

Chateaux du Lac Condominiums

1500 Gay Road

Winter Park, Florida 32789

RULES AND REGULATIONS

ALL UNIT OWNERS, LESSEE, VISITOR, RELATIVE AND GUEST MUST COMPLY WITH THE FOLLOWING:

1. SIDEWALKS, ENTRANCES, STAIRWAYS, LANDINGS AND HALLWAYS OF APARTMENT BUILDINGS MUST NOT BE OBSTRUCTED OR USED FOR ANY OTHER PURPOSE THAN AS AN ENTRANCE/EXIT FROM THE PREMISES. COMMON ELEMENTS OF ANY APARTMENT BUILDING MAY NOT BE FURNISHED. LOCAL FIRE CODES AND REGULATIONS PROHIBIT THE OBSTRUCTION OF STAIRWELLS AND ENTRANCES IN ANY MANNER.
2. RESIDENTS SHALL NOT HANG ANY ITEMS FROM DOORS, WINDOWS OR RAILINGS OF A UNIT. RESIDENTS ARE SPECIFICALLY CAUTIONED THAT NO ADDITIONS, CHANGES OR ALTERATIONS MAY BE MADE TO EXTERIOR SURFACES, INCLUDING PATIO/BALCONY SURFACES, EXCEPT AS PROVIDED IN THE CHATEAUX du LAC DECLARATION OF CONDOMINIUM.
3. RESIDENTS AND GUESTS ARE REQUIRED TO KEEP NOISE LEVELS TO A MINIMUM, BOTH INSIDE THE UNIT AND OUTSIDE IN THE COMMON AREAS, INCLUDING THE POOL AND LAKE AREAS. MINIMUM NOISE LEVELS INCLUDES BUT IS NOT LIMITED TO NOISE THAT IS NOT DISRUPTIVE TO THE ADJOINING UNIT OWNERS AND NOISE/SOUND THAT CANNOT BE HEARD FROM THREE (3) TO FIVE (5) FEET OUTSIDE THE UNIT.
4. WHEN IN THE POOL AREA, ALL RESIDENTS AND THEIR GUESTS MUST COMPLY WITH THE POSTED RULES AND REGULATIONS. ID. TAGS MUST BE USED AT THE POOL AND LAUNDRY ROOM.
5. NO PERSON MAY PLAY IN THE STAIRWELLS OR FOYERS OF ANY BUILDING. NO BIKE RIDING, SKATE BOARDING, ROLLER SKATING OR ROLLER BLADING IS PERMITTED ON THE CONDOMINIUM PROPERTY.
6. ALL GARBAGE/REFUSE AND RECYCLING MATERIALS MUST BE DEPOSITED IN THE DUMPSTER OR RECYCLING BINS PROVIDED FOR THIS PURPOSE. LARGE EMPTY CARTONS MUST BE BROKEN DOWN AND FLATTENED. NO ITEM MAY BE LEFT ON THE GROUND NEXT TO THE DUMPSTER. DUMPSTERS ARE FOR PERSONAL HOUSEHOLD TRASH ONLY.
7. RESIDENTS WHO INTEND BEING AWAY FROM THEIR APARTMENTS FOR ANY LENGTH OF TIME (E.G. MORE THAN TWO WEEKS) SHOULD GIVE A SET OF KEYS FOR THEIR UNIT (AND VEHICLE IF REMAINING ON PROPERTY), TO THE CHATEAUX du LAC OFFICE OR ALTERNATIVELY SHOULD PROVIDE THE OFFICE WITH THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE PERSON HOLDING THE KEYS TO THE UNIT FOR THE OWNER. THE NAMES OF PERSONS WITH KEYS TO ABSENTEE OWNERS' UNITS MUST BE ON FILE AT THE CHATEAUX OFFICE.

8. EACH UNIT IS ASSIGNED WITH ONE NUMBERED PARKING SPACE. RESIDENTS CARS MUST BE PARKED IN THEIR ASSIGNED SPACE. A SECOND VEHICLE MUST BE PARKED IN ONE OF THE UNNUMBERED SPACES. NO RESIDENT MAY KEEP MORE THAN TWO VEHICLES ON THE CONDOMINIUM PROPERTY AT ANY ONE TIME. VEHICLES MUST BE KEPT IN GOOD REPAIR AND PROPERLY LICENSED AND TAGGED. VEHICLES LEAKING FLUIDS ON THE CONDOMINIUM PROPERTY MUST BE REPAIRED. NO VEHICLE REPAIR/OVERHAUL MAY BE PERFORMED ON THE PROPERTY EXCEPT FOR EMERGENCY REPAIRS NOT TO EXCEED 24 HOURS. RECREATIONAL VEHICLES, BOATS AND TRAILERS MAY NOT BE STORED ON THE CONDOMINIUM PROPERTY. NO COMMERCIAL VEHICLE MAY BE PARKED ON CONDOMINIUM PROPERTY OVER NIGHT. VEHICLES SHALL NOT BE PARKED IN A WAY TO BLOCK ANY PORTION OF THE SIDEWALK. NO VEHICLE MAY BE BACKED INTO A PARKING SPACE. THE CHATEAUX PROVIDES LIMITED SPACE FOR BOATS AND OTHER MARINE CRAFT: SIZE IS A GOVERNING FACTOR. THESE SPACES ARE AVAILABLE ON A FIRST COME, FIRST SERVED BASIS AS AUTHORIZED BY THE BOARD OF DIRECTORS. AFTER PROPER NOTICE, ANY VEHICLE NOT MEETING THE ABOVE CRITERIA MAY BE TOWED FROM THE CONDOMINIUM PROPERTY AT THE OWNER'S EXPENSE.

9. SPEED LIMIT ON THE CONDOMINIUM PROPERTY IS TEN MILES PER HOUR.

10. THE RECREATION ROOM WILL BE AVAILABLE, WITHOUT COST, ONLY FOR THOSE FUNCTIONS WHICH ALL CHATEAUX RESIDENTS MAY ATTEND. RESIDENTS MAY RESERVE THE RECREATION ROOM FOR A \$35.00 NON REFUNDABLE FEE FOR PRIVATE FUNCTIONS. A \$100.00 REFUNDABLE DEPOSIT IS ALSO REQUIRED. THIS DEPOSIT WILL NOT BE REFUNDED IF THE RESERVED ROOM IS LEFT UNCLEAN AND DAMAGED. THE \$100.00 FEE WILL BE REFUNDED WITHIN TEN DAYS FOLLOWING INSPECTION BY MANAGEMENT. NO RESERVATIONS WILL BE ACCEPTED WITHOUT PRIOR PAYMENT OF THE ABOVE FEES. FUNCTIONS MAY BE HELD BETWEEN 8:00 A.M. AND 12:00 MIDNIGHT ONLY. RESERVING THE RECREATION ROOM DOES NOT INCLUDE THE POOL OR DECK AREAS. RESERVATIONS WILL BE CONSIDERED A FIRST COME, FIRST SERVED BASIS AND CAN BE MADE BY CONTACTING CHATEAUX MANAGEMENT.

11. THERE IS A LIMIT OF ONE PET PER UNIT. NO PETS NORMALLY WEIGHING IN EXCESS OF TWENTY FIVE POUNDS SHALL BE PERMITTED ON THE CONDOMINIUM PROPERTY. DOGS AND CATS MUST BE KEPT ON A LEASH WHEN OUTSIDE THE UNIT AND A POOPER SCOOPER MUST BE USED WHEN ANIMALS ARE ON EITHER PUBLIC OR PRIVATE PROPERTY. PLEASE KEEP ALL PET NOISES TO A MINIMUM (IN ACCORDANCE WITH WINTER PARK ORDINANCES). NO ANIMALS ARE ALLOWED IN THE POOL OR CLUB HOUSE AREAS EXCEPT FOR THOSE ASSISTING THE HANDICAPPED.

12. RESIDENTS SHALL NOT DIRECT, SUPERVISE OR IN ANY MANNER, ATTEMPT TO ASSERT ANY CONTROL OVER ANY CHATEAUX EMPLOYEE, INCLUDING MAINTENANCE AND LANDSCAPING PERSONNEL. CONTRACTORS ARE SUPERVISED BY CHATEAUX du LAC MANAGEMENT.

13. WORK ORDERS, COMPLAINTS, REQUESTS AND RECOMMENDATIONS MUST BE SUBMITTED IN LEGIBLE WRITING, DATED, SIGNED AND ADDRESSED TO THE CHATEAUX ASSOCIATION. THE LETTER MAY EITHER BE DEPOSITED IN THE MAIL SLOT IN THE OFFICE DOOR OR MAILED DIRECTLY TO THE PROPERTY MANAGER, WHOSE ADDRESS IS LOCATED ON THE BULLETIN BOARD OUTSIDE THE CHATEAUX OFFICE. FORMS ARE AVAILABLE IN THE LAUNDRY ROOM.

14. THE LAUNDRY ROOM IS FOR USE BY RESIDENTS ONLY, RESIDENTS MUST CLEAN WASHING MACHINES AND DRYERS AFTER EACH USE. PLEASE SWEEP UP LINT AND DO NOT LEAVE FLOOR WET. A BROOM, DUST PAN AND MOP ARE PROVIDED. RESIDENTS SHOULD NOT USE MORE THAN THREE WASHERS AND TWO DRYERS AT ONE TIME.

15. WASHERS AND/OR DRYERS MAY NOT BE INSTALLED IN INDIVIDUAL CONDOMINIUM UNITS.

16. LANDSCAPING IS UNDER THE SUPERVISION OF OUR ASSOCIATION AND THE LANDSCAPING COMMITTEE. PRIOR WRITTEN PERMISSION MUST BE OBTAINED FROM THE ASSOCIATION BEFORE ADDING ANY TYPE OF PLANT IN A COMMON AREA. THE ASSOCIATION RESERVES THE RIGHT TO REMOVE ANY PLANTS WHICH ARE PLACED IN THE COMMON AREAS WITHOUT PRIOR ASSOCIATION APPROVAL.

17. IF THE UNIT IS TO BE OCCUPIED BY FRIENDS, FAMILY OR OTHER GUESTS WITHOUT THE OWNER BEING PRESENT, THE OWNER MUST NOTIFY THE ASSOCIATION IN ADVANCE AND IN WRITING. THIS NOTICE IS TO INCLUDE: NAMES AND PERMANENT ADDRESSES OF THE FRIENDS, FAMILY OR GUESTS ALONG WITH THE ARRIVAL AND DEPARTURE DATES AND ALSO TO INCLUDE VEHICLE INFORMATION. OWNERS ARE RESPONSIBLE FOR ALL DAMAGES RESULTING FROM THE ACTIONS OF THEIR FRIENDS, FAMILY, TENANTS AND GUESTS.

18. LITTERING IS PROHIBITED ON THE CONDOMINIUM PROPERTY, INCLUDING, BUT NOT LIMITED TO, CIGARETTE BUTTS, CANS, PAPER, BOTTLES AND ANIMAL WASTE.

19. PLEASE DO NOT FEED BIRDS, ANIMALS OR WILDLIFE ON THE PROPERTY. THIS FOOD ATTRACTS RODENTS AND ANTS.

20. STORAGE CLOSETS ARE TO BE KEPT FREE OF THE FOLLOWING MATERIALS: PAPER, PLASTIC, WOOD OR ANY OTHER ITEMS DEEMED FLAMMABLE BY THE WINTER PARK FIRE MARSHALL AND CITY ORDINANCES, UNLESS STORED IN A SEALED METAL CONTAINER.

21. RESIDENTS ARE REQUIRED TO CHECK THEIR SMOKE ALARMS ON A QUARTERLY BASIS AND THE RESULTS ARE TO BE REPORTED TO THE ASSOCIATION OR MANAGEMENT COMPANY IN ACCORDANCE WITH THE CITY OF WINTER PARK FIRE MARSHALL REGULATIONS AND CITY ORDINANCES.

22. THE BOAT RAMP IS PRIVATE PROPERTY AND IS FOR THE USE OF CHATEAUX RESIDENTS AND THEIR GUESTS ONLY. NO BOAT MAY BE PARKED AT THE ASSOCIATION DOCK WITHOUT PRIOR APPROVAL FROM THE BOARD OF DIRECTORS. THE RAMP KEY IS TO BE OBTAINED FROM THE OFFICE.

23. NO SIGNS ADVERTISING ESTATE SALES AND/OR ANY OTHER TYPES OF SALES SHALL BE POSTED ON THE CONDOMINIUM PROPERTY WITHOUT PRIOR APPROVAL FROM THE BOARD OF DIRECTORS.

WHILE THE PRECEDING PAGES SHOULD HELP PROVIDE COMMUNITY GUIDELINES, MOST IMPORTANTLY WE ASK YOU TO USE COMMON SENSE AND TO BE COURTEOUS TO AND CONSIDERATE OF YOUR NEIGHBORS.

THANK YOU FOR YOUR COOPERATION.

FEBRUARY 1997

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POOL RULES

1. THE ASSOCIATION IS NOT RESPONSIBLE FOR ACCIDENTS IN THE POOL AREA. EACH RESIDENT IS SOLELY RESPONSIBLE FOR HIS/HER OWN SAFETY AND THE SAFETY OF THE OCCUPANT'S FAMILY AND GUESTS WHILE USING THE POOL AREA.
2. ALL RESIDENTS AND GUESTS MUST HAVE A POOL TAG WHEN IN THE POOL AREA AT ALL TIMES.
3. ANYONE LESS THAN 12 YEARS OF AGE MUST BE ACCOMPANIED BY A RESPONSIBLE SWIMMER.
4. ALL RESIDENTS INTENDING TO USE THE POOL MUST SHOWER BEFORE ENTERING TO REMOVE TANNING OILS THAT CLOG THE FILTER SYSTEM.
5. NO GLASS OBJECT OR CONTAINERS ARE ALLOWED IN THE POOL AREA; PAPER AND PLASTIC CONTAINERS ONLY.
6. NO LARGE FLOATS OR MATS ARE PERMITTED DURING WEEKEND.
7. NO FOOD IS PERMITTED IN THE POOL AREA.
8. ANYONE USING RADIOS OR OTHER AUDIO DEVICES MUST USE HEADPHONES WHILE IN THE POOL AREA.
9. RESIDENTS SHALL HAVE NO MORE THAN SIX (6) GUESTS USING THE POOL AT ONE TIME. IF YOU WISH TO HAVE MORE GUESTS, YOU MUST CONTACT THE BOARD OF DIRECTORS IN ADVANCE FOR PERMISSION.
10. POOL FURNITURE MUST BE COVERED WITH A TOWEL TO KEEP OILS FROM DAMAGING IT.
11. NO TRICYCLES, SKATEBOARD, ROLLER BLADES OR BICYCLES ARE ALLOWED IN POOL/DECK AREA.
12. NO RUNNING OR ANY "HORSEPLAY" (INCLUDING BUT NOT LIMITED TO ROUGH HOUSING, WRESTLING OR SHOUTING) IS PERMITTED IN THE POOL OR DECK AREAS.
13. POOL HOURS ARE FROM 8:00 A.M. TO 11:00 P.M.
14. POOL CAPACITY: 28
15. NO PETS ARE PERMITTED IN THE POOL OR DECK AREAS.
16. NO DIVING IS PERMITTED.
17. WHEN ENTERING THE CLUB HOUSE BUILDING FROM THE POOL, FOOTWEAR AND COVER-UP ARE REQUIRED.
18. CHILDREN UNDER THE AGE OF 18 MUST BE ACCOMPANIED BY A RESPONSIBLE ADULT WHILE USING THE SAUNA

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