

RULES AND REGULATIONS FOR  
THE LANDINGS, A CONDOMINIUM  
UPDATED MAY 1, 2007

1. The sidewalk, entrances, passages, lobbies and hallways and like portions of the Common Elements shall not be obstructed or used for any purpose other than for ingress and egress to and from the Condominium Property or Common Elements, nor shall any carts, bicycles, carriages, chairs, plants, tables or any other objects be stored therein, except in areas (if any) designated for such purposes.
2. Personal property of unit owners and occupants must be stored inside their respective units.
3. No articles other than patio-type furniture, bicycles and plants shall be placed on the balconies or patios. No linen, cloth, clothing, bathing suit, swimwear, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, balconies, terraces or other portions of a unit.
4. No unit owner or occupant of a unit shall cause permit anything to fall from a window or door within the condominium, and should not sweep or throw any dirt or other substance onto any of the balconies or onto the common elements.
5. Garbage, refuse, trash or rubbish outside the unit shall be placed in the provided waste container and not left upon common elements. The requirement from time to time of the company or agency providing trash removal services for disposal or collection shall be complied with. All equipment for storage or disposal of such material shall be kept in a clean and sanitary condition. All trash placed in waste containers provided must be bagged. All large items such as furniture, appliances, etc should be removed from the property by the unit owner or occupant. If no means are available to remove these items from the property, please place them in the area behind the compactor so they are out of view.
6. Employees of the Association should not be solicited, hired, directed or otherwise enlisted by unit owners to perform tasks which are not related to the employee's duties of the Association and approved by the Board of Directors or management.
7. Except for repair of a flat tire, or jump starting or replacing a dead battery, no repair of any vehicle shall be made on the common elements. Two (2) parking spaces are allocated per unit. All vehicles must have valid tags and be in operable condition.
8. Parking of trailers, campers, boats, and storage containers is prohibited on the Association property. The Association is authorized to tag and tow any of the above noted items if parked on the property, and would be at the expense of the owner.

9. No sign, including For Rent or For Sale, advertisement, notice or other graphics or lettering shall be exhibited, displayed, inscribed, painted or affixed in, or on upon any part of the condominium or association property, including window areas, except signs used or approved by the Developer or the Board of the Association. Additionally, no awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or roof of the building or on the common elements, without the prior written consent of the Board of Directors of the Association.
10. Display of professional "Open House" and "For Sale signs", no larger than 18"X 24", may be placed outside the community entrance and outside the Unit on Saturday and Sunday only between the hours of 10:00 AM to 5:00 PM. The Association may remove and dispose of signs at all other times.
11. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any unit, patio, or common elements. This includes propane or charcoal grills.
12. A unit owner or occupant shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of the building. Curtains and drapes (or linings thereof) which face on exterior windows or glass doors of units shall be white or off-white in color, or otherwise shall require the prior written approval of the Board.
13. Window air-conditioning units are not permitted.
14. No unit shall have any aluminum foil placed in any window or glass door or any reflective or tinted substance placed on any glass, unless approved, in advance by the Board of Directors in writing.
15. Loud noises, which disturb or annoy another resident, or noises that interfere with the peaceful enjoyment of another unit are prohibited. All children under sixteen (16) years of age must be accompanied by an adult when entering and/or utilizing the recreational facilities.
16. No pets may be left unattended within the common elements or on patios. Further, no pets may be within the common elements of the condominium, unless they are on a leash, which is a maximum of six (6) feet long. No pets are allowed on the pool deck, even with a leash. Pet stations are provided by the Association and residents must use these facilities to clean up after their pet, or they will be considered in violation of the condominium documents.
17. Pool hours are 8:00 AM to 10:00 PM. Glass containers and bottles are not permitted in the pool area. Children under the age of sixteen (16) must be accompanied by an adult. Proper attire should be worn in the pool area.

18. Trash, cigarette butts and all waste should be properly disposed of in the waste containers provided. No alcohol permitted in the pool area.
19. Fitness Center hours are 6:00 AM to 11:00 PM. Rules posted must be adhered to at all times. No one under the age of sixteen (16) is permitted in the fitness center, unless supervised by an adult over the age of 21.
20. "Quiet time" will be adhered to between 11:00 PM and 7:00 AM.
21. Every owner and occupant shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association, as amended from time to time. Failure of an owner or occupant to so comply shall be grounds for action, which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon a unit owner, based on the actions of his family, guests, lessees or to comply with any covenant, restriction, rule or regulation herein or in the Declaration, Articles of Incorporation or By-Laws, or Rules and Regulations.