

***Ramblewood Acres Condominium Association – A Deed Restricted Community.
A Not For Profit Corporation***

Please print clearly or type all information. Thank you.

An application fee of \$100 per person or couple is required. Please enclose a check made payable to Ramblewood Acres. Mail this and your check to:

**Progressive Community Management, Inc.
3701 S. Osprey Avenue
Sarasota, FL 34239-6848**

This application is presented to approve a:

Purchase Rental Roommate (Add-On)

RW unit street address involved? (Please be sure to add “Place” “Court” “Drive S or Drive N” to all addresses) _____

Planned Closing Date: _____ Lease Commencement Date: _____

Note 1) If you intend to rent, the unit owner must be on our “Approved to Rent” list and in good standing.

Note 2) If you are considered an “Add-On” or “Roommate” the unit owner must reside in the unit with you – full time or an “illegal rental” will be declared and eviction will result.

Note 3) All occupants over the age of 18 must fill out their own personal application AND be placed on the Deed at the Sarasota County Property Appraiser’s office or –

3a) placed under a “Life Estate”.

This application must include copies of: (Personal information will be redacted.)

1. Social Security Card(s)
2. Driver’s License(s)
3. Vehicle Registration(s)
4. Pet Registration Form(s) (if applicable)
5. Signed Purchase and Sale Contract
6. Signed Lease and Lease Addendum
7. Signed Rules and Regulations

Please be informed that detailed credit reporting including bankruptcies, collections and judgements will be conducted for this application. Further, background checks including evictions, liens, judgements, arrests and sexual predator reports will also be performed. If you would like to volunteer any information, please feel free to include a separate page if needed.

Primary Occupant:

Name: _____

DOB: _____ Social Security#: _____

Cell Phone(s): _____

Land Line: _____

Email Address: _____

Current Address: _____

Own? _____ Rent? _____ How long at this address? _____

Landlord's name and phone: _____

If fewer than 5 years:

Previous Address: _____

Own? _____ Rent? _____ How long at this address? _____

Landlord's name and phone: _____

Employment:

Employer: _____

Address: _____

Title: _____

Annual Income: \$ _____

How long have you been employed here? _____

If less than one year please provide previous employer.

Employer: _____

Address: _____

Title: _____

Annual Income: \$ _____

Vehicle Information: Note: Off-road vehicles and motorcycles are permitted in Ramblewood – with restrictions. Please inquire if you have one. Work vehicles such as large trucks with lettering, trailers for equipment, etc. also require special instructions and restrictions. Vehicles with commercial lettering of any kind may only be parked under the private carport roof. In some situations, the owner will be required to keep certain vehicles off-site. Each unit may have two (2) vehicles.

Vehicle #1

Make: _____ Model: _____ Year: _____ Color: _____

Plate: _____ Insurance Carrier: _____

Vehicle #2

Make: _____ Model: _____ Year: _____ Color: _____

Plate: _____ Insurance Carrier: _____

Domestic Pets: Each unit may have no more than 2 pets. Maximum weight, 40lbs each.

Pet 1: Dog or Cat? _____ Weight: _____ Breed: _____ Color(s): _____

Attach photo please on the “pet registration” form.

Pet 2: Dog or Cat? _____ Weight: _____ Breed: _____ Color(s): _____

Attach photo please on the “pet registration” form.

Minors: Please list the names and ages of all minors who will occupy the unit with you.

Name: _____ Age: _____

Name: _____ Age: _____

Name: _____ Age: _____

Secondary Occupant:

Name: _____

DOB: _____ Social Security#: _____

Cell Phone(s): _____

Land Line: _____

Email Address: _____

Current Address: _____

Own? _____ Rent? _____ How long at this address? _____

If fewer than 5 years:

Previous Address: _____

Own? _____ Rent? _____ How long at this address? _____

Employment:

Employer: _____

Address: _____

Title: _____

Annual Income: \$ _____

How long have you been employed here? _____

If less than one year please provide previous employer.

Employer: _____

Address: _____

Title: _____

Annual Income: \$ _____

Vehicle Information: Note: Off-road vehicles and motorcycles are permitted in Ramblewood – with restrictions. Please inquire if you have one. Work vehicles such as large trucks with lettering, trailers for equipment, etc. also require special instructions and restrictions. Vehicles with commercial lettering of any kind may only be parked under the private carport roof. In some situations, the owner will be required to keep these vehicles off-site. Each unit may have two (2) vehicles.

Vehicle #1

Make: _____ Model: _____ Year: _____ Color: _____

Plate: _____ Insurance Carrier: _____

Vehicle #2

Make: _____ Model: _____ Year: _____ Color: _____

Plate: _____ Insurance Carrier: _____

Emergency Contact Information:

Name: _____

Phone(s): _____

Email: _____

Relationship: _____

Realtor Information:

Name: _____

Agency: _____

Phone(s): _____

Email: _____

The undersigned contend that all of the information contained in this document is true and complete.

Primary Occupant (Print): _____ Date: _____

Signature: _____

Secondary Occupant: (Print): _____ Date: _____

Signature: _____

Date submitted: _____ Date received: _____

Application is accepted by: _____

Title: Ramblewood Acres Board of Directors / Recording Secretary – Dee Charlton _____ or

Title: Ramblewood Acres Board of Directors / President – Vickie Lawson _____

More information is requested:

Additional Information
offered? _____

SECTION ONE – GENERAL

A. INTRODUCTION. The following rules and regulations are developed to protect and to promote the safety and welfare of all Owners, tenants and guests in the Community. All Owners are subject to these Rules and will be subject to fines (and in some cases for actual damages) for a violation of the same. Owners are fully responsible for the actions of their tenants, family members, guests and pets in the Community. The Rules may be amended by a resolution of the Board when necessary in the best interest of the Association. **All past rules are hereby repealed and replaced in their entirety.**

B. DEFINED TERMS. The following terms are defined as follows:

- A. The “Board” means the Board of Directors of the Ramblewood Acres Condominium Association, Inc.
- B. The “Rules” means the Rules and Regulations adopted by the Board on December 15, 2020, effective on January 1, 2021, set forth in Article II below.
- C. The “Association” or the “Community” includes all Owners who own real property subject to the governing documents of the Association.
- D. The “Common Area” means all land or improvements outside of a unit, including all streets, parking areas, driveways, buildings, porches, roofs, decks, exterior walls, windows, planting areas, fences, pools, waste enclosures, playgrounds and other recreational facilities, etc.
- E. The “Limited Common Area” or “LC Area” is that part of the Common Area which is reserved for the private, exclusive use of the Unit, i.e., the carport, any ground level porches or upstairs decks. The Owner is granted the exclusive use of that part of the Common Area, but does not own the same.
- F. Owners” shall be the persons or entity named on any deed to the Unit.
- G. A “Unit” is the property owned by an Owner starting at the front door and ending at the back door which is the titled property.
- H. The “Planting Area” is a portion of the Common Area that has been designated for an Owner to have a flowerbed for private planting. The Planting Area is optional. The area consists of three (3) feet extending from the building wall of a Unit. For townhouses, the Planting Area stops at a line running though the outermost support columns between the carports. The Planting Area is a part of the Common Area and is not owned by the Unit owner.
- I. Our “Management” means any management company used by the Association.

C. COMMUNITY RULES AND REGULATIONS.

1. General Statements. Each Owner shall keep their Unit(s) in a good state of use, preservation, repair and cleanliness.

- 1.1. All Units shall be used exclusively for residential, single family occupancy. No more than 2 people are allowed to reside in a 1-bedroom unit. No more than 4 people are allowed to reside in a 2-bedroom unit. No more than 6 people are allowed to reside in a 3-bedroom unit. Any deviations from these occupancy restrictions must be approved by the Board, such approval to be in the sole discretion of the Board.
- 1.2. No solicitation is permitted in any part of the Community. From time to time, the Board may sponsor events, notices or similar activities which include solicitation on a limited basis for the benefit of the Community.
- 1.3. The Board, its Management, maintenance personnel and other agents may enter any Unit at a reasonable hour, provided after 48 hours’ notice (except in the case of an emergency in which case entry may be immediate and without notification) for the purpose of exercising and discharging their responsibilities, including without limitation, inspecting plumbing, electrical, or treating a unit for vermin, insects or other pests. The foregoing list is not comprehensive and there may be additional reasons for emergency or other inspections. It is recommended that you provide a key to be held by the Board for such purpose.
- 1.4. All personal property (including delivery packages placed by third parties, i.e., UPS, Federal Express, Amazon, etc.) outside of any unit or building is at the sole risk of the Owner. The Association shall in no event be liable for the loss, destruction, theft or damage to such items or property.

2. Conduct.

- 2.1. No changes may be made to any part of the buildings or Common Area, including painting, doors, windows, glassing or screening any LC Area, etc. without the express written approval of the Board, which may be withheld for any reason whatsoever. However, an Owner may paint to “freshen up” these areas with approved colors and fasten light

RULES AND REGULATIONS – RAMBLEWOOD ACRES

fixtures, shelving, pictures, mirrors, objects d'art, curtain rods, etc. to the porch walls so long as the items may be removed without damage to the wall structure. No alterations or additions (excluding tile flooring) may be made to the LC Area, including the porches, decks and carport, without the prior written approval of the Board, such approval may be denied for any reason.

- 2.2. No criminal and illegal activity is allowed within the Community and no Owner shall permit any criminal or unlawful act in or around a Unit. The use of weapons in the Community is strictly prohibited (exceptions may be made for self-defense issues on a case-by-case basis).
- 2.3. No offensive activity or disturbing noises are allowed in any Unit or the Common Area which may become an annoyance or nuisance to any resident in the Community. The volume of any radio, television or musical equipment must be sufficiently reduced at all times so as not to disturb any other Owners. No Owner shall operate or permit to be operated any sound producing devices or conduct any construction in any Unit or the LC Area between the hours of 7:00 am. and 10:30 pm weekdays and 7:00 am and 12:00 pm on weekends.
- 2.4. No acts may be done or maintained in any Unit or the Common Area, which will increase the rate of insurance in the Community.
- 2.5. No business, trade or occupation of any kind, be it commercial or otherwise or designed for profit or philanthropy, shall be conducted or permitted in the Community, including without limitation child care services. Strictly internet business or having a work station at home provided by your employer is allowed.
- 2.6. Toilets and other water and sewer apparatus shall be used only for the purposes designed and no foreign objects, including paper towels, matches, rags, ashes and other improper items shall be disposed of therein. Owners shall be held accountable and billed the actual expense for any misuse of the plumbing systems that result in damage to the common plumbing system in the Community.
- 2.7. No advertisements of any kind, including posters, "For Sale" or other signs, are allowed to be posted on any Unit or in the Common Area, without the prior written approval of the Board. Open house and directional signs are allowed on a limited basis only on the day of the event with prior notice to the Board.
- 2.8. No feeding of wildlife is permitted anywhere in the Community, including on LC Areas
- 2.9. No loitering or littering is permitted.

3. Water Service. The Association owns and controls all water service in the Community.

- 3.1. Sub-Meters. The main water supply account(s) servicing the Community are in the name of the Association and are paid directly by the Board as a part of the expense billed in the annual association dues.
- 3.2. Each Unit has been provided a separate water sub-meter to allow the Association to bill for each Unit's personal water usage.
- 3.3. The Association employs a third-party billing company to administer the sub-meter invoicing, equipment repair, etc. This private company is NOT a municipal water company. Each Unit occupant is required to set up an account with the third-party billing company and to pay the managing water company directly for the Unit's monthly water usage.
- 3.4. Each Owner pays water costs in their monthly sub-meter charges in addition to the water charges in the quarterly Association dues for the maintenance, repair and replacement of all "exterior" water lines servicing the buildings (up to the water main), clubhouse, pools, any irrigation system, etc.
- 3.5. In the event of a failure to pay a Unit's individual water usage (or meter replacement) when billed by the water billing company, the Owner will be responsible for water charges, late charges and the actual collection costs, including but not limited to attorney's fees.

4. Canal Areas. The canal area(s) running through the Community are the property of the County of Sarasota, not the Community. We ask that you abide by the County's no trespassing signage. Due to the County's ordinance, no fishing from the canal bridges or canal banks is allowed. Such activity is prohibited by the County.

- 4.1. No playing on any bridges, bridge railings, under bridges or otherwise in the canal area is allowed.

SECTION TWO – COMMON AREA

D. RULES FOR COMMON AREAS

- 5. General Restrictions.** The Common Area is for the use and enjoyment of all Owners, their families, tenants and guests. These areas may not be obstructed, littered, defaced or misused in any manner.
- 5.1. All Unit windows shall be kept clean and shall be covered by drapery, shades or similar materials with a neutral color backing to provide a uniform look in the Community. Window coverings must be installed no later than four (4) weeks from occupancy.
- 5.2. The lawns and walkways shall not be used for storage or parking.
- 5.3. No bicycles, baby carriages, playpens, wagons, toys, benches, chairs, trash cans or recycle bin, statues or garden gnomes, yard decorations or other articles of personal property shall be stored or placed in the Common Area.
- 5.4. Installation or replacement of any air conditioners, antennas and satellite dishes must conform to specifications to be provided by the Board or its agents. Except for air conditioners, such items may not be placed in any part of the Common Area without the written permission of the Board or its agents.
- 6. Smoke Detectors.** Working smoke detectors are required in all Units.
- 6.1. The smoke detectors in the townhouse Units belong to the Association and are considered a Common Area element. These smoke detectors are inspected annually.
- 6.2. The smoke detectors in the villa Units are owned and maintained by the Owners. In the villas, the Owners are required to install and maintain working smoke detectors in each villa Unit.
- 7. Screened / Glass Porches, Gutters and Storm Windows.**
- 7.1. Any screened or glass porches, gutters servicing a Unit and storm doors are NOT part of the Common Areas. These structures have been added by their Owners, at the Owner's sole cost and expense.
- 7.2. The Association does NOT own or maintain these items. The Owner is solely responsible for the maintenance, painting, repair and removal of such structures. Paint colors for the exterior walls and doors are restricted and may be obtained from maintenance or our Management.
- 7.3. In the event any existing screened/glass porch is removed by the Owner, the Owner will be responsible for restoring the LC Area back to the original condition, normal wear and tear excepted, at the Owner's expense.
- 7.4. Screened porch areas may NOT be used as additional living rooms, bedrooms or for similar activities. No televisions or similar equipment may be installed in the LC Areas without the prior written permission of the Board, which may be withheld for any reason whatsoever.
- 7.5. In the event an Owner installs or purchases a Unit with an existing screened/glassed porch, the Owner is responsible for any and all safety issues with regard to the structures. Permits may have to be obtained from the applicable governmental entity prior to any installation, repair, removal, etc. of any porch structure. The Association is not responsible for any citation or notice to remove these structures.
- 8. Limited Common Areas (the "LC Areas").**
- 8.1. A portion of the Common Area has been designated for each Unit's private use defined in these Rules as the LC Area. These areas remain Common Area and are subject to these Rules. The Board reserves the right to require the removal of any screen/glass porch installed in a LC Area upon written notice to the Owner and shall not be liable to the Owner for the costs of the same.
- 8.2. No dirt, debris, broom sweepings, cigarettes, water or other substances may be swept, thrown, poured or dropped from any deck, balcony, door or window in a Unit.
- 8.3. No plants or objects may be hung from the deck or balcony railings or from the roof overhangs without the prior written approval of the Board, which may be withheld for any reason.
- 8.4. No charcoal, cooker, brazier, grill or any propane, gasoline or liquefied petroleum, gas fired stove or similar device shall be ignited or used on the LC Areas, including porches, decks or balconies. Only electric grills are allowed in these areas. Barbecue grills and other cooking equipment must be stored on the porch of the Unit or in the interior of the carport of the Unit. All grills shall be stored and used in compliance with all applicable laws. No inflammable, combustible or explosive fluids, materials or chemicals may be stored on the LC Area except for use items commonly used in household activities or use.
- 8.5. No clothes racks, clothes lines, or any other drying, or airing of laundry is allowed except on porches that are not

visible from the street.

- 8.6. No bicycles, toys, trash cans or recycle bins, or other personal property shall be stored or placed in these areas except on porches that are not visible from the street. Bikes may only be stored in any carport on bike racks installed for bike storage purposes.
- 9. Seasonal Decorations.** Seasonal decorations are NOT allowed in the Common Area except for a Unit's LC Area, without the express written permission of the Board. Any decorations in the LC Area must be installed such that the attachment does not damage the building, porch, deck or carport where such decorations are present. The Owner will be responsible for the actual costs of such damage.
- 9.1. All holiday decorations may be installed four (4) weeks prior to the holiday must be removed promptly after the holiday. Christmas décor may be placed on a Unit from one week before Thanksgiving to the end of January. Failure to timely remove holiday decorations will result in a violation and a possible fine.
- 10. Recreational Areas.** The Association provides many amenities for your use and enjoyment. Sports and similar activities are strictly limited to those parts of the Common Area which are provided for recreational activities, i.e., the clubhouse, the gym, the billiard room and the foosball all table area, the library, the children's playroom, the tennis courts, the pools, the shuffleboard courts, the playgrounds, etc.
- 10.1. All persons using any of the recreational areas, including the gym and the pool, do so at their own risk and sole responsibility. The Association does not assume any responsibility for any occurrence, accident or injury in connection with such use. No Owner shall make a claim against the Association, its board of directors, agents or employees on the account of any damage to life, limb or property sustained as a result of or in connection with any person's use of the recreation areas.
- 10.2. Any damage to the recreational areas, or equipment or property therein, caused by an Owner, a resident, tenant, guest or pets shall be repaired at the sole expense of the Owner.
- 10.3. All persons using the recreational areas must follow the rules posted at the gym, library, billiard and other recreational rooms, swimming pools and playground areas, including but not limited to the hours of use.
- 10.4. The billiard and foosball tables and the pool areas may only be used by children over the age of fourteen (14) years without adult supervision. All children under 12 years are to be under adult supervision while using any parts of the Common Area, including the playground.
- 10.5. All Owners at all times are responsible for the guests of their children. Parents will be held responsible for the actual costs of any damage occurring in the Common Area, including the recreational areas, due to the misconduct of the Owner, their children or guests.
- 10.6. A release form is required by all Owners and their guest before using the gym equipment. This form may be found in the gym or in the Clubhouse office.
- 10.7. No playing on or climbing of fences, walls or trees or disruption to any community flowerbeds is allowed.
- 11. Unit Flower Beds - 3 Foot Planting Areas.**
- 11.1. No invasive plants whatsoever are allowed in the Planting Areas. The Board reserves the right to remove, at the Owner's expense, all plants in the Planting Area which are shown to have invasive roots to protect the buildings, roof lines and driveways.
- 11.2. Dead or diseased plants must be promptly removed from the Planting Area by the Owner.
- 11.3. The occupant of any Unit shall be responsible at all times for maintaining all plantings in the Unit's Planting Area, including but not limited to the upkeep, trimming, pruning, weeding and similar activities in all flower beds, pots, borders, etc. Owners / occupants who do not maintain the Planting Area are subject to fines.
- 11.4. The Association has the right to require an Owner, at his/her expense, to remove plantings at any time upon written notification to that effect and the Owner shall be responsible for restoring the landscaping to its original condition. Such removal may be in addition to any applicable fines levied by the Association.
- 11.5. If a Unit is purchased with flowerbeds established in the Planting Area, the occupant will be responsible for the maintenance of the established Planting Area. To avoid responsibility, an Owner may convert the Planting Area back to standard Common Area. This would include removing all plantings, landscaping borders, etc.
- 11.6. The Association reserves the right to cut any vegetation in the Planting Area back a minimum of 10 inches from the building walls at least bi-annually.
- 11.7. Planting Area Restrictions. No landscaping or planting is allowed beyond the Planting Area without the prior approval of the Board which may be withheld for any reason.

- 11.8. Flower boxes, planters and hanging baskets which are affixed to the building are allowed only on the carports and decks, in limited numbers. Brackets for hanging baskets may not be affixed to the building which create a hazard or increase the rate of insurance of the building.
- 11.9. All existing stepping stones from a Unit to the street must be below or with the grade of the lawn to allow for adequate mowing. New stepping stones require the approval of the Board which may be withheld for any reason. No change in the grade of any portion of the landscaping in the Common Area shall be made by Owners.
- 11.10. Pots in the Planting Area shall be limited to five (5) pots per Unit. All hanging pots or pots with a circumference of 24 inches or less must be removed and secured indoors in the event of hurricane weather.
- 11.11. No garden art, statues, fountains or similar objects may be placed in the Common Area without the prior written approval of the Board, which may be denied for any reason. This includes installing these items in the three-foot Planting Area. The Board reserves the right to prohibit and remove all such items which could become projectiles in any hurricane strength weather.

E. GARBAGE, RECYCLING AND LANDSCAPING WASTE.

- 12. Ramblewood Acres is a “GREEN COMMUNITY”. Our Community is required by the City of Sarasota to recycle all recyclable materials. Recycle bins are provided next to the dumpsters for this purpose. All Owners are responsible for following state and local laws regarding the sorting of waste.
 - 12.1. Recycled materials must be placed in the recycle cans.
 - 12.2. Bagged garbage should not be placed in the recycle cans. NO bagged garbage is allowed outside of the dumpsters.
 - 12.3. Garbage must be placed in sealed bags and placed in the trash dumpsters.
 - 12.4. Personal trash cans shall not be kept on the carport, except on porches which are not visible from the street.
 - 12.5. Designated cans are provided for landscaping waste at the garbage facility located at the South Gate. Once used, they shall be placed in front of an owner’s unit on the day designated for landscaping waste pickup.
 - 12.6. All items such as mattresses, furniture, appliances, construction materials, etc., must be placed only in the large bin provided at the South Gate.
 - 12.7. No littering is allowed in the Community.

F. MOTOR VEHICLES.

- 13. **Regulation.** All motor vehicles present in the Community are subject to regulation by the Board.
 - 13.1. No more than two (2) motor vehicles are allowed per unit without permission from the Board, which permission may be withheld due to space or parking limitations, etc.
 - 13.2. All operators of motor vehicles in the Community must have a valid driver’s license and must comply with all traffic regulations.
 - 13.3. All Owners, tenants or guest must abide by the speed-limit and other traffic signs in the Community.
 - 13.4. Commercial vehicles are allowed ingress and egress in our community for business purposes and delivery during customary business hours. No parking of commercial vehicles including moving vans is allowed on the grass. The Board will consider exceptions on a case-by-case basis.
 - 13.5. No conspicuous “For Sale” signs may be attached to any motor vehicle. No junk or abandoned vehicles may be stored in the Common Area or the LC Areas.
 - 13.6. All vehicles must be kept in proper operating condition so as not to be a hazard or nuisance by noise, exhaust, emission or appearance.
 - 13.7. No vehicle repair may be conducted in the Community except as necessary to remove the vehicle from the Common Area.
- 14. **Required Registration.** Upon acquiring their Unit, ALL Owners are required to register their motor vehicles, including golf carts, with the Association. All overnight guests are required to display a visitor tag. Unregistered motor vehicles are subject to towing, at the vehicle owner’s expense.
 - 14.1. All motor vehicles must display a Ramblewood sticker on their vehicle or similar identification required in the Community. The stickers must be displayed on the front and rear windows of all registered vehicles in such a manner that the sticker is clearly visible.
 - 14.2. Overnight visitors must display a temporary tag in their vehicle, to be placed on the center rear view mirror. No

car shall be left in a guest space for longer than five (5) days without the written consent of the Board. Any motor vehicles found to be without the proper stickers or guest tags are subject to towing at the vehicle owner's expense. The Community will not be responsible for any damages to property resulting from the towing of any motor vehicle violating these Rules.

- 14.3. Any change in the Owner's registered motor vehicle must be updated by completing a parking registration form and providing a copy of the new vehicle's registration.
- 15. Parking.** Parking areas are clearly marked in the Ramblewood Community. No parking is allowed on the street except in designated parking spaces or on any lawn or other part of the Common Area. In no event may a driveway be blocked by a motor vehicle. Motor vehicles may not obstruct the mail carrier's path.
- 15.1. Each unit is provided one covered carport. Space permitting up to two (2) motor vehicles may be parked in the driveway. No cars can extend into the roadway. Parking is provided in a number of areas in the Common Area for unit owner's use and the following is applicable to parking. Unless otherwise authorized by the Association, the parking areas may not be used for any purpose other than parking.
- 15.2. All boats, trailers, campers, recreational and commercial vehicles, including trucks of less than two (2) tons gross weight are to be parked only in the Clubhouse parking lot (or other designated place) and are not to be parked in any other parking areas. To park such vehicles, please notify the Board to obtain instructions.
- 15.3. Motorcycles must be parked up against the inside wall of the carport and bicycles must be stored on bicycle racks installed in the inside section of the carport.
- 15.4. No commercial vehicles, except a company car or truck regularly driven by an Owner, may be parked at a Unit or in the Common Area. Except for police vehicles, all company vehicles with lettering driven by an owner must be parked in the carport area, not in the common parking areas.
- 15.5. No motor vehicles with leaking oil, antifreeze, brake fluids or similar toxins are permitted in the parking areas of the Community and drainage of any automotive fluids is expressly prohibited.
- 15.6. If any motor vehicle owned or operated by an Owner, any member of their family, a tenant, occupant or guest, shall be illegally parked or abandoned in the Community, the Association shall be held harmless by such vehicle owner. The Owner (and vehicle owner) hereby expressly waives their rights in connection with any and all damages or losses that may ensue under state and local laws and ordinances. It is the Owner's responsibility to notify his/her invitees and guest about the parking restrictions. The Association has the right to tow vehicles.

SECTION THREE – PETS / ANIMALS

G. RULES FOR PETS / ANIMALS. The Board reserves the right to seek a timely removal of any authorized, unauthorized or pets causing a nuisance to anyone in the Community.

- 16. General.** The maintenance, keeping, boarding and/or raising of animals, livestock or poultry or wildlife of any kind in the Community is hereby prohibited. All pets must be registered and approved by the Board prior to bringing the same into the Community, and such approval may be withheld in the best interest of the Community. The Board may assign this approval process to any pet committee formed by the Board. As a part of any pet approval, each pet owner has agreed to hold the Association harmless against all claims made or asserted in connection any act committed by the pet(s). So, please control your pets.
- 17. Pet Approval Process.** The Owner must apply to Board to have a pet present in their Unit. Applications for dogs, cats or birds may be obtained in the Clubhouse, from the Management or from any pet committee. The application includes breed information, evidence of vaccinations, pictures, information on height, weight, breed, etc.
- 17.1. An application fee may be required by the Board not to exceed \$25.00 per pet. If collected, this fee will go to improvements in the dog park, the expense of any signage regarding pets, additional dog waste stations, etc. It may be allocated to any pet committee budget.
- 17.2. Upon receipt of the application and the application fee, if any, the Board or any pet committee will either grant permission for the pet or deny the pet for cause no later than five (5) days from receipt of the application.
- 17.3. Approval for pets, if granted, is specific to each animal approved. If you change or adopt new pets, you must seek new approval.
- 17.4. The Board reserves the right to deny the approval of any dogs which are prohibited by standard insurance policies or cause an increase in standard insurance policies, or dogs with a history of aggressive temperament, or they breed which are traditionally considered fighting breeds, etc.
- 17.5. Unless the pet violates the restrictions on the number of pets allowed, weight, height or breed the Board will not unreasonably without approvals.

18. Restrictions. Pets are restricted as follows:

- 18.1. Only dogs, cats and birds are allowed as pets in the Community. No animals such as squirrels, hamsters, lizards, reptiles, exotic pets or animals generally considered as wild animals are allowed.
- 18.2. Pets are limited to two (2) small animals (domestic dogs/cats/birds) in each Unit. Dogs may not weigh more than 40 lbs and may not exceed 2 feet in height without the written approval of the Board which may be withheld for any reason.
- 18.3. All pets must be vaccinated and kept in accordance with the County Health Department laws and regulations. Owners may be required to show vaccination paperwork annually or bi-annually to the Board, any pet committee or their agents upon request.
- 18.4. Visitors must register any pets prior to allowing the animal to stay overnight in the Community and the owners of the visiting pets must provide proof of vaccinations, etc.
- 18.5. No animals may be kept or bred in the Community for commercial purposes.
- 18.6. Un-crated pets are not permitted on decks, balconies, porches or carports unattended by the Unit Owner. Pets may not be a nuisance or cause a disturbance in the Community.

19. Pet Areas, leash laws, etc. The Community hereby adopts any and all local, state and city ordinances or leash laws which govern animals. In addition:

- 19.1. Pet owners are responsible to clean up after their pets. The solid waste for any dog or cat must be cleaned up immediately and disposed of in the proper waste disposal area. Pet stations are located around the Community for any pet owner's use.
- 19.2. All pets must be kept leashed and under the control of their pet owner whenever they are outside of the Unit or while present on the Common Area. Loud and continuous barking is not allowed.
- 19.3. Children under twelve (12) years of age are not allowed to walk dogs unaccompanied by an adult.
- 19.4. No animal will be allowed to run free or be unleashed in the Common Area at any time, or to otherwise interfere with the rights, comfort or convenience of other Owners.
- 19.5. The Community provides a dog park for the use of all Owners by the south gate entrance. All Owners may walk any pets to and from the dog park.
- 19.6. The Board reserves the right to establish certain areas in the Community where dog walking will be allowed for the purpose of permitting them to relieve themselves.
- 19.7. Dogs may not be walked on grassy areas near your neighbors' porches or carports to relieve themselves.
- 19.8. In the event of dog bites, dog attacks and similar violations an immediate removal of the violating pet may be directed by the Board. Pet Owners are responsible for all damages caused by their pets to the Common Area and to the property of others. Any removal may be in addition to fines which may be assessed for violations of the pet rules.

SECTION FOUR – SALES, RENTALS, ETC.

H. GENERAL RULES.

- 20. Approval.** The Board shall approve in writing all sales, transfers, leases or any occupancy in a Unit before such sale, transfer, lease or occupation shall be valid and effective. See Section 14 of the Declaration of Condominium for Ramblewood Acres Condominium Association, Inc., as amended (the Declaration”). **The Association does not discriminate based upon race, religion, sex, disability, national origin or similar categories protected under applicable laws when making decisions to approve or deny such applications.**
- 20.1. The Board reserves the right to deny any sale, transfer, lease or other occupancy in the Community to preserve the safety, welfare and standards of the Community.
- 21. Application Process for Approval.**
- 21.1. The Owner must notify our Management or the Board as the case may be of the intent to sell, transfer, lease or seek approval for an occupant in a timely manner, along with the name, address and contact information for the intended persons or entities designated for such sale, gift, transfer, roommate or other occupant, etc. (whether one or more, the “Applicant”) and any Realtor, if applicable.
- 21.2. The Association requires an application be completed by the Applicant and an interview with an agent of the Association as a condition to the approval.
- 21.3. A fee will be payable by the Applicant as a part of the application process for credit screening, and a separate copy fee of \$25.00 is payable to cover the costs of maintaining electronic copies, printing, etc. of the governing documents, etc. to the Applicant. The application fee is payable directly to the third party preparing the screening and the copy fee is payable to the Association at the time of the interview. Directions on how to obtain the credit screening will be proved by our Management or the Board upon request.
- 21.4. The Board will have up to twenty (20) days to review and approve the application. The Board reserves the right to require that supplemental information be provided, if necessary.
- 21.5. Once an Applicant has passed the initial application process, an interview with the Applicant will be scheduled. Any copy fee will be due at the time of the interview and not before.
- 21.6. After the interview, the Board will notify the Owner and/or the Applicant, in writing whether the Applicant has been approved or denied.
- 21.7. The Owner will be responsible for any and all legal fees incurred by the Association in the event that the Owner transfers a Unit or allows an unapproved tenant or occupant in the Community without first obtaining the Board approval.

I. UNIT SALES AND OTHER TRANSFERS.

- 22. Sales.** No sale or deed transfer may be completed until the closing entity receives written confirmation of the approval of the Applicant by the Board. It is the sole responsibility of the Owner to make sure that this process is completed prior to any closing of the sale or deed transfer or occupancy by a tenant, roommate or other occupant.
- 22.1. The Board reserves the right to deny any Applicant seeking to purchase in the Community based upon credit, criminal history and similar factors without liability
- 23. Deed Transfers – No Sale.** In the event of a deed transfer to family members, a family trust, etc. for testamentary or estate planning purposes, the Owner must provide notice to the Board no later than ten (10) days after the recording of the deed, along with a copy of the transfer paperwork and deed. The recipients of such transfer are subject to the application process set forth herein.

J. ROOMMATES AND OTHER OCCUPANTS.

- 24.** All roommates, add-ons and similar occupants must be approved by the Board in the same manner set forth above. No approval will be granted until the application process is completed. The Board reserves the right to evict any roommate or occupant in any Unit who has not been approved by the Board in writing, at the Owner’s expense.
- 24.1. Any person, including visitors of an Owner, who will occupy a Unit for more than thirty (30) consecutive days, must be approved by the Board, such approval may be denied for any reason. **All visitors approved for an extended stay are subject to these rules and regulations, including without limitation the motor vehicle registration requirements.**

24.2. Owners with delinquent water or association dues will not be eligible for approval under this section.

K. RENTAL POLICY.

25. **Notice.** The Community has a strict rental policy. According to the recorded Declaration, no more than 10% of our Units may be used for rental purposes, which limits the number of Units allowed to be leased in the Community to 22 Units in total.

26. **Rental Waiting Lists.** The Community has a list of Owners who are approved to lease their Units. **To rent a Unit, an owner must be on the “Approved to Rent” list.** Our Management is currently charged with the supervision of this list as well as the “Waiting to Become Approved” list. These lists are impartial to circumstance and administer the lists fairly and accurately on a first come, first serve basis. The Board reserves the right to have a committee or a similar entity handle the lists. At various times, a wait of a year or more may be applicable for any Owner to move from the waiting list to the approved list. An Owner’s name must be added by our Management, or the entity handling the lists.

27. Process for Renting a Unit.

27.1. The Owner must be on the “Approved to Rent” list and must not be delinquent on any water service fees or association dues. Delinquency is grounds for removal from the lists.

27.2. The Owner must notify our Management or the applicable entity handling the lists of any vacancy at the applicable Unit. This notification must be received no later than fourteen (14) days from the date of an occupancy. Failure of an Owner to confirm the intention to lease within the fourteen-day period will result in the Owner being removed from the approved list

27.3. An Owner will have ninety (90) days to lease the Unit. If the Unit is not leased in the ninety (90) day period, the Owner is removed from the approved list.

27.4. Upon obtaining a proposed tenant, Owner must have the tenant apply for approval by the Board in the manner set forth above.

27.5. Once the application is received, the Board will have up to twenty (20) days to review the information and deny or approve the Applicant. Notification of approval or denial will be provided by the Board or its agent.

28. Rules Regarding All Leased Property

28.1. The Owner must (a) provide the tenant with a copy of the governing documents and these Rules and Regulations, and (b) provide the Board with a copy of the fully executed lease instrument and the expected “move in” date.

28.2. All lease instruments MUST include the Lease Addendum required by the Board signed by the tenant and the Owner. This addendum must be signed by the landlord and tenant and will be provided to the Owner upon request.

28.3. If the Unit is managed by a Realtor or similar entity, family member or agent of the Owner, then the Owner must provide the name, address, e-mail and telephone number of the managing agent to the Association.

28.4. The Owner is responsible at all times for the enforcement of the rules and regulations by any tenants. Payment of all fines assessed for tenant violations in the Community will be the responsibility of the Owner, not the tenant.

28.5. In the event that a tenant receives more than two (2) violations in any eight (8) month period, the Board will have the right to terminate the Owner’s right to rent the Unit and the Owner will be responsible for evicting the violating tenant from the Community. If an Owner fails to evict a violating tenant, then the Board reserves the right to evict the violated tenant at the Owner’s sole costs and expense, including the costs of suit and reasonable attorney’s fees.

SECTION FIVE – MISCELLANEOUS

29. **Authority.** These Rules and Regulations are adopted by the Board in accordance with the authority vested in the Board by Article IX of the First Amendment to the ByLaws of Ramblewood Acres Condominium Association, Inc.

29.1. These Rules are supplementary to and not in lieu of the governing documents.

29.2. In the event of a conflict between provisions of the Declaration and Bylaws and these rules and regulations, the Declaration or Bylaws shall control.

29.3. In the event that any provision of these rules and regulations are deemed to be unenforceable under the Florida Condominium Act or any similar laws, then any enforcing body, including a court of law, should strike the unenforceable language. All enforceable language herein will not be adversely affected by such action and shall

RULES AND REGULATIONS – RAMBLEWOOD ACRES

remain in full force and effect.

- 30. Collections, Interest and Late Charges.** The Association may charge interest on accounts 30 days past due at a 12% interest rate.
- 30.1. Additional fees may be charged as applicable, at then-current rates, including but not limited to late fees, letter fees, returned check fees, fees for filing or removing liens, collection fees and legal fees.
- 30.2. The Association may turn accounts over to legal, commence foreclosure proceedings, or file suit for judgment when assessment accounts are 45 or more days delinquent. Following receipt of a second insufficient fund check, the Association will not accept further personal checks. Payments must be made by money order or cashier's check.
- 31. Owner Complaints and Records Requests.** Complaints regarding our Management shall be made in writing to the Board. All other complaints shall be made in writing to our Management.
- 31.1. Owners may request electronic or paper copies of Association documents in writing to our Board or our Management. Such requests must be made in the form required by the Florida Condominium Act.
- 31.2. A charge may be made for all copying or scanning of paper documents.
- 31.3. Information with security or privacy considerations may not be made available.
- 32. No Verbal Approvals.** No additional Rules shall be valid, unless voted by the Board.
- 32.1. No verbal deviations of these Rules are valid unless approval is granted in writing by the Board.

*****END OF RULES*****

RULES AND REGULATIONS – RAMBLEWOOD ACRES

I HAVE RECEIVED A COPY OF THESE RULES AND REGULATIONS WHICH HAVE BEEN REVIEWED WITH ME BY THE BOARD, THE MANAGEMENT OR AN AGENT OF THE ASSOCIATION ON THE DATE SET FORTH BELOW. I UNDERSTAND THESE RULES AND AGREE TO ABIDE BY THE SAME.

Owner/Occupant

Date Signed

Addendum to Lease
For Use On All Leases
Approved in the Ramblewood Acres Condominium Community

Landlord/Owner(s): _____
(Please Spell Names)

Tenant(s): _____
(Please Spell Names)

Guarantor: _____
(Please Spell Names)

This instrument extends the leasehold term for real property located at:

Unit Street Address _____

This addendum is attached to and made a part of that certain lease for real property located in the planned community controlled by the Ramblewood Acres Condominium Association, Inc. (the "Association"). **This Addendum is required by the Association as a condition for the Tenant's approval to rent any unit located in the Ramblewood Acres Community.** By signing below, the Landlord/Owner, any Guarantor and the Tenant(s) (these terms will be the same as similar terms used in the lease to define the landlord and tenant) the parties thereto agree as follows:

1. Tenant(s) and all guests, occupants or invitees of the Tenant(s) must comply with the Declaration of the Ramblewood Acres Condominium Association, Inc., the By-Laws and the Rules and Regulations of the Ramblewood Acres Community (collectively the "Governing Documents"). A copy of such documents will be provided to the Tenant(s) by the Association upon approval of this Lease.
2. In the event that the Lease provides that the Tenant(s) pay directly for their water usage, and the Tenant(s) fails to pay for the water usage as billed from an agent of the Association, and such delinquency remains unpaid for a period in excess of thirty (30) days, the Association will have the right to terminate the lease by giving the Landlord/Owner and Tenant(s) written notice of the termination.
3. In the event that the Tenant(s) receive more than two (2) violations from or on behalf of the Association in any eight (8) month lease period, the Ramblewood Acres Board of Directors (the "Board") will have the right to terminate the lease by giving the Landlord/Owner (with a copy to the Tenant(s)) thirty (30) days prior written notice of the termination. In such event, Tenant(s) agree to vacate the property.
4. If a Landlord/Owner fails to evict violating Tenant(s), then the RACA Board reserves the right to evict the violated Tenant(s) at the Landlord/Owner's sole cost and expense, including the costs of suit and reasonable attorney fees. This reimbursement will be assessed to the property owner by the Board. The assessment does not waive any rights of collection that may exist between the Landlord/Owner and the Tenant(s).

5. No subletting the lease by the Tenant(s) or adding additional occupants in Unit is allowed without the Association Board's written approval which may contain conditions to be met prior to any such approval. The Board may withhold any approval in the best interest of the community.
6. No month to month tenancy is allowed in the Ramblewood Acres Community. If occupancy is to continue after the expiration of the lease term, the Landlord/Owner and Tenant(s) must sign a lease renewal for a minimum of three (3) months and provide a copy of the full executed lease endorsement / extension to the Board. Otherwise, the Owner will be in violation of the rental approval requirements set forth in the Governing Documents. For your convenience, a form is attached as Exhibit A for your use.
7. The parties agree that this Addendum will act as a temporary assignment of the lease when the following occurs:
 - a. In the event that the Landlord/Owner is delinquent in any association dues, water payments, violations fine payments or similar monies owed to the Association, the Association Board or its attorney or agents, will have the right to require that all rentals be paid directly to the Association until such delinquent amounts are paid in full.
 - b. The Association Board will provide the Tenant(s) with written notice to pay all rents to the Association, with a copy to the Landlord/Owner. Upon receipt of such notice, Tenant(s) agree to pay ALL rent directly to the Association in the manner set forth in the demand notice. Payment directly to the Association will not be a violation of the lease.
 - c. The Board will notify the Tenant(s) when the delinquency is satisfied and to resume rental payments to the Landlord/Owner.
8. In the event of a conflict between the terms of this Addendum and the terms of the lease, this Addendum will be the controlling language.
9. Any Guarantor joins this instrument and is bound by this instrument in the same manner as set forth in the lease.
10. The Landlord/Owner is responsible to the Association to uphold the terms of this Addendum.

 Tenant

 Date Signed

 Tenant

 Date Signed

Owner

Date Signed

Owner

Date Signed

Guarantor

Date Signed

Exhibit A

Lease Term Extension

For Use on All Leases

Approved in the Ramblewood Acres Condominium Community

Owner(s): _____
(Please Spell Names)

Tenant(s): _____
(Please Spell Names)

Tenant(s): _____
(Please Spell Names)

Add-On Tenant(s): _____
(Please Spell Names)

Any Add-On Tenant is subject to the approval of the Ramblewood Intake Committee. If the Add-On Tenant has not been approved, they must apply and be approved prior to their occupancy.

This instrument extends the leasehold term for real property located at:

Unit Street Address _____

1. Effective on the expiration date of the lease between Landlord/Owner and Tenant(s) dated _____, this endorsement acts to extend the term of the lease as follows:
 - For a term of three (3) months, ending _____.
 - For a term of six (6) months, ending _____.
 - For a term of twelve (12) months, ending _____.
2. The Landlord/Owner will provide a copy of this endorsement to the Ramblewood Acres Condominium Association, Inc. (the "Association") no later than ten (10) days from the execution of this instrument for their records.
3. By signing below, the Add-On Tenant will become responsible to the Owner under the terms and conditions of the extended lease.

4. Check only if applicable - The renewal term elected in paragraph one may be terminated by either party with a minimum of thirty (30) days prior written notice from one to the other. In such event, the Landlord/Owner will give the Association written notice of the termination.

Tenant

Date Signed

Tenant

Date Signed

Add On Tenant

Date Signed

Landlord/Owner

Date Signed

Landlord/Owner

Date Signed