

BANYAN TREE ASSOCIATIONS RULES AND REGULATIONS

The following Rules and Regulations apply to all Owners and/or Renters.

1. The Units shall be occupied as Private Dwellings for the Unit Owners or approved tenants and for no other use. Tenants must be approved by the Board of Directors.
2. No immoral, improper, offensive or unlawful use shall be made of any Units, the Condominium Property, the Common areas or of any part thereof. Should offenses occur fines will be levied.
3. Nothing shall be done or kept in the Units which will increase the premiums for insurance on the Condominium Property or which will obstruct or interfere with the rights of other Unit Owners.
4. No clothesline or similar devices shall be allowed on any portion of the Condominium Property. No clothes are permitted to be dried or placed on any Common area.
5. Nothing shall be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of the Condominium Units, except with the prior written consent of the Board of Directors.
6. No business, trade or profession of any type whatsoever shall be conducted from within any Unit without the prior written consent of the Board of Directors. Car repairs and maintenance are not permitted on any Common Areas.
7. Without **prior written approval** of the Association, the Common Elements, Limited Common Elements, and exterior portions of the Units shall not be repaired, replaced, or changed; balconies or patios shall not be enclosed; exterior storm doors or shutters shall not be installed; and no Unit shall be materially altered or have a material structural addition annexed thereto. Any approved changes are subject to the following:
 - a. The Association must approve any Contractor, or sub-contractor retained by the Unit owner prior to any work commencing.
 - b. The Unit owner shall be liable for any damage to any part of the Condominium property caused by his Contractor or Sub-contractor or their employees.
 - c. Whether an alteration or addition is “material” shall be determined by the Association in its sole discretion.

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8. Any floor covering, other than carpeting, such as tile or wood, must have prior approval of the Association. Contractor, materials etc. will have to be presented to the Association for approval.
9. All common hallways and passages shall be kept free for their intended use by all Unit owners or renters and shall in no event be used as storage areas, either on a temporary or permanent basis. Planters are not permitted on any Common Area.
10. All garbage or trash must be placed in the disposal facilities provided for such purposes by the Association. **Furniture, TV sets, barbecues etc. are not permitted to be placed by dumpsters or other Common areas. Fines will be imposed.**
11. All occupants of Units shall exercise care about making noise and using musical Instruments, radios, televisions and amplifiers that may tend to disturb occupants of other Units.
12. No unit shall be permanently occupied by more than two persons to each bedroom in the Unit.
13. **Pets will be permitted subject to the following rules;**
 - a. The following pets are permitted: dogs and cats, which do not exceed 15 pounds (condos are permitted only one (1) dog). This does not apply to the townhouses. Birds and fish are allowed
 - b. **Dogs must be on a leash at all times while outside the Unit. They are to be taken away from buildings to defecate, and, all feces must be picked up. Fines will be imposed if rules are not abided by.**
 - c. No animals shall be raised on the Condominium Property for commercial purposes.
 - d. A Unit owner or renter shall be liable for any soiling or damage to the building, grounds, flooring, walls, trim, finish, tiles, carpeting, stairs, etc., caused by the Unit owner or renter's pet. The Unit owner agrees to pay all costs involved in cleaning or in restoring any damage caused by their pets.
 - e. Unit owners shall be financially responsible for any and all damage caused by their pets.
 - f. The unit owner or renter shall put the pet out to board at its own expense should it be necessary because of any noise, damage to part of the Condominium Property, or reasonable complaints from other Unit Owners.
14. **Barbecuing is not permitted at any time on balconies or enclosed patios. Fines will be imposed for any violations.**

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15. **All Unit Owners or Renters are required to have Parking Decals displayed on their windshields.** Any cars parked in Reserved parking areas without Decals will be stickered. The Owners or Renters will have 3 days to comply with this ruling and obtain the necessary Decal and Guest parking tag from the Management Company. If this is not done the car(s) will be towed. Guest parking areas are NOT to be used by cars with permanent Decals.
16. In the event a Unit Owner makes any unauthorized alterations or additions to his Unit, the Limited Common elements or the Common Elements, or otherwise violates or threatens to violate the provisions set forth in any of the Rules and regulations which may, hereafter, be adopted by the Board of Directors, as provided in the By-laws, the Association shall have the right to proceed in a Court of equity for an injunction to seek compliance with the provisions hereof and/or to impose and collect fines for such violations.
17. The Association shall make and adopt such other rules and regulations as it shall deem necessary or convenient for the comfort and welfare of the Unit Owners/Renters or for the preservation or enhancement of the Condominium Property.
18. Children must be accompanied by an adult to be in the pool at all times. No exceptions will be made.

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