall use the tennis or racquetball courts, clubhouse or exercise equipment unless he or she is accompanied and supervised by a responsible resident or authorized guest over the age of 18.
7. GUESTS: Each resident is allowed to have no more than two (2) guests at the pool at any given time. All guests must be accompanied by a resident of Garrett's Run, unless the guest is over 18 or authorized by the Board of Directors. Should a resident have a guest(s) that is staying for a period longer than seven (7) days, the resident shall register the guest(s) with the Association Management Office, whereby the guest(s) will be allowed to use the common area facilities unaccompanied for the length of their visit, providing that they are 18 years or older.
8. No more than fifteen (15) persons shall occupy the pool at any one time. The pool safety equipment (life preservers, nets, hooks, etc.) shall not be used for recreational purposes.
9. No person wearing diapers, regardless of age, are permitted in the pool.
10. If you have an open wound, DO NOT GO INTO THE POOL.
11. Proper swimming attire is required in the pool. Persons wearing jeans, cutoffs, or other street attire are not allowed in the pool.
12. Diving, jumping running, roughhousing or other similar activity shall not be allowed in or around the pool.
13. No floats, balls, paddles, Frisbees or similar recreational equipment shall be allowed in or around the pool nor shall any glass containers, alcoholic beverages or food be allowed near the pool.
14. No animals are allowed in the enclosed pool area, nor any common area building, except documented and approved service animals.
15. No person shall wear a wet bathing suit in the interior of any common area building.
16. Restrooms in the common areas shall be maintained in a clean condition by all users.
17. No person shall smoke or otherwise use any tobacco products inside common area buildings at any time. Please use the receptacles that are intended for your cigarette butts.
18. Resident must report any damage to common facilities to the Association Management Office immediately, especially if it represents a safety hazard to other

property or people. Anyone caught jumping the pool fence or vandalizing any of the property will be prosecuted by the law and will lose their amenity access rights.

19. The clubhouse may be reserved by residents except when Association functions are scheduled. Application forms for reservations are available in the clubhouse or on the website. Damage and cleaning deposit is required with the application for private functions. A fee for the use of the clubhouse will also be charged. Please check the calendar in the clubhouse for available dates. All guests using the clubhouse shall comply with all rules adopted by the Board. The swimming pool, sauna, exercise room, tennis courts and racquetball courts shall not be used for, or in connection with, any reserved social function as stated in paragraph number 3 of this Section G.
20. No ball playing on grass, in the parking lots or stair steps or landings, or in front or back of units.
21. No skateboarding, roller-skating or bicycle riding on grass, sidewalks and other common areas except in parking areas.
22. No fishing or swimming shall be permitted or allowed in the ponds, which are part of the common areas.
23. For sanitary reasons, no feeding of ducks or squirrels is allowed.

I. VEHICLES

1. Vehicles must be properly registered and have current tags.
2. Any changes or additions to vehicle ownership or registration **MUST** be reported to the office immediately.
3. Vehicles must be in good working order
 - a. No vehicle repairs may be done on premises.
 - b. Flat tires must be fixed immediately.
 - c. Repairs that require placement of vehicles on jacks overnight are prohibited.
 - d. An emergency minor repair that is done to allow a vehicle to be moved is permitted.
4. Vehicles may not display "For Sale" signs or commercial advertising signs while on condominium property.
5. Commercial vehicles having an overall length in excess of 23 feet cannot be parked within Garrett's Run.
6. Residents who drive company cars and/or small trucks (commercial vehicles) displaying advertising must have prior written authorization by the Board of Directors to park on the premises on a regular basis. Such authorization will be in effect only if the commercial advertising is completely covered (as by use of magnetic covers) at all times when on condominium property. Such vehicles must be parked in the Visitor parking and backed into the space.
7. Observance of posted speed limits within the community is required.
8. Vehicle noise levels must be contained (muffler and tail pipes in working order, no racing or revving engines while on condominium property).

J. Parking

1. Parking at Garret's Run Condominium is restricted to vehicles displaying association issued parking permits (residential decals or visitor pass permits)

2. Each residential unit is allowed a maximum of two (2) residential parking permits (decals) and two (2) visitor parking permits.
3. Residential parking permit (decals) must be placed on the lower left side (driver's side) of their vehicles front windshield.
 - a. Vehicles displaying residential permits (decals) may park directly in front of a residence. (Anywhere in front of a building) There are **NO ASSIGNED** or numbered parking spaces.
4. Visitor pass which is colored (indicating the current year) must be displayed on the front dashboard of the vehicle.
 - a. Vehicles displaying visitor pass permits **MUST** only park in spaces labeled visitor/guest parking.
 - b. Visitor passes are to be used by ALL visitor's parking at Garrett's Run for the duration of their stay.
5. Obtaining a Garrett's Run Parking permit:
 - a. Unit Owners-Must bring their driver's license and current vehicle registration to the association office during office hours. The vehicle description; tag number and registration will be recorded and the coded parking permit (decal) and visitor passes will be issued.
 - b. Renters/Tenants-Must bring a copy of their executed current lease, their driver's license and current vehicle registration to the association office. The vehicle description, tag number, registration, and lease information will be recorded and the coded parking permit (decal) and visitor passes will be issued. Each registered vehicle tenant must be on the lease to retrieve a parking decal.
6. Unit Owners and Renters are responsible for providing visitor passes to all their visitors/guests. Vehicles that are parked on condominium property that do not display a Garrett's Run parking permit (decal or visitor pass) OR parked on the grass, sidewalk or any common areas except designated parking areas **WILL BE TOWED OFF CONDOMINIUM PROPERTY AT OWNER'S EXPENSE.**

***Exception—Realtors and service personnel, i.e., utilities, plumbers, contractors, etc., whose vehicles display their company logo may park in resident's spaces while conducting business.*
7. Towing Company that is contracted for towing is: **Kendall Towing**. To retrieve your vehicle, please contact **321-728-4102. Cash is the ONLY FORM OF PAYMENT!** Rates are based on Brevard County Resolution, Ordinance Number 2004-061.

K. RECREATIONAL VEHICLE LOT (RV LOT)

1. Recreational vehicles, boats, campers and utility vehicles must be parked in Recreational Vehicle Lot only. Recreational vehicles, campers and trailer-mounted boats shall not be parked in residential parking areas at any time, except for loading and unloading. Washing of vehicles of any type is restricted to designated car wash area.
2. Parking spaces in the RV Lot are made available to Garrett's Run residents on a first-come, first-serve basis. The owner of any vehicle parked in the RV Lot shall apply to the Board of Directors through the Association Management Office for a parking

permit using a form provided by that office for the Association. There is a \$10 refundable deposit due with the application for the gate key. No vehicle shall be issued a permit for parking in the RV Lot unless such an application, signed by the owner, has been completed and approved by the Board of Directors. Only if they are guests of a Resident, and space is available may a guest park an RV, camper or trailer-mounted boat only for the length of their visit up to a fourteen (14) day period through a temporary permit obtained in the same manner as for a resident and under the same conditions as paragraph number 4 of this Section I. If the Owner has leased his unit, he forfeits his rights to use the RV/Boat storage.

3. All vehicles parking in the RV Lot shall have a current registration displayed and valid insurance coverage. The address and the vehicle owner's registration shall demonstrate that the vehicle owner is a resident of Garrett's Run. The Association reserves the right to require the owner of any vehicle parked in the RV Lot to show his or her vehicle registration and insurance upon request.
4. All vehicles parked in the RV Lot shall be parked at the vehicle owner's sole risk, and the Association shall have no responsibility or liability for damage to any vehicle parked within the RV Lot.
5. On a fourteen (14) day limit, first-come, first-serve basis, parking in the RV Lot is made available only to Garrett's Run residents for their non-recreational vehicle with the prior permission of the Board of Directors and under the same conditions as paragraph numbers 3 and 4 of this Section I.
6. No person shall utilize any vehicle in the RV Lot for sleeping accommodations at any time.

L. LEASING OF UNITS

1. No unit shall be leased or rented without prior written approval of the Association. No lease or rental of a unit shall be made for a period of less than (12) twelve months. All leases shall be in writing and a copy of the proposed lease or rental agreement, along with a completed renter profile and payment of a non-refundable fifty dollar (\$50.00) administrative fee must be on file in the Association's office **BEFORE** the proposed tenant will be considered for approval. Management will complete an interview process with the proposed tenant prior to move-in. Please refer to the Association's "Declaration of Condominium, Section 7.6 as amended September 2013 regarding leasing a unit at Garrett's Run.
2. Renter(s) can obtain a facility key from the Association Management Office for a deposit of \$50. This deposit will be held by the Association in a non-interest bearing account, and returned by check to the renter when the key is returned to the Association Management Office upon moving out of Garrett's Run. If the key is not returned, the \$50 will be forfeited to the Association. Lost keys require an additional \$50 deposit under the same process as stated in paragraph 2 of Section F.
3. In order to comply with paragraph 2 of this Section J, a Unit Owner who intends to rent his/her unit must turn in his/her facility key to the Association Management Office prior to renting the unit (see Declaration of Condominium).
4. Sub-leasing or the assignment of the lease of any unit is prohibited. No rooms may be rented and no transient tenants may be accommodated.

5. When unit owners lease their units, they give up all rights to use the Association's common elements and recreational facilities except as guests of other lawful residents.
6. No lease of a unit shall release or discharge the owner thereof from the obligation to comply with the Condominium Documents and these rules and regulations.
7. Unit Owners using an outside realtor for renting purposes must notify those agencies of the \$50 deposit requirement to obtain a facility key and the \$50 non-fundable administrative fee so that they will be aware of the Association's Rules and Regulations and can inform potential renters.

M. MAINTENANCE/ASSESSMENT FEES

1. Maintenance/Assessment fees are due the 1st day of each month. If not paid by the 15th of the month, Unit Owner will incur a \$25.00 late charge.
2. Pursuant to Florida Statutes 718.116, any payment received by the Association shall be applied first to any interest accrued by the Association, then to any administrative late fee, then to any costs and reasonable attorney's fees incurred in collection, and then to the delinquent assessment. The foregoing shall be applicable notwithstanding any restrictive endorsement, designation, or instruction placed on or accompanying a payment.

N. VIOLATION OF RULES AND REGULATIONS

Pursuant to the Condominium Documents, Owners are responsible for their actions, as well as the action of their guests, renters and renter's guests. Any costs incurred by the Association for any damage to common areas, caused by an Owner, their guest, their renters or their renter's guests, will be assessed to the Owner. When a violation occurs (except for parking non-decal vehicles illegally), the Board of Directors or its Agent will take the following steps. Please note, if the offending party rents a unit, a copy of all Notices will also be sent to the Owner of the unit or their Agent.

1. A "First Notice" will be sent to the offending party advising them of the violations and asking that the situation be remedied immediately.
2. A "Second Notice" will be sent, asking again that the situation be remedied immediately and advising the offender that if the offense continues, the matter will be turned over to the Association's Board of Directors for further action.
3. A "Final Notice" will be sent, stating that the Board of Directors is pursuing legal action to force compliance, for which the owner will be financially responsible.

Added Rules as of July 2016

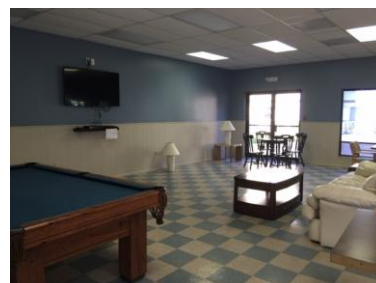
Community Charcoal Grill Rules

- Please enjoy them, but clean up after yourselves.
- Grills must be attended at all times.
- No one under 18 may use the grills.
- Supervise children around the hot grill.
- Check the surrounding area for flammable debris.
- BBQ area curfew is 10 pm.
- Please clean grills and grilling area after each use.
- Dispose of used coals (ashes) into the metal can provided next to the grills. Do NOT put anything else into this can, such as other trash, paper plates, etc.
- Clean up any spills.
- Please be courteous with your time if others are waiting to use the grills.



Community Pool Table Rules

- Don't lay the cue across your shoulders and wrap your arms around it. *Did you ever wonder how all those warped cues got that way?*
- Don't turn the chalk upside down on the rails. *Who wants to get blue chalk all over their shirts?*
- Don't set drinks or food on the table. *This is a no brainer!*
- Don't sit on the edge of the table to make a shot. *A balanced table enhances the game, so why enhance screwing it up?*
- Don't shark! *If what you are doing would distract you while shooting, it probably distracts other players, too!*
- Do not move within the shooter's field of view. *Chalking your cue, walking near the table are some things that you might not realize distract the player who is trying to make a shot.*
- Do not stand behind the target pocket. *Sometimes it's easy to forget this one.*
- When finished playing, return all equipment to where you got it. *This includes cues, mechanical bridge, racks, balls, and chalk.*
- No Gambling



- Sinking Eight ball after break is a WIN
- No Fighting

Abusive language or misuse of Association Property will result in Closing the pool table and possible removal.

Community TV, DVD Player, and Wii Game Systems

TV Remote on far right side-Toshiba-Only needed to turn TV on/off

To get to DVD or Wii Game-Use Toshiba TV remote, press INPUT button to the following:

- TV-Input HDMI 1
- DVD-Input HDMI 2
- Wii-Input HDMI 3 (will install soon)
- ❖ Once this is accomplished for Cable-Regular TV watching-use the Bighthouse Remote-one in the middle-that everyone is familiar with. This will adjust the volume and change the channels. Use the Guide button to view what is coming on next.
- ❖ For DVD/Smart TV use-Make sure to change the Input to HDMI 2 to run the DVD player. Internet is all ready programed into this device and should connect when you choose an app to use. Once you turn it on, you will come to a HOME screen, this will allow you to choose Smart TV usage like U Tube videos, Amazon, Hulu, Vudu, etc..To use these accounts, you must have a registered account to sign into, but remember to sign out of your personal account or take the chance that someone else may come in and charge something to your personal account. There are free movies to watch on this as well. Netflix can be viewed on this, but must have your own personal account, and you **MUST** sign out when done.
- ❖ While on the HOME screen arrow down to the dvd item to watch any type of DVD or Blue Ray DVD. Remember to eject it and remove it once you are done.
 - Favorite Button-Takes automatically to U tube videos
 - Netflix Button-Takes automatically to Netflix account
 - Mirror Button-allows you to mirror what is on your phone/laptop/ipad. You will have to enter the code on the tv into your device to use the mirror effect. This is mostly for watching movies or videos that you have downloaded to your device already.
 - The DVD player also allows you to connect USB cord to it from your device if needed.

When done watching the TV or DVD or playing with the Wii Game, PLEASE remember to replace the remotes and **TURN EVERYTHING OFF!**

Make sure you clean up after yourself, put the trash into the containers, clean up any spills, and put furniture back the way you found it!

Clubhouse Bright House/Spectrum Hotspot

You can **ONLY** connect to a Bright House/Spectrum Hotspot if you **PAY** for **internet service in your own home!** Visit www.brighthouse.com and register for a **"My Services" account**. You do not have to provide personal information to create a My Services Account, but you need to know your Bright house/Spectrum account number and customer code, which you can find at the top of your monthly statement. The email address and password that you use to create a My Services Account, will be the same login information you use to connect to the Hotspot in the Clubhouse. When you select to connect to the "Bright house Network" or BHN Secure", it will prompt you to a page where you will login to your My Services Account. You will then have access to the Clubhouse Internet.

Great News for our seasonal residents! The Hotspot is also available for customers of the following services around the United States:

- Bright House
- Optimum
- Time Warner
- Cablevision
- Comcast Infinity
- Cox Communications.

If you have one of these providers, then select the network "Cable WiFi" and when you are prompted with a login page, select your internet provider, and then log in with your online services account with that provider!

Requirements to access a Bright House Networks WiFi area **Free of charge**

- Be within range of a designated WiFi area.
- Have a computer with wireless capability, smartphone, or other wireless device.
- Subscribe to Lightning or Standard High Speed Internet. A pay per use option is available to customers who do not subscribe to High speed internet.

Logging into a Bright House Networks WiFi area

- If your wireless device does not automatically display your wireless network choices, open your wireless network options and select **CableWiFi** or **Bright House Networks**.
- Open your internet browser. The Brighthouse Networks Cable WiFi page opens.
- Under **Free WiFi for Bright House Customers**, click **log in**.
- Under **Bright House Networks Customer Login**, enter your **My Services Username** and **Password** or your **Bright House Email** address and **Password**.
- Select **I agree to the Terms of Use**
- Click **Log In**. If the log in successful page opens, you can browse the internet. If you receive an error message, enter your login information again and click **Log In**.

Did you know?

- With BHN Secure WiFi network, you can setup auto-login for an unlimited amount of devices using your My Services Login. A maximum of 7 (Seven) devices can be simultaneously logged onto a BHN Secure network using the same My Services Account.
- With Brighthouse Networks WiFi, only one user can log in with the same My Services account or Bright House email address at one time. However, you can use sub account email addresses simultaneously. As a High Speed Internet customer, you have at least 10 addresses available to you.
- After 60 minutes of idle time on Bright House Networks WiFi, your device will be disconnected from the wireless network, if this occurs, you can log in again.

To log in to a Bright House Networks WiFi area if you **DO NOT** have High Speed Internet service

1. If your wireless device does not automatically display your wireless network choices, open your wireless network options and select **Bright House Networks**.
2. Open your Internet browser. The Bright House Networks WiFi page opens.
3. Under **Pay Per Use**, click **Pay Per Use Access**.
4. If you have already created an account, perform the following actions. If you are a new user, proceed to Step 5.
 - Under **Existing Users**, enter the **Username** and **Password** you already created.
 - Select **I Agree to the Terms of Use**.
 - Click **Log In**. You are connected to the Internet using Bright House Networks WiFi.
5. Under **New Users**, select **I Agree to the Terms of Use**.
6. Click **Continue**.
7. Enter your name and address in the fields displayed.
 - Enter a **Username** and **Password** that you will use each time you log in to Bright House Networks WiFi. *Your username and password must be at least six characters long and can only include letters, numbers, underscores, and hyphens.*
8. Select a **Security Question** from the drop-down list, and enter the **Security Answer**.
9. Click **Continue**.
10. Click **Purchase** for the service period you want.
11. Enter your credit card information.
12. Click **Continue**. You are connected to the Internet, and your Account Home page is displayed. On this page you can view your usage and purchase more service.

Did You Know?

- Service is good for a consecutive time period. If you purchase three hours of access beginning at 1 p.m., the service is available until 4 p.m., regardless of whether you log off during that period.
- All subscriptions must be paid by credit card through the wireless connection.
- You can find WiFi areas near you: See [Where are Bright House Networks WiFi areas located?](#)

Rates for Pay per Use-

1 Hour \$1.99

3 Hours \$3.99

1 Day \$8.95

1 Week \$19.95