

CLUB VIEW VILLAS CONDOMINIUM ASSOCIATION, INC.
60 N Halifax Drive, Ormond Beach, FL 32176

RULES

PARKING:

- All cars for owners and tenants shall be parked in garages or in designated striped spaces.
- No unit owner or tenant will be allowed to occupy on a regular basis in excess of one (1) striped parking space in the common area.
- Short term parking is limited on an interim basis for 48 hours. This exception applies to owners, tenants and visitors who may park adjacent to their garages, curb or in available striped parking spaces in the common area.
- Moving vans and other special service vehicles are exempt from the above. Access must be maintained for emergency vehicles (i.e. police, EVAC vehicles) at all times.
- Parking of trucks, recreational vehicles and trailers are limited as per Ormond Beach zoning ordinances. There are three (3) ordinances covering recreational vehicles – these are ordinances 98-32, 99-13 and 99-19. Until amended, these ordinances are in effect. The Secretary of the Association keeps them on file.
- Antique or other vehicles under reconstruction, construction or repair must be kept in the garage until the vehicle is complete and ready for tag and road.
- Unregistered vehicles are not allowed to be parked in the open areas for more than 30 days (in total.) The association will have the right to have unregistered vehicles, without notice, towed away at owner's expense.

ANIMALS AND PETS:

- Paragraph 6.1 b of the Declaration of Condominium prohibits the breeding of any animals or pets.
- Animals such as dogs, cats, birds, gerbils, white mice and rabbits are considered domestic pets. Domestic pets are limited to 2 per unit and may not be over 25 lbs. Snakes, cheetahs, lions, tigers and other "exotic pets" are strictly forbidden. Seeing eye dogs are exempt under Federal law.
- Pet excrement on the common area must be removed by the pet owner and disposed of properly. Removal must take place at the time of pet action. Failure to remove promptly and completely will subject the unit owner to a fine of \$25 per incident.

GARBAGE/RECYCLE CONTAINERS:

- Recycle day is Monday only each week.
- Garbage pick-up days are both Monday and Thursday of each week.
- If a change is made, the City of Ormond Beach notifies residents by indicating such on the water bill prior to the date of the change or by newspaper information.
- Owners/Tenants may put their containers on the pads no earlier than the evening prior to pick-up. Empty containers must be removed from the pad no later than the evening of pick-up day.

YARD TRASH:

- Yard trash may be placed on the pad on Tuesday for pick-up on Wednesday.

PATIO AREA:

- Food grills are allowed to be used on the patio. They must be removed from the patio within 24 hours.

RIGHT TO ENTRY:

- Per Paragraph 6.5 of the Declaration of Condominium, all owners/tenants must have available for emergencies someone with a key to gain entry to their unit. This person or persons must be registered with the President and Secretary of the Association.

CONDO INSURANCE:

- All unit owners are required to maintain personal "condo insurance" (HO-6) policies on their respective units. Owners are expected to provide proof of such coverage to the Association.

UNIT LEASING:

- Property owners, during the process of gathering background information on prospective tenants, are prohibited from renting to sexual predators and/or sexual offenders per Ormond Beach code of Ordinances – Chapter 23-4. This prohibition also applies to tenants convicted of a felony.
- A proposed approval of a written lease must be furnished to the Board (or designated Board member) along with a copy of background checks that have been completed before approval of the lease can be made by the Board. The amount of the lease need not be disclosed.
- The rules of Club View Villas Condominium Association, Inc. shall be discussed with the proposed renters. The Board or an approved committee and owner or owner-designated agent (as supplied to the Board in writing) will interview and supply the renter with a copy of the rules.
- Present individual and future condo unit owners are limited to owning no more than two (2) condo units and are thereby limited to two (2) votes to be cast at the Annual Owners meeting in January.
- Ownership of condo units is limited to 25% of all units for leasing purposes.