

SHADY DELL RIVERVIEW SOUTH
RULES & REGULATIONS

ADOPTED BY THE BOARD OF DIRECTORS ON 5/25/2023 AS SUPPLEMENTAL TO THE COVENANTS AND RESTRICTIONS AND APPLICABLE TO OWNERS/RESIDENTS/GUESTS. BY THE POWER GRANTED TO THE BOARD SECTION 4 OF THE BY-LAWS AMENDED 12/18/19 AND IN ACCORDANCE WITH FLORIDA STATUTE 718 CONDO LAW, THE BOARD OF DIRECTORS SHALL HAVE AUTHORITY TO ADOPT RULES AND REGULATIONS THAT ARE REASONABLE, LAWFUL, ENFORCIBLE AND FOR THE ULTIMATE SENSE OF ENSURING A WELL PRESERVED AND MAINTAINED COMMUNITY.

The BOD has an obligation to maintain the condominium property for residents' enjoyment, safe surroundings, and to preserve the value of the properties. The BOD promotes health and happiness among its residents and strives to maintain the property at its maximum potential. It is the Association's desire these Rules and Regulations aid to ensure a peaceful and harmonious surrounding for all to enjoy while preserving the integrity of the place we call home.

If Owner/Resident/Guest is found in violation of Rules & Regulations the BOD will provide an opportunity for Owner/Resident/Guest to cure or correct the violation. If violation is not cured within a stated time period, the BOD will proceed with actions according to Florida Statute 718 Condominium Act that could result in a fine to the Owner/Resident/Guest.

HEALTH AND SAFETY

- 1) All parts of the condomium grounds shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage allowed to accumulate nor any fire hazard allowed to exist.
- 2) Garbage and Recycling: Trash shall be deposited in the dumpster. All trash must be securely bagged. A recycling list is posted on the clubhouse bulletin board and recycling items are to go into the recycling bin. All owners/tenants shall be responsible for removal of their own household items/good from SDRS property. If owners/tenants do not have their own items removed, then SDRS will have them removed at owner's expense.

PETS

- 1) SDRS is a Dog free community. No pets shall be maintained or kept in any of the condominiums other than cats, gold fish, tropical fish and the like, and such birds as canaries, parakeets and the like, provided they are not kept, bred or maintained for commercial use. All pet owners must clean up after their pets by scooping and bagging any deposit, then place deposit in the dumpster.
- 2) Pets shall not create a nuisance in accordance with the Brevard County Animal Services Department Ordinance Chapter 14 Section 14-56 and 14-59. Telephone (321) 633-2024.

NUISANCES

- 1) No nuisances shall be allowed upon the condominium property, nor any use of practice that is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents.

VEHICLES AND PARKING LOT

- 1) Each condominium has one assigned vehicle parking space plus the use of one unmarked space for a total of two (2) vehicles. No more than two (2) vehicles per unit are allowed to be kept on the property at any time.
Guest parking is allowed in unmarked spaces. Assigned spaces are not to be traded between owners without first making a written request to the board of directors. Making a request does not guarantee the request will be granted.
- 2) No repair or maintenance of motor vehicles shall be permitted in the parking lot or any of the property grounds. Vehicles must be operable.
- 3) No parking in a fire zone or blocking of mailbox access is permitted.
- 4) No driving on grass is permitted.
- 5) Parking spaces may not be used for any purpose other than parking vehicles which are in operating condition, have a current license tag and registration and are in good repair with no obvious rust, corroded paint or fluid leaks to include oil leaks.
- 6) No commercial vehicles, motorcycles, boats, trailers, boat trailers or long term auto storage shall be allowed.

LEASING

- 1) All renters must be approved by the Board of Directors in a screening process prior to move in. Renters are to provide a copy of the executed (signed) lease agreement to the Board.
- 2) No condominium shall be leased for under six (6) months.

EVIDENCE OF OWNERSHIP AND AGE VERIFICATION

- 1) Shady Dell Riverview South is a 55+ community and as such the association is required to have evidence of age verification and ownership. Evidence of age verification and ownership shall be provided by new prospective owners during the Screening Process by way of a valid drivers license, government ID or valid passport. Evidence of ownership shall be provided by way of a real estate contract prior to closing on the property AND a warranty deed/title after the closing of the property.
- 2) New Tenants must provide evidence of age verification during the screening process by way of a valid drivers license, government ID or valid passport.
- 3) New owners acquiring a condo unit by way of inheritance or probate shall provide to the association within thirty (30) days of completion of probate or within ninety (90) days of owners' death certificate date, a copy of legal estate or trust papers or new deed evidencing who the lawful property owner is.
- 4) No condominium shall be occupied by any person under eighteen (18) years of age, and shall have at least one (1) occupant at least fifty five (55) years of age or older.
- 5) Condominiums shall be occupied by a single family only.

COURTYARDS AND GROUNDS

- 1) All ground outside condominiums is common ground owned by the association and to be maintained by the association. As such, no item, object, flags, plantings, potted plant containers or the like are allowed to be placed in garden beds or courtyards by residents. Board of Directors and Garden Committee may at the board's discretion allow smaller yard ornaments such as clay pots and garden stepping stones. Ornaments must be kept in good condition. The association is not responsible for theft or damage caused by lawn services.
- 2) No television or radio antennas or towers shall be erected on any part of property.
- 3) No cigarette butts are to be left on any part of property. Cigarette butts must be disposed of properly in a trash receptacle.

ALTERATIONS TO PORCHES, WINDOWS, SLIDING DOORS, FRONT DOORS, STORM DOORS, HURRICANE SHUTTERS

- 1) Maintenance, repair, addition of and/or replacement of porch enclosures, windows/screens, sliding doors, front doors, storm doors and hurricane shutters are the responsibility of the owner. There shall be no worn out, ripped, torn or missing porch screen panels. Taping of screen holes is not acceptable. Badly discolored, faded or worn porch screening and/or porch aluminum is not permitted and shall be replaced by owner.
- 2) Requests for any and all alterations to any of the above items shall be made by owner by submitting to the board of directors a completed ARC (Architectural Review Change) form prior to any work commencing on property.

STORAGE CLOSETS

- 1) Each owner has a storage bin inside a closet located by the elevator on owner's floor. No hazardous, flammable material or garden mulch shall be kept in storage bins. Storage rooms must be kept free of clutter. No items may be stored in the walking areas in front of individual bins. No bin numbers are to be exchanged for another without the board of director's written permission.

PORCHES

- 1) It is prohibited to hang garments and/or clothes on the porches. Porches shall not be used for cardboard box storage or storage bins of any kind such that storage bins are viewable from another unit or from curbside.
- 2) It is prohibited to hang plant containers from the ceiling of porches. The weight could potentially cause flooring leaks from the unit above.
- 3) SDRS does not allow grills of any kind (gas, charcoal, electric i.e.) to be used on porches.

ROOF ACCESS

- 1) Access to roof shall be provided for by the Board of Directors for A/C maintenance, repairs, replacement and for inspections. Proper soft, rubber sole shoes shall be worn by everyone at all times while walking on the roof.
- 2) No unauthorized person shall be on the roof.

WINDOWS AND WINDOW COVERINGS

- 1) Neutral, beige or off white colored window coverings are encouraged. No bold colored or patterned window coverings shall be seen from the curbside or from within another unit's viewing. No bedsheets or blankets shall be used for window coverings.

- 2) No flags, stickers, signs, ornaments or objects of any kind shall be placed inside the windows or window sills such that it can be seen from the outside curbside.

SIGNS

- 1) No signs, advertisements or notice of any type shall be shown on the property or in any unit window or door.

POOL

- 1) No glass containers are allowed inside pool fencing.
- 2) No food is allowed inside pool.
- 3) Guest must be accompanied by resident/owner at all times while inside the pool fencing.
- 4) Pool float line must remain attached to both sides of the pool at all times per Health Department code.
- 5) No diving allowed in the pool.
- 6) Pool hours are daylight hours only.