

WEDGEWOOD LAKE CONDOMINIUM ASSOCIATION, INC.

GENERAL RULES AND REGULATIONS

PREAMBLE:

To insure the peaceful enjoyment of the units and common areas of Wedgewood Lake and to protect the investments made by unit owners, the following General Rules and Regulations are published. Some of these are also contained in the Amended and Restated Declaration of Condominium and By-Laws and the rest adopted by this document. All unit owners should be familiar with these and provide this publication to their tenants and guests. Posting it in a prominent place in a rental unit is suggested.

UNIT OCCUPATION:

1. Units are to be used for single family residential purposes only.
2. Persons under the age of 18 years may not occupy a unit unless such person is a member of the family or a guest of the owner or tenant currently occupying the unit.
3. Units may not be used in violation of any law or other governmental ordinance or regulation.
4. Loud noise, including but not limited to the playing of amplified devices, which may be deemed a nuisance to occupants of other units is prohibited.
5. Noxious odors, emanating from inside a unit which are detectable outside a unit and which are deemed a nuisance to the occupants of other units, are prohibited.
6. Displaying laundry or other objects which are clearly visible from outside the unit is prohibited.
7. Unless approved by the Board of Directors, window coverings including sun shades for the lanai must be solid off-white or light beige in color. Applying other decorative items to windows is prohibited.
8. A small bird or an aquarium containing fish may be kept in a unit. One cat or one dog not exceeding 15 inches at the shoulder may also be kept in a unit. When outside the unit, cats and dogs must be leashed and under complete control. Droppings must be picked up and disposed of immediately. The Association reserves the right to remove any pet that becomes a nuisance.
9. Unit owners or their tenants, when occupying the unit and when given reasonable notice, shall not deny access to the unit by members of the Board of Directors or their designated agent. Access to unoccupied units, when deemed necessary by the Board of Directors or their designated agent, shall not be denied. Owners shall deposit a workable key with and provide the name of a local contact with the management company.
10. Structural additions or alterations require approval of the Board of Directors.

11. Unit owners may not use the common elements and facilities during the period the unit is leased or occupied by others except as a guest.

SALE AND LEASING OF UNIT

1. All sales or leasing of units must be approved by the Board of Directors. (see #3)
2. Leases must be for the entire unit and may not be for a period of less than 30 days. A unit may not be leased more than four times in one calendar year.
3. Owners leasing or selling shall be responsible for filing an application for approval for each rental and for the payment of a nonrefundable \$100.00 administration fee payable to Wedgewood Lake Condominium Association, Inc. Applications may be obtained from Miller Management Services 2848 Proctor Road, Sarasota Florida 34231. (941) 923-5811. Failure to comply with this requirement may result in tenants being denied access to common areas.
4. Tenants shall not sublet all or any part of the leased unit.

COMMON AREAS:

1. Enclosing the entryway, patio, porch, lanai, or garden area is prohibited unless authorized by the Board of Directors.
2. Posted pool rules are to be observed at all times unless temporarily lifted by the Board of Directors for special members events.
3. Access to the pool mechanical room, tampering with pool equipment or adding any material to the pool water is prohibited.
4. Pool furniture and/or equipment shall not be removed from the pool apron.
5. Persons using the pool must identify themselves if requested.
6. Use of electronic devices on the pool deck is limited to those being used with headphones and the placing of clothing or towels on the pool fence is prohibited.
7. Parking of boats, campers, motor or mobile homes, trailers or trucks used for commercial purposes, except for vehicles of companies providing services to a unit or common area during the time service is prohibited. Sport utility vehicles, hybrids or passenger vans are not considered trucks. Violations are subject to enforcement by MCA Security and are subject to towing after 48 hours.
8. Owners, tenants or other occupants shall park vehicles (including bicycles) only in private identified space. One additional vehicle may use guest spaces. Board of Director approval is required for the parking of additional vehicles. Visitors shall use guest spaces.
9. Accumulating trash and/or recyclables in the garden area or common area, except the area designated for trash disposal, is prohibited.
10. Trash deposited must be in securely tied plastic bags. Larger disposable items must be placed in the dumpster.
11. Posted guidelines regarding recyclables must be observed. Receptacles are

provided for (1) glass, plastic and metal containers, (2) paper and cardboard (boxes must be broken down) Plastic bags (Publix, Home Depot, etc.) must be put in dumpster.

12. Unless necessary, communicating with contracted personnel working in the common area is prohibited. No direct orders or instructions shall be given to contracted personnel. Contracted personnel may perform services for unit owners only after regular working hours.
13. Charcoal fired or propane fueled grills may not be used in the garden area, lanai, within 50 feet of the golf course or poolside or within 12 feet from any building or vehicle. The board reserves the right to lift this rule for special events.

Approved this 18th day of March, 2009.

Wedgewood Lake Condominium Association, Inc.

Ted Schneider, Secretary