

Loch Lomond Estates, Inc.
Rules and Regulations

The following Rules and Regulations are taken from the Declaration of Condominium of Loch Lomond Estates, Inc. Article XVII and includes revised and restated amendments.

1. Fees for late payments shall be assessed in the amount of \$25 per month of delinquent balances on the 18th of every month.
2. No unit shall be used for any purpose other than for residential purposes.
3. The commons elements and limited common elements shall be used only for the purposes for which they are intended in the furnishing of services and facilities for the enjoyment of the units.
4. No nuisance shall be allowed upon the condominium property or within a unit, nor any use or practice that is the source of annoyance to residents of which interferes with the peaceful possession and proper use of the property of its residences. All parts of the condominium shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage allowed to accumulate, nor any fire hazard allowed to exist. No unit owner shall permit any use of his unit or make any use of the common elements that will increase the cost of insurance upon the condominium property.
5. No immoral, improper, offensive or unlawful use shall be made of the condominium property or a unit, and all valid laws, zoning ordinances and regulation of all governmental bodies having jurisdiction shall be observed.
6. All unit owners shall keep and maintain their respective units in good condition and repair and shall promptly pay for all utilities which are separately metered to the unit.
7. Except for name plates of uniform size and design approved by the Board of Directors, no unit owner shall cause any sign to be posted or affixed to and common elements or in any unit which such sign may be seen from the common elements.
8. No "For Sale" or "For Rent" signs or other displays or advertising shall be maintained on any part of the common elements, limited common elements or units.
9. Unit owners, their families, guests, invitees or lessees shall in no way deface, mar, alter, repair or replace any part of the common elements or any balcony or terrace which are not part of the unit, and in which event they shall be liable for damages thereto.
10. All common walkways, lanais and passages shall be kept free for their intended use by the unit owners and shall in no event be used as storage areas by the individual unit owners.
11. No clothing, bedding, or other similar items shall be dried or aired in any outdoor area, nor shall any such items be hung, dried or aired on any lanai.

12. All garbage or trash shall be placed in the disposal installations provided for such purposes by the Association.
13. All occupants of units shall exercise extreme care about making noises or the use of musical instruments, radios, television and amplifiers that may tend to disturb other occupants. No occupant shall play upon or suffer to be played upon, any musical instrument, or permit to be operated a phonograph or radio loudspeaker in occupant's unit 24 hours a day, if the same disturb or annoy other occupants of the building per City of Dunedin Code of Ordinance 107-41.1
14. No unit shall be permanently occupied by more than two individuals per bedroom. Anyone contemplating a roommate needs to contract Ameritech to initiate a background check.
15. No trucks (except vans used as a primary family vehicle) or other commercial vehicle shall be parked in any parking space except with the written consent of the Board of Directors of this Association, except such temporary parking spaces provided for the purpose as may be necessary of effectuate deliveries. Campers, recreational vehicles and boat trailers may be parked temporarily, not to exceed three (3) days. Thereafter, approval from the Board of Directors must be obtained.
16. The washing of cars is not permitted on Loch Lomond property.
17. Double-parking or parking in an unauthorized or restricted area (e.g. another unit's assigned parking area, driveways or in front of dumpsters or mailboxes) is strictly prohibited. Any vehicle found to be parked in an unauthorized or restricted area shall be towed away at the owner's expense.
18. No new dogs will be allowed. Existing dogs must be on a leash at all times when outside the unit. Dogs must be walked only on the grassed area along New York Avenue. Pet owners are responsible for cleaning up after their pets.
19. No trees or large plants that require maintenance by the Association or would interfere with pipes located in the flower beds shall be planted without the express consent of the Board of Directors. Plants should not encroach on the sidewalk.
20. Residents must abide by the watering rules set forth by the City of Dunedin.
21. All residents absent during Hurricane Season should make sure all outdoor areas are secure (e.g. flowerpots, statues, hanging ornaments etc.) so as not to be a danger during high winds and storms.
22. All residents should be sure the board has access to their unit, either a key or code in case of an emergency and for access for cleaning of the dryer vents.
23. Unit owners and representative's rental agents are to advise their guest families, invitees and lessees of these restrictions and of the rules and regulations of the Association.