



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

The following rules and regulations were either reproduced from the Declaration of Covenants and Restrictions, Articles of Incorporation or By-Laws, Florida State Laws or Florida Statute for Condominium 718. Additional rules and regulations were approved by the Board of Directors. These regulations have been established to maintain high standards, pleasant living conditions and for the common welfare and best interest of all owners, tenants, occupants, guests and invitees. You should refer to the Governing Documents for these and other provisions.

This document will be issued to all new and current owners and is subject to revision.

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.

OWNER 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 sticker, valid for up to two weeks, must be obtained from the Management Office. All residents (owners and renters) are required to display a parking sticker on their vehicle. Parking stickers are available at the Management Office at no charge. If you own a covered "Reserved" parking spot, a parking sticker is also required to be displayed. 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.

NUISANCES, ORDINANCES AND LAWS:

No unit owner, 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), occupants(s), invitee(s) and guest(s) 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.

Owner Rules and Regulations_011617_FINAL

The unit owner is responsible for the behavior and conduct of their tenants, guests and invitees. **Please be considerate of your neighbors and keep your voices, televisions and music systems down; especially after 10:00 p.m. and prior to 7:00 a.m.**

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:

Owners are allowed one dog or cat which shall not exceed 15 pounds. Tenants and their guests are not allowed to have or bring 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:

A unit owner may not alter any lock or install a new lock or door knob without the permission of the Association. All locks must be antique brass, traditional style. The Association has the right to obtain a key to all units.

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 unit owner 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 the Uno Lago Condo 600 Association Board of Directors. Residents may not plant anything outside their units on the common areas or cut back or pull out existing landscaping.

INJUNCTIONS:

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

HURRICANE SHUTTERS AND/OR HURRICANE RESISTANT IMPACT GLASS: Please plan ahead to properly protect your unit from hurricane damage. If you are interested in adding shutters or impact glass to your unit, before any project begins you must (a) complete, sign, and adhere to the requirements of the Association's Architectural Request Form available at the Management Office and (b) obtain a permit from the City of Juno Beach and provide a copy of the permit to the Management Office. Installation of hurricane shutters or hurricane resistant impact glass must be approved by the Association Board prior to installation. Although the installation of exterior plywood is prohibited, it is temporarily permitted if applied to the inside of your unit in emergency situations only.

LEASES:

A unit owner intending to lease his unit shall give a 30 day notice of such intention to the Association, along with a completed leasing packet from the Management Office. All tenants must meet with one board member of the Association to review and sign the "Guidelines of Rules and Regulations for Tenants" prior to moving into the unit. Association approval is required for all leases prior to the tenant(s) moving in. An application fee is required for each lease made payable to the Association for a transfer fee and background/credit check. All assessments and other fees must be current. No unit may be leased more than three times in a calendar year for less than 60 days for each rental period.

ASSESSMENTS:

All assessments are due and payable on the first day of the month, and made payable to: UNO LAGO CONDO 6 CONDOMINIUM ASSOCIATION, INC.

SALES:

All requests for sales must be submitted to the Association at least 30 days in advance along with the sales packet from the management office including a transfer and background/credit check fee made payable to the Association. All assessments and other fees must be current. Association approval is required for all sales. An orientation is required with a board member prior to settlement.

MAINTENANCE AND REPAIRS:

A unit owner shall be liable for the expense of any maintenance repair or replacement made necessary by the negligence of the unit owner, family member, guest, agent or lessee including damages to a neighboring unit(s).

EMERGENCIES:

The Association has the irrevocable right to access each unit when necessary to make emergency repairs in order to prevent damage to the Common Elements or to another unit or units. To facilitate entry in the event of an emergency, the management office will be provided with a key to each unit and at the expense of the unit owner.

INTERIOR FLOOR UNDERLAYMENT REQUIREMENTS:

Every homeowner/resident is entitled to the quiet enjoyment of his/her home and no homeowner/resident may interfere with this right. In a multi-family building such as ours, noise is a reoccurring problem and a major source of friction between neighbors. The Board has a basic responsibility to protect the owners' and residents' right to a quiet home environment while working to minimize

the noise problems between units. Therefore, the following conditions must be met for each unit owner who elects to install/replace any interior floor surface:

The underlayment material used for the install or replacement of any interior floor covering (including but not limited to wood, engineered wood, bamboo, laminate, linoleum, cork, tile, carpet, stone, vinyl, etc.) must meet a minimum underlayment insulation rating of IIC 70 (Impact Insulation Class) as recognized by the International Building Code (IBC). Prior to installation of the underlayment each owner must (a) present to a representative of the Management Office a sample of the underlayment along with documentation supporting an underlayment insulation rating of IIC 70 or more and (b) complete, sign, and adhere to the requirements of the Association's Architectural Request Form available at the Management Office. Upon approval, each owner may then proceed with the install of the approved underlayment.

IMPORTANT: Upon installation of the underlayment and before installation of the flooring, the owner /representative is required to contact a Management Office Representative or Board member who within 48 business hours of being contacted shall conduct a visual confirmation that the owner has met all underlayment requirements. If so, authorization will be given to proceed with the flooring installation. Under no circumstances shall bare, or painted/stained cement flooring be permitted. All interior floors must abide by the underlayment requirements noted above. Should a unit owner not adhere to these requirements, the Association shall have the right to repair unauthorized additions and/or modifications and to Levy a special assessment of the cost thereof against the said unit owner.

EXTERIOR FLOOR UNDERLAYMENT REQUIREMENTS FOR BALCONY/LANAI (WATERPROOFING MEMBRANE EQUIVALENT):

Each unit owner who elects to install/replace any portion of their balcony/lanai exterior floor covering (including but not limited to paint, stain, tile, stone, wall-to-wall carpet, throw rug, etc.) shall first be required to install an approved waterproofing membrane with an equivalent specification of ANSI A118.10 as recognized by the American National Standard Institute (ANSI) for load bearing, bonded, waterproof membranes. Prior to installation of the underlayment each owner must (a) present to a representative of the Management Office a sample of the proposed waterproofing membrane system to be used along with documentation supporting an equivalent specification of ANSI A118.10 and (b) complete, sign, and adhere to the requirements of the Association's Architectural Request Form available at the Management Office. Upon approval, each owner may then proceed with the install of the approved waterproofing membrane and flooring providing that the existing flooring, if applicable, has been removed and under all circumstances that the base cement surface is free from oil, grease, dust, paint, concrete sealers, floor finishes or curing compounds.

IMPORTANT: Upon installation of the underlayment and before installation of the flooring, the owner /representative is required to contact a Management Office Representative or Board member who within 48 business hours of being contacted shall conduct a visual confirmation that the owner has met all underlayment requirements. If so, authorization will be given to proceed with the flooring installation. Under no circumstances shall bare cement flooring be permitted. All exterior floors must abide by the underlayment requirements noted above. Should a unit owner not adhere to these requirements, the Association shall have the right to repair unauthorized additions and/or modifications and to Levy a special assessment of the cost thereof against the said unit owner.

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.

EXTERMINATING SERVICES:

Interior exterminating services are provided every other month for your unit. Call Management Office for dates.

CONSTRUCTION:

The Town of Juno Beach, Building Division requires that you obtain and post a building permit at your residence site for certain work on your condo being performed. Permits are not required for flooring but are required for most projects to include such things as window replacement, shutters, electrical and plumbing work, air conditioner or water heater replacement, etc. If you are not sure whether or not a permit is required, contact the Town of Juno Beach, Building Division at 561-656-0302. A licensed contractor is required for all work that requires a permit. IMPORTANT: For all construction projects you must complete, sign, and adhere to the requirements as listed on the Association’s Architectural Request Form available at the Management Office.

CONSTRUCTION HOURS (As required by the town of Juno Beach):

Monday thru Friday: 7:00am – 6:00pm

Saturday: 9:00am – 5:30pm

NO CONSTRUCTION ACTIVITY ON SUNDAYS OR LEGAL HOLIDAYS

(Contact the Town of Juno Beach for the list of holidays)

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Effective January 1, 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.

Unit Owner

Date

Unit Owner

Date