



UNO LAGO NO. 6 CONDOMINIUM ASSOCIATION, INC.
GUIDELINES OF RULES AND REGULATIONS FOR TENANTS
Effective January 16, 2017

This document will be included in the leasing package issued to all new tenants.

COMMON AREAS:

The common areas of the grounds, catwalks, railings, lake, pools, spas and clubhouse that are located outside of your unit are for your enjoyment and not to be tampered with or vandalized. Any personal property of owners, occupants, guests or invitees shall be removed from the common areas immediately after use. A door mat is allowed outside the front door of the unit, but no furniture is allowed. All activities on the common areas are subject to the regulations of the associations. No holes, wires or attachments may be placed on the outside walls or doors of your unit or on any other part of the building.

TENANT PARKING:

There are a total of 23 uncovered parking spaces reserved for Uno Lago No. 6 Condominium Association, Incorporated. 20 spots are marked "600 Residents Only" (one for each Unit) and 3 spots are marked "600 Visitors Only". Please be considerate of your neighbors and only park one vehicle in front of the building. The "600 Visitors Only" spots are available for contractors, vendors and/or visitors. If a visitor intends to stay longer than 72 hours, a temporary parking permit, valid for up to two weeks, must be obtained from the Management Office. All renters are required to display a parking sticker on their vehicle before parking in a "600 Residents Only" spot, including "Reserved" covered parking spots with owner permission. Parking stickers are available at the Management Office at no charge. If you are allowing a visitor to use your "600 Residents Only" or "Reserved" spots for more than 72 hours, they are also required to display a temporary parking permit, valid for up to two weeks and available at the Management Office.

LAKE:

Do not throw anything into the lake or go into the lake. Please do not feed the wildlife or disturb them.

NUISANCES, ORDINANCES AND LAWS:

No tenant, guest or invitee shall use any of the properties, or permit same to be used, in any manner which is unreasonably disturbing, detrimental or a nuisance to the owner(s), occupant(s), invitees and guests of other units, nor permit the properties to be used in a disorderly or unlawful way, or which will produce an insurance risk for the association or other owners or occupants. The use of each unit shall be consistent with existing ordinances and laws and the Governing Documents and the Rules and Regulations, and occupants shall at all times conduct themselves in a peaceful and orderly manner. Voices do carry while on the balcony or patio.

Please be considerate of your neighbor and keep your voices, televisions and music systems down; especially after 10:00 p.m. and prior to 7:00 a.m.

Tenants Rules and Regulations_011617_FINAL

BARBEQUE GRILLS:

The Florida State Fire Code states that no barbeque grills are allowed on the patios, decks or inside the units of multi family complexes, including condos. No lighter fluid or propane is allowed to be stored outside or inside the unit. Only electric grills are allowed.

PETS:

Tenants and their guests are not allowed to have or bring any pets onto the property under any circumstances.

SPEEDING:

The speed limit throughout the property is 15 miles per hour.

SIGNS:

No signs are allowed on windows of your unit, vehicles or anywhere on the property.

LOCKS:

No tenant may alter any lock or install a new lock or door knob on the front door of their unit.

VEHICLES:

No repair (including oil changes) of a vehicle shall be permitted on the property. All vehicles must be in working order and currently registered. The following vehicles are not allowed on property after normal business hours or overnight: commercial vehicles, buses, moving vans, motorcycles, boats, trailers or motor homes. Except where safety dictates otherwise, horns may not be used or blown while a vehicle is parked, standing in or driving through parking areas. No vehicle may be parked such that it blocks any sidewalk or in any fire lane except where otherwise necessary by moving vans for loading and unloading.

PATIOS, CATWALKS, AND DECKS:

No clothes, towels, rugs or other articles shall be hung over the railings of a patio, catwalk or deck. All patios and decks must be kept neat and clean and free of debris. No patio, catwalk or deck may be used for storage.

TRASH:

All trash must be placed in plastic bags and tied securely prior to being placed in the trash room dumpster. All trash that cannot fit down the trash chute must be carried down and placed in the dumpster. No hazardous waste material (oil, paint, car batteries, etc.) may be placed in the dumpster. All cardboard & newspapers should be placed in the dumpster. All glass & plastic items to be recycled should be placed in the blue recycle bin located in the trash room (no plastic bags permitted). All cigarette and cigar butts must be disposed of and not left on the common areas. All construction debris must be taken off property. Tuesday & Friday are regular trash pick-ups. Tuesday is recycle trash day. Disposal of oversized items (i.e. sofas, tables, chairs, televisions, etc.) is the sole responsibility of the tenant and items are not to be placed in the dumpster, left on the curb, or in any common area of the community.

WINDOW TREATMENTS:

All window treatments must be white or off white on the windows and sliding doors facing the outside. No blinds, curtains or shutters may be placed on the deck or patios.

LANDSCAPING:

All landscaping around your unit is managed and maintained by the community landscaper, the Environmental Association and Uno Lago Condominium 600 Association Board of Directors. Residents may not plant anything outside their units in the common areas or cut back or pull out existing landscaping.

EVICTION:

The Association has the power to evict any tenant and occupants under the landlord/tenant act, for violation of the Governing Documents and the Rules and Regulations, as amended from time to time.

INJUNCTIONS:

The Association has the power to seek and obtain an injunction to force compliance with the Governing Documents and Rules and Regulations.

REPAIRS:

All tenants are to advise the unit owner/realtor immediately of any problems within the unit relative to (but not limited to) water, fire, electric, appliances, heater/air conditioner, washing machine and dryer. This is imperative as it may result in damage to another unit in which the unit owner (and possibly the tenant) will be responsible for.

WATER SHUT OFF:

All water in the unit must be shut off (by turning off the water shut off valve) when vacating the unit for more than three (3) days.

INTERIOR EXTERMINATING SERVICES:

Interior exterminating services are provided every other month for your unit. Please contact your realtor or owner for dates.

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Effective January 16, 2017

With my signature I acknowledge I have read the above Summary and I agree to comply with the Rules and Regulations outlined above and all Uno Lago No. 6 Condominium Association documents.

Tenant Signature

Date

Printed Name

Unit #

Signature

-----Tenant
Date

Printed Name

Unit #

UNO LAGO NO. 6 CONDOMINIUM ASSOCIATION, INC.

ADDENDUM TO BE ATTACHED TO ALL NEW LEASES

Effective January 16, 2017

Both the unit owner(s) and all tenants renting the unit are required to sign and date this addendum agreeing that in the event the unit owner(s) becomes delinquent on assessments, the tenant(s) listed on the lease will begin paying the rent to the Association made payable to Uno Lago No. 6 Condominium Association, Inc., to cover the delinquency until all delinquent assessments are paid.

Tenant Signature

Tenant Signature

Unit Owner Signature

Unit Owner Signature

Date

Date

Date

Date