

Ventura at Turtle Creek Condominium Association, Inc.

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RULES AND REGULATIONS

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Each owner, tenant, invitee, relative, guest, or otherwise shall be governed by the following Rules and Regulations:

PARKING and OTHER RULES RELATING TO VEHICLES ON CONDOMINIUM PROPERTY

1. No parking space shall be used by any person other than an approved resident, guest of an approved resident or service or delivery vehicles here at the request of an approved resident or the Association.
2. The Unit Owner is responsible for all actions of their guests including service personnel and they must comply to all rules and regulations of the Association.
3. Each Owner has the exclusive right of use of an assigned carport or garage space. These are limited common elements. Use of a space not assigned to their unit is strictly prohibited, with or without the knowledge or permission of the unit owner. **Unauthorized parking in assigned spaces will result in immediate towing by the Board or Management.**
4. All unassigned spaces are available to owners or approved tenants with appropriate parking decals, their guests with guest passes for overnight use, and commercial service or delivery vehicles.
5. All vehicles parking on condominium property, other than service or delivery vehicles parking temporarily or police vehicles, must be registered with the manager and have a parking decal or have an appropriate guest pass or window hanger. **Violators may be towed.**
6. The Association will upon proper application issue up to a maximum of three (3) parking decals per unit. Parking decals for leased units shall be limited to the number of approved tenants on the lease, subject to the forgoing maximum of three (3) parking decals per unit.
7. The Association will upon proper application issue a maximum of two (2) guest passes per unit. Guest passes will be marked with a start and end date, not to exceed 15 days. Owners shall be responsible to contact Clubhouse for guest passes (time and days to be established).
8. To obtain a parking decal, each resident will be required to complete a Resident Parking Decal Application and provide a copy of a current lease, if applicable, vehicle registration and driver's license.
9. The vehicle must be registered to an approved resident in the community. If a resident owns a passenger "company-owned" vehicle, the resident is required to present proof of ownership or responsibility for the vehicle before a decal will be issued.
10. Initial Parking Decals will be issued at no charge. Upon issuance of a parking decal, the decal shall be used exclusively for that registered vehicle and may not be transferred to another

vehicle. If a new vehicle is obtained, the old decal should be removed from the old vehicle and returned to the Association for a new decal. If the decal from the previous car is lost, a new decal will be issued at a cost of \$10.00.

11. Owner/Tenant will affix all decals onto the lower left side of the back window of the resident's vehicle and must be visible from the outside of the vehicle. Guest passes will hang from the rearview mirror
12. No inoperable vehicles, including those with expired or missing tags, vehicles with flat tires, may be stored or repaired on Condominium Property except for minor repairs that do not disable the vehicle such as replacing wiper blades, light bulbs, fuses, etc.
13. No commercial trucks or vans (lettering or display used to advertise a business or commercial entity), campers, recreational vehicles, boats, trailers, or personal watercraft may be parked within the Community. Police cars are permitted.
14. Trucks and commercial vehicles, such as for pickup, delivery and other commercial services to the Association or approved residents are permitted.
15. **Vehicles which are doubled parked, or otherwise prevent another vehicle from exiting their parking space, carport or garage shall be subject to immediate towing without notice. This includes any vehicle parked outside of a designated, striped parking space. It will also include vehicles without properly displayed current handicap parking permits or otherwise illegally parked in designated handicap spaces or diagonally striped spaces.**
16. Overnight Temporary Parking for loading and unloading of recreational vehicles shall be considered by the Board on a case-by-case basis after permission is requested through the manager.
17. Vehicles shall be washed only in the designated area near the entrance to the Community to the East of the trash compactor.
18. Speed of vehicles within the Community is limited to ten (10) M.P.H. Skidding of wheels on starts, stops, or a turn is prohibited. Extreme caution should be used when near the gated entrance.
19. No bicycle riding is permitted on the green areas or sidewalks within the Community. Bicycle riding is permitted on the asphalt only. Caution should be used throughout the Community, especially near the gated entrance.
20. No motorized vehicles of any type, including golf carts and similar vehicles, shall be allowed in any area not designed to accommodate them. This includes turf or landscaped areas, sidewalks, breezeways, walkways, hallways, etc. Disabled individuals operating motorized scooters or wheelchairs are exempt from this regulation.
21. No Skateboarding is allowed within the Community at any time on any surface.

GARBAGE AND RECYCLING

22. All garbage and refuse from the Units shall be deposited with care in containers provided by the Association for that purpose, and no one shall be allowed to litter the Common Elements. The Association has provided a trash compactor to the East of the entrance gates for the purpose of disposing of refuse. Garbage may not be stored or left in a "holding" pattern in any hallway under any Circumstances. Tampering with the workings of the trash compactor or leaving garbage bags outside or on top of the trash compactor is strictly prohibited. And-subject-to-immediate-fining.
23. Deposit Furniture, appliances, construction debris, or chemicals & paint in the large item recycle area that is located south of the Preserve.

COMMON ELEMENTS

24. Smoking whether it be tobacco, e-cigarettes, vaping or any other alternative form of smoking is prohibited within any building including stairways, breezeways, hallways and elevators or within 20 feet of any entrance. This does not apply to the interior of the residential units.
25. In the breezeways, residents may have one (1) door mat only. The Association is not responsible for any misplaced or lost mats if placed in the breezeways. Residents MAY NOT place, store, or otherwise display any garbage bags, statues, plants, shoes, umbrella stands, temporary trash containers, etc. in the breezeways.
26. Common Elements shall not be obstructed, littered, defaced, or misused. Lanais and balconies shall not be used for storage space and shall be kept neat at all times.
27. Comments and requests regarding maintenance or vendors shall be made to the Community Association Manager.
28. No Owner, tenant, invitee, relative, guest, or otherwise may direct, supervise, or attempt to assert control over any employees of the Association including but not limited to maintenance personnel, landscaping and irrigation crew, and Community Association Manager nor attempt to enlist their assistance on any private business.
29. Entering or attempting to enter upon roofs, equipment rooms, or power rooms is prohibited, except by authorized personnel.
30. Tampering with irrigation pumps or lines is prohibited except by authorized personnel. No watering of the Common Area Landscape shall be done with Common Water.
31. Except for those Limited Common Elements for which the Owner of a Unit has the responsibility for maintenance, repair and replacement, no Owner, tenant, invitee, relative, guest, or otherwise shall make any adjustment to any of the equipment located on the Common Elements or Limited Common Elements.
32. No signs shall be displayed from a Unit or from the Condominium Property, or from any vehicle parked on Condominium Property, unless such signs are posted by the Board or at the Board's direction; provided, however, any Owner may display one (1) portable, removable United States flag in a respectful way; provided, further, any Owner may display an official flag of one of the U.S. armed services on Armed Forces Day, Memorial Day, Independence Day and Veterans Day. Any such flag displayed may not be larger than four and one-half feet (4 1/2) by six feet (6'). This prohibition includes "For Sale" or "For Rent" signs. Nothing shall be hung or displayed

on the outside of windows or placed on the outside walls of a building and no sign, awning, canopy, gutter, radio, television antenna, or satellite dish shall be affixed to or placed upon the exterior walls or roof.

33. Lockboxes must be placed on individual doors only. Lockboxes placed on stair railings or any common elements will be removed without notice.
34. In addition to these Rules and Regulations, the Board reminds all Owners and occupants of ordinances adopted by Brevard County governing pets, nuisances, destruction of property, operation of boats, discharge of air guns and firearms and destruction of wildlife. Violations of any City and County ordinances shall be regarded as violations of these Rules and Regulations as well.
35. In the breezeways, residents may have one (1) door mat only. The Association is not responsible for any misplaced or lost mats if placed in the breezeways. Residents MAY NOT place, store, or otherwise display any garbage bags, statues, plants, shoes, umbrella stands, temporary trash containers, etc. in the breezeways.
36. No laundry, clothing, or other material shall be displayed on the balcony or lanai of any Unit or hung within the Unit in a manner to be visible from the outside. No spas or hot tubs shall be permitted on any lanai or balcony. Reflective window film is prohibited. Window Film and Shades for balcony exterior must be of a neutral color and approved by the Board via an ACC application on a case-by-case basis.
37. There shall be no storage or parking of baby carriages or playpens, bicycles, wagons or toys on any part of the Common Elements or Limited Common Elements. Such personal property must be stored in storage closets, or other areas designated for that purpose.
38. Charcoal broilers or small open flame burners; electric grills or gas grills are not permitted to be used on balconies or any of the Community Property, Common Elements, Limited Common Elements, or in Units. Florida Fire Prevention Code 5th Edition (REF: 10.11.6) states that no hibachi, grill, or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on any balcony under any overhanging portion or within 10 Ft. of any structure.

RENOVATION BY OWNER

39. No alterations of any kind shall be made to the Common Element or Limited Common Element portion of the exterior or interior of any structure without prior written approval of the Board of Directors of the Condominium Association. The Board will give due regard to effects upon aesthetics, insurance, building codes, and other regulations. Except for maintenance, repair or replacement occasioned by normal wear and tear, or other damage caused to screened enclosures, no screening may be replaced or altered by the Owner without approval as indicated in Paragraph 13 above. No Owner shall be permitted to replace screened enclosures with glass enclosures or any other solid material.
40. Any Owner who has been approved by the ACC to commence renovations must inform the contractor that the removal of appliances, carpeting, construction debris, etc. shall be the responsibility of the owner/contractor. The costs of additional hauling will be billed directly to the owner's account.

PETS

41. Owners, occupants, or otherwise of a Unit (regardless of the number of Owners or occupants for any one Unit), may maintain two (2) household pets per Unit, each not to exceed 50 lbs. at full maturity and for only as long as they do not become a nuisance or annoyance to neighbors. Household pets are limited to domestic dogs, domestic cats, or caged birds. Owners or occupants of a Unit may maintain one (1) fish tank not to exceed fifty-five (55) gallons. In no event shall household pets be kept, bred, or maintained for any commercial purpose. Owners/Tenants may be called upon to provide up to date vaccination records to the Association at any time.
42. Any and all new pets shall be reported to Management with a photograph and copy of the most recent vet records (within the past 12 months). Owners who do not volunteer this information will be asked to remove the pet from the property until the time that this information is received and reviewed
43. Owners/Tenants must pick up all solid waste of their pets and dispose of such waste appropriately. Sanitary Pet Stations have been provided for this purpose. All pets, including cats, must be leashed at all times when outside the Unit. Pets may not be tied up or leashed to any object on the Condominium Property. Pets may not be kept on a Limited Common Element. The Association has the right to pick up loose pets and/or report them to the proper authorities. Violation of these Rules and Regulations shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine Owners and/or to require any pet to be permanently removed from the Condominium Property. Without limiting the right of the Association to establish policies in other matters affecting the Condominium, the Association may make reasonable rules and regulations regarding pet ownership in the Condominium. Notwithstanding anything herein to the contrary, if any animal permitted to be kept by an Owner shall become a nuisance to other Owners and such nuisance is not corrected after written notice to the Owner, the Board of Directors of the Association shall have the right to require the Owner to remove such animal permanently from the Condominium Property.

UNITS

44. No industry, business trade, occupation or profession of any kind, whether commercial, religious, educational or otherwise shall be permitted on any part of the Condominium Property or in any Unit, whether designed for profit, altruism and exploration or otherwise.
45. No flammable, explosive, or dangerous chemicals or fluid materials, except those intended for normal household use, may be kept in any Unit.
46. Each Unit shall be used only for the purpose of a single-family residence and for no other purpose. Each Owner or occupant shall maintain his Unit in a clean and sanitary manner and shall not sweep or throw any dirt or substance from the doors, windows or balconies.
47. No Owner or occupant shall make or permit any noise that will disturb or annoy any occupants of a Unit, or do or permit anything to be done which will interfere with the rights, comfort or convenience or such occupants.
48. Owners and occupants shall not use the Units, or permit their use, in such manner as would be disturbing to other Owners or occupants, or in any way as to be injurious to the reputation of the Condominium.

49. Sound and noise from radios, phonographs or other audio devices, television sets or from musical instruments or social gatherings shall be deemed a nuisance if between the hours of 7PM. and the following 8:00 A.M., when audible beyond the confines of the Unit involved.
50. Each Owner has the right to lease his Unit, provided that the Owner complies with the terms of the Declaration of Condominium. Each tenant shall be bound by the provisions of the Declaration of Condominium and all Condominium documents, including these Rules and Regulations. Every Lease and Sale must be approved by the sale/leasing committee through the Community Association Manager.
51. Each Unit shall be occupied only as a single family residential private dwelling by no more than six (6) persons in a three (3) bedroom nor more than four (4) persons in a two (2) bedroom Unit at any one time: No Unit may be divided or subdivided into a smaller Unit.

NOTICES

52. All official notices of the Condominium shall be noted as such. No member shall make or permit to be made any written, typed, or printed notices of any kind or type whatsoever or post the same on the bulletin boards, mail, or otherwise circulate in other members, which purports or represents to be an official act or notice of the Association.

HURRICANE SHUTTER SPECIFICATION

53. To comply with Section 718.113(5) Florida Statutes the board of directors has adopted the following specification. A hurricane shutter shall be an impact resistant window system capable of withstanding wind gusts of 140 miles per hour and resisting damage from physical objects or projectiles carried by wind or storm at such velocity. It shall consist of an impact resistant pane assembled in a suitable window frame installed according to the manufacturer's published installation instructions and compliant with state, county and municipal building codes for impact resistant windows. It shall be in the color and style originally installed. All currently installed window frames and panes are hereby deemed compliant until replaced. In the event a window frame and pane does not actually comply, it must be compliant at replacement. This does not alter any other policy or rule relating to appearance currently applicable. Replacement window installations shall be subject to approval of the board of directors or its designees in the manner of other installations but shall be approved if compliant.

See 2015 Covenant Enforcement Policy for noticing and fining information.

These Rules are set forth by the Board of Directors pursuant to Section 12.9 of the Declaration. For a full list and origin of the Community USE RESTRICTIONS refer to Section 12 of the Declaration of Condominium for Ventura at Turtle Creek Condominium Association, Inc

Schedule A: Pool Rules

1. Swim at your own risk, there is no lifeguard on duty!
2. Minors under 16 must be accompanied by an adult.
3. Infants and children in diapers not potty trained must wear swim diapers designed for pool use.
4. Shower before you enter the pool.
5. Telephone conversations are prohibited on the pool deck but may be had in the kiosks or in the area around the clubhouse.
6. Use of headphones for listening to music or talking on cell phones is required in the pool area.
7. Respect the rights of others to be free of offensive or intrusive noise. No loud or offensive music or language is allowed at any time.
8. No running, diving, jumping, or horseplay is allowed at any time.
9. Alcoholic beverages are not allowed anywhere within the fenced recreation complex, including in the buildings, except wine and beer type drinks may be allowed at events specifically authorized by the board under conditions set by the board. No food or drink on the pool deck. No glass is allowed on pool deck.
10. Food may be consumed (picnic style) in kiosks.
11. No pets shall be allowed in the pool area, clubhouse, or gym at any time. No animals whatsoever are allowed in the pool itself.
12. No independent furniture, such as chairs or canopies may be brought to the pool area or erected in the pool area at any time. Clubhouse furniture may not be used in the pool area.
13. Private pool parties are strictly prohibited!
14. The pool is for the exclusive use of owners, tenants, their resident family and a maximum of four (4) guests each for each unit. Guests must be accompanied by an approved tenant or unit owner. At no time are guests to be given keys to the recreation area.
15. There is no grilling of any kind allowed anywhere on the property!
16. The pool opens at dawn and closes no later than dusk. Swimming after dusk is prohibited.

17. Smoking whether it be tobacco, e-cigarettes, vaping or any other alternative form of smoking is prohibited on the pool deck and in the Clubhouse/Gym area and within 20 feet of any building entrance or gate entrance.
18. Do not use the pool if you are ill.
19. Do not swallow the pool water.
20. No more than sixty (60) people or the maximum allowed by government regulation are allowed in the pool at any given time.
21. Place all trash into receptacles and pick up after yourself. Ventura is not a hotel.
22. Place all food related trash into the compactor across the street, as this type of trash attracts wild animals to the pool area. (We are lucky to have a natural preserve on the property so please be respectful of our natural surroundings and wildlife.)
23. Respect and obey any and all Security, Board Members, or Association Staff that may be present.
24. Please be courteous to all residents and respect our Community. Have a fun and safe time!

***** These rules are set forth by Ventura at Turtle Creek Condominium Association, Inc, the Declaration of Condominium, the Florida Department of Health, and Ventura's Insurance carrier. *****

Schedule B: Clubhouse/Multi-Use Room Rules

Adopted 10-4-2021

1. The Clubhouse is a multi-use facility containing a gym, restrooms, and a multipurpose room for use by owners, residents, officers, directors and staff.
2. Staff are permitted to use the room for meetings, breaks and lunch. Please respect their rights to rest and eat without interruption.
3. Operating hours for the multi-purpose room are Monday – Friday 8:00 AM to 5:00 PM and Weekends from 9:00 AM to 4:00 PM. These hours are subject to change. Officers may have to preempt the use of the multi-purpose room during normal hours to meet privately with personnel. If this is necessary, the room will be closed to others during that meeting.
4. The multipurpose room has always been used as an office for officers, directors and staff. In the absence of another appropriate facility, it will continue to be used for that purpose as needed.
5. Capacity is limited to 30 people.
6. No animals in the clubhouse/multi-purpose room, the gym or the deck anywhere inside the fence, with the exception of those registered with the association AND which have documented state or federal law protection overriding our rules.
7. Locked cabinets and drawers in the clubhouse are for the use of the Board of Directors, officers and Staff. They are not intended for storage by owners or residents.
8. There is a lending library of books, videos and music. Residents are free to exchange or add to the library. NOTE: Please keep subject matter appropriate.
9. The microwave and refrigerator are for use of residents and staff. If you are going to leave any food or drinks in the refrigerator, please label with your name. The refrigerator will be cleaned each Friday.
10. Clean up after yourself and dispose of any garbage in the appropriate receptacle. If you use the microwave be sure to clean it after use, if necessary.
11. There are extra tables and folding chairs for use by large groups.
12. There may be meetings of special groups at different times. These will be posted on the wall calendar by the sink and outside the building. Please respect group use.
13. The clubhouse/multi-use facility may be reserved for special occasions by owners/renters. Submit a reservation request by email to: brobberecht@lelandmanagement.com at least one week in advance with copy to Don Miller at millengineer1300@gmail.com. If request is granted obtain a Clubhouse reservation form off the website at venturaturtlecreek.com, fill it out, sign it and give it with a check for \$100.00 payable to Ventura Turtle Creek Condominium Association, Inc. as a deposit. Email the forms and a copy of the check to Brittany. There is currently no rental fee. The deposit will be returned after inspection as long as everything is picked up and the room is as clean as when you entered.