

## VILLAGE ON THE GREEN

### CONDOMINIUM II ASSOCIATION, INC.

#### SUMMARY OF RULES, REGULATIONS AND RESTRICTIONS

<b>Florida Statutes 718.111 Para. 5</b>	The unit owner shall allow the Board of Directors or the agents and employees to the Association to enter any unit for the purpose of maintenance, inspection, repair, replacement of the improvements within the unit or the common elements, or to determine compliance with these restrictions, reservations, covenants, conditions and easements and Bylaws of the Association.
<b>Art. XIX Section 2</b>	All unit owners and lessees shall keep and maintain the interior of their respective units in good condition and repair, including the entire air-conditioning and heating systems.
<b>Art. XIX Section 3</b>	No unit owners shall cause any signs or lawn ornaments of any nature whatsoever to be posted or affixed to any of the common elements, limited common elements, or in the respective unit, if such sign may be seen from any portion of the common elements; except for name plates which shall be uniform in size and design, or approved by the Board of Directors, or except during "Open House" on two consecutive days if a sales agent or the owner will be present during such period of time.
<b>Art. XIX Section 4</b>	No dog, cat, or other pet shall be permitted in any of the units or on the common elements or limited common elements, <b>except pre-approved SECA animals (see procedure for accepting SECA animals)</b> . Birds, such as canaries or parakeets, and fish, such as gold fish or tropical varieties, may be kept by a unit owner in the owners' respective unit provided that no such birds and/or fish shall be raised for commercial purposes.
<b>Art. XIX Section 5</b>	Unit owners, their families, guests, invitees or lessees shall be responsible for any damages to the common elements or limited common elements.
<b>Art. XIX Section 6</b>	All common areas shall be kept free for their intended use by the unit owners in common, and shall in no event be used as storage areas by the individual unit owners, either on a temporary or permanent basis.
<b>Art. XIX Section 7</b>	No clothing, bedding or other similar items, shall be dried or aired in any outdoor area or within the unit or any limited common element if same can be seen from the common areas.
<b>Art. XIX Section 8 and 9</b>	All occupants of unit shall exercise extreme care about making noises, or the use of musical instruments, radios, televisions and amplifiers that may tend to disturb other occupants.
<b>Art. XIX Section 10</b>	Unit owners, or unit owner's approved lessees, shall be permitted to have visitor occupants of any age for up to three weeks during any six-month period, or a maximum of six weeks in any twelve-month period; provided that at no time shall any two-bedroom unit be occupied by more than six individuals. The six-month periods shall commence on the date of filing of this declaration.
<b>Art. XIX Section 13</b>	No trucks or commercial vehicles (except during the period of approved construction), motorcycles, campers, mobile homes, motor homes, boats, house trailers, boat trailers, or trailers of any other description shall be permitted to be parked or to be stored at any place on the common elements. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as pick-up, delivery and other commercial services. Automobiles shall be parked only in parking spaces established for such purposes. <b>Also, it is against the rules and regulations to back-up in your parking space, unless it is for loading or unloading your vehicle.</b>

**Village of the Green Condominium II Summary of Rules, Regulations and Restrictions  
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