

PROMENADES AT BELLA TRAE, A CONDOMINIUM RULES AND REGULATIONS

Each Owner, lessee, invitee, relative, guest or otherwise, hereinafter referred to as occupant, of the Unit, shall be governed by the following Rules and Regulations. All capitalized terms shall have the meaning as defined in the Declaration of Condominium of PROMENADES AT BELLA TRAE, a Condominium.

1. No commercial trucks or vans or other commercial vehicles shall be parked on Condominium Property except with the written consent of the Board of Directors of the Association. It is acknowledged that there are pickup trucks and vans that are not used for commercial purposes, but are family vehicles. It is not intended that such noncommercial, family vehicles be prohibited. A commercial vehicle is one with lettering or display on it or is used in a trade or business. No campers, recreation vehicles, boats or boat trailers may be parked on the Condominium Property. Motorcycles may be parked on the Condominium Property. Any vehicle not capable of being parked in the Unit Owner's garage shall be prohibited.
2. No Owner shall conduct repairs (except in an emergency) or restorations of any motor vehicle, or other vehicle upon any portion the Common Elements or Limited Common Elements. No dilapidated, rundown, wrecked or non-functional vehicles shall be permitted on the Common Elements or Limited Common Elements. The prohibitions on parking contained above in this Section shall not apply to temporary parking of commercial vehicles such as for construction use or providing pick-up and delivery and other commercial services or to any vehicles of Developer ("Service Vehicles"). Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein or in the Declaration may be towed by the Association at the sole expense of the owner of such vehicle if such vehicle remains in violation for a period of twenty-four (24) hours from the time a notice of violation is placed on the vehicle or if such a vehicle was cited for such violation within the preceding fourteen (14) day period. Each Owner by acceptance of title to a Unit irrevocably grants the Association and its designated towing service the right to enter the Limited Common Element driveway, and tow vehicles in violation of these Rules and Regulations. Neither the Association nor the towing company shall be liable to the owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason or such towing or removal and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind. For purposes of this paragraph, "vehicle" shall also mean campers mobile homes, trailers, etc. An affidavit of the person posting the foresaid notice stating that it was property posted shall be conclusive evidence of proper posting.
3. Speed of vehicles within the BELLA TRAE community is limited to twelve (12) M.P.H. Skidding of wheels on starts, stops or turns is prohibited.
4. No bicycle riding is permitted on the green areas or sidewalks within PROMENADES AT BELLA TRAE, a Condominium, but is permitted on the roadways. Caution should be used near the main entrance, as bike riding is hazardous to traffic.

5. Common Elements shall not be obstructed, littered, defaced or misused. Patios and balconies shall not be used for storage space but shall be kept neat at all times.
6. Complaints or requests regarding maintenance shall be made to the Management Company.
7. Entering or attempting to enter upon roofs, equipment rooms, or power rooms is prohibited, except by authorized personnel.
8. Tampering with irrigation pumps or lines is prohibited except authorized personnel.
9. Except for those Limited Common Elements for which the Owner of a Unit has the responsibility for maintenance, repair and replacement, no Owner or occupant shall make any adjustment to any of the equipment located on the Common Elements or Limited Common Elements without first obtaining permission from the Board of Directors.
10. No Owner or occupant may direct, supervise or attempt to assert control over any employees of the Developer, the Association and/or management company, nor attempt to enlist their assistance on any private business.
11. All restrictions, limitations and obligations of occupants provided in the Declaration of Condominium and Bylaws are incorporated into these Rules and Regulations by reference.
12. In addition to these Rules and Regulations, the Board reminds all Owners and occupants of ordinances adopted by Osceola County governing pets, nuisances, destruction of property, operation of boats, discharge of air guns and fire arms, and destruction of wildlife. Violations of the City and County ordinances shall be regarded as violations of these Rules and Regulations as well.
13. Unit Owners or occupants 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. Household pets are limited to domestic dogs, domestic cats or caged birds. Unit Owners or occupants of a Unit may maintain one (1) fish tank not to exceed 55 gallons. In no event shall household pets be kept, bred, or maintained for any commercial purpose and for only as long as they do not become a nuisance or annoyance to neighbors.

Unless the Association has designated a particular area on the Condominium Property for pet defecation, household pets must be taken off the Condominium Property for that purpose. Unit Owners must pick up all solid waste of their pets and dispose of such waste appropriately. 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 in 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 Unit 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 Property.

14. 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.
15. No laundry, clothing or other material shall be displayed on the balcony or porch 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 screened porch, lanai or balcony.
16. 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, exploration or otherwise.
17. No signs shall be displayed from a Unit or from the Condominium Property, or from any vehicle parked on Condominium Property; provided, however, any Unit Owner may display one (1) portable, removable United States flag in a respectful way; provided, further, any Unit 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 4 1/2 feet by 6 feet. This prohibition includes "For Sale" or "For Rent" signs. This prohibition does not include the Developer.
18. Except for maintenance, repair or replacement occasioned by normal wear and tear, or other damage caused to screened enclosures, no screen doors or balcony or patio screening may be replaced or altered by the Unit Owner without approval as indicated in Paragraph 14 above. The screened area shall not be replaced with glass, "Florida screen" or other material without the prior written approval of the Board.
19. No flammable, explosive or dangerous chemicals or fluid materials, except those intended for normal household use, may be kept in any Unit.
20. Each Unit shall be used only for the purpose of a single family residence and for no other purpose whatsoever except such uses as the Developer may make of a Unit or Units as provided by the Declaration of Condominium. Each Unit 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.

21. 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.
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.
23. 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.
24. Sound and noise from radios, phonographs or other audio devices, television sets or from musical instruments or social gatherings shall be deemed a nuisance between the hours of 11:00 P.M. and the following 8:00 A.M., when audible beyond the confines of the Unit involved.
25. 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.
26. 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, except with approval of the Board of Directors of the Condominium Association; provided, however, any Unit Owner may display one (1) portable, removable United States flag in a respectful way; provided, further, any Unit 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 4 1/2 feet by 6 feet.
27. Each Owner has the right to sell or lease his Unit; provided that, the Owner complies with the terms of the Declaration of Condominium. Each new Owner shall be bound by the provisions of the Declaration of Condominium and all Condominium documents, and these Rules and Regulations.
28. Each Unit shall be occupied only as a single family residential private dwelling by no more than four (4) persons in a two bedroom Unit at any one time. No Unit may be divided or subdivided into a smaller Unit.
29. Charcoal broilers or small open flame burners, electric grills or gas grills are not permitted to be used on balconies or any of the Common Elements, Limited Common Elements or Units.
30. Garage doors must remain in the down position at all times, unless entering or exiting the garage. No garage may be altered in such a way as to provide additional living space and/or preclude the parking of a vehicle within the garage.

31. 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 to other members, which purports or represents to be an official act or notice of the Association. Notices of a social nature or purpose by a member to other member are permitted; provided, that, all such notices shall bear the signature of the member or members originating such notices, and such member or members shall be fully responsible for the contents thereof.
32. No smoking will be allowed on the Lanai of any home which is a Limited Common Element of the Association or in the rear of the buildings which is a Common Element of the Association effective September 30, 2014.
33. Any alteration to the original flooring in a home must be approved by the Board prior to installation. The installation of hard surface flooring in 2nd floor homes must meet the Florida Building code section 1207 titled "Sound Transmission" which states flooring shall have a sound transmission class (STC) of not less than 50 and shall have an impact insulation class (IIC) rating of not less than 50. The Board would urge any homeowner installing hard surface flooring in the 2nd floor to use the highest quality underlayment and hard surface flooring to minimize sound transmission to their neighbors.