

**LEEWARD WINDS CONDO ASSOC., INC.  
2860 OCEAN SHORE BLVD.  
ORMOND BEACH, FL 32176**

**RULES AND REGULATIONS**

THE OFFICIAL PLACE FOR NOTICES TO BE POSTED ON CONDO PROPERTY IS THE BULLETIN BOARD ENCLOSED IN THE GLASS CASE. THIS IS LOCATED IN THE ELEVATOR LOBBY ON THE FIRST FLOOR.

CLOTHES DRYING – ALL OUTDOOR DRYING OF CLOTHES BY LINE, RACK, INCLUDING HANGING TOWELS, ETC., FROM BALCONIES, FURNITURE, PATIOS AND RAILINGS SHALL BE STRICTLY PROHIBITED.

COOKING – FOR FIRE SAFETY REASONS NO COOKING OF ANY NATURE WHATSOEVER SHALL TAKE PLACE OR BE PERMITTED ON BALCONIES OR PATIOS. OUTDOOR COOKING IS RESTRICTED TO DESIGNATED AREAS. NO COOKING AFTER 9:30 PM.

NO WET BATHING ATTIRE PERMITTED IN THE ELEVATOR.

ENTERING BUILDING – SAND AND TAR MUST BE CLEANED OFF SHOES, FEET AND CARTS BEFORE ENTERING BUILDING. RETURN CARTS IMMEDIATELY AFTER USE TO THE STORAGE AREA FOR THE CONVENIENCE OF OTHERS.

NUISANCES – NO NOISES IN THE USE OF MUSICAL INSTRUMENTS, RADIOS, TELEVISIONS, STEREOs, RAISED VOICES, SLAMMING OF DOORS, ETC., THAT MAY DISTURB OTHER RESIDENTS. ALL PARTS OF THE CONDOMINIUM PROPERTY 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.

OBSTRUCTIONS – WALKWAYS, SIDEWALKS, DRIVEWAYS, UNIT ENTRIES AND OTHER COMMON AREAS OF TRAVEL MUST NOT BE OBSTRUCTED IN ANY MANNER AND ARE TO BE KEPT FREE OF ANY MATERIALS WHICH WOULD BE UNSIGHTLY OR HAZARDOUS.

PARKING – IT IS PROHIBITED TO PARK IN DRIVEWAY OR ON GRASSY AREAS.

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PETS – PETS ARE NOT ALLOWED ON THE CONDOMINIUM PREMISES, UNLESS BELONGING TO UNIT OWNER OR THEIR GUESTS. NO PET SHALL BE PERMITTED IN THE POOL AREA. EACH OWNER IS TOTALLY RESPONSIBLE FOR THE CLEAN UP AFTER HIS/HER PET. ALL PETS MUST BE LEASHED AND WALKED IN PET DESIGNATED AREA ONLY. ALL PETS MUST WEIGH LESS THAN 20 POUNDS, SMALL ENOUGH TO BE HELD IN OWNER'S OR GUEST'S LAP. NO RENTER MAY BRING A PET.

PROPERTY – ABSOLUTELY NO SKATE BOARDING, SKATING, RACING, ETC. GUESTS MUST NOT BE INVITED TO USE POOL, GRILL OR COMMON AREAS OF LEEWARD WINDS CONDO IN THE ABSENCE OF THE OWNER OR RENTER.

SIGNS – NO “FOR SALE” OR “FOR RENT” SIGNS OR ANY OTHER TYPE OF SIGN OR OTHER DISPLAYS OR ADVERTISING SHALL BE MAINTAINED ON ANY PART OF THE COMMON ELEMENTS OR INDIVIDUAL UNITS EXCEPT FOR SIGNS WHICH ARE LOCATED WITHIN THE INTERIOR OF THE BUILDING NOT VISIBLE TO VIEW FROM THE EXTERIOR.

ALL BALCONY FURNITURE, PLANTS, ETC., MUST BE REMOVED FROM BALCONY OR PATIOS WHEN THE RESIDENT VACATES UNIT FOR MORE THAN 30 DAYS. (MAINLY FOR HURRICANE SEASON JUNE THROUGH NOVEMBER.) THE BALCONIES AND PATIOS ARE TO CONTAIN PATIO FURNITURE AND APPROPRIATE DECORATIONS ONLY. NOT TO BE USED FOR STORAGE OF ANY ITEMS INCLUDING MOTORCYCLES, ICE CHESTS, SPORTS EQUIPMENT, BICYCLES, ETC.

ANYONE REFUSING PEST CONTROL TO SPRAY UNITS MUST PRODUCE A DOCTOR'S CERTIFICATE STATING THE PROBLEM AND GIVEN TO THE BOARD.

DO NOT FEED BIRDS FROM BALCONIES OR COMMON AREAS. IT DRAWS RATS, ANTS AND ROACHES.

TRASH – IT IS PROHIBITED TO THROW GARBAGE OR TRASH IN OR ON ANY PART OF THE BUILDING, EXCEPT THE DUMPSTER PROVIDED FOR SUCH PURPOSE. TRASH MUST BE TIED IN PLASTIC BAGS AND TAKEN TO THE PARKING LOT DUMPSTER.

RECYCLE – LEEWARD WINDS RECYCLES. PLEASE SEPARATE RECYCLING ITEMS FROM GARBAGE AND PLACE IN THE APPROPRIATE CONTAINER IN THE PARKING LOT. RECYCLABLE ITEMS INCLUDE BOTTLES, CANS AND NEWSPAPERS.

VEHICLES – NOISY AND OIL LEAKING ENGINES PROHIBITED. NO TRUCKS, CAMPERS, BOATS, BOAT TRAILERS, ETC., SHALL BE PARKED OR STORED ON THE PROPERTY WITHOUT WRITTEN PERMISSION OF THE BOARD. LOUD MOTORCYCLES ARE PARTICULARLY ANNOYING TO SOME OCCUPANTS AND ARE NOT PERMITTED TO OPERATE ON THE PROPERTY.

LAWFUL USE – NO IMMORAL, IMPROPER, OFFENSIVE OR UNLAWFUL USE SHALL BE MADE OF THE CONDOMINIUM PROPERTY NOR ANY PART OF IT, AND VALID LAWS, ZONING ORDINANCES AND REGULATIONS OF THE GOVERNMENTAL BODIES HAVING JURISDICTION SHALL BE OBSERVED.

MAXIMUM OCCUPANCY -- THERE SHALL BE A MAXIMUM OF SIX PERSONS IN ANY ONE UNIT TO COMPLY WITH FIRE SAFETY REGULATIONS.

ANTENNAE – NO TELEVISION OR RADIO ANTENNAE OR TOWERS OF ANY NATURE SHALL BE ERECTED ON ANY PART OF THE CONDOMINIUM PROPERTY, EXCEPT THAT ONE ANTENNAE MAY BE USED AS A MASTER ANTENNAE FOR THE BUILDING.

NO STUDENT POLICY – LEEWARD WINDS CONDOMINIUM DOES NOT PERMIT USE OF ANY CONDOMINIUM UNIT BY UNCHAPARONED STUDENT GROUPS.

POOL RULES – HOURS ARE 9:00 AM TO 10:00 PM. NO GLASS CONTAINERS PERMITTED IN POOL AREA. SHOWER BEFORE ENTERING POOL. NO DIVING, ROUGH HOUSING, GYMNASTICS, SMALL OBJECTS, RAFTS, INNER TUBES OR FLOATS PERMITTED IN POOL. ACCORDING TO THE HEALTH DEPARTMENT OF FLORIDA NO FOOD OR DRINK MAY BE CONSUMED IN THE POOL OR ON THE POOL DECK. OUR TABLE WITH CHAIRS AND UMBRELLA IN THE GRILL AREA IS DESIGNATED FOR THAT PURPOSE. ALSO ACCORDING TO THE HEALTH DEPARTMENT OF FLORIDA CHILDREN UNDER THE AGE OF 12 MUST BE ACCOMPANIED IN THE POOL AREA BY AN ADULT AT ALL TIMES. INFANTS MUST WEAR DIAPERS ESPECIALLY DESIGNED FOR USE IN SWIMMING POOLS – THE PANTS MUST BE LEAK PROOF. TODDLERS AND SMALL CHILDREN MUST BE TOILET TRAINED OR THEY MUST WEAR LEAK PROOF DIAPERS/PANTIES ESPECIALLY DESIGNED FOR USE IN SWIMMING POOLS. CHILDREN SHOULD BE ENCOURAGED TO USE THE TOILET PRIOR TO ENTERING THE POOL. SWIMMERS MUST BE FREE FROM OPEN SORES, RASHES, BANDAGES, ETC. NO CUT-OFFS, SHORTS, ETC., ARE PERMITTED IN THE POOL – ONLY PROPER SWIM WEAR.

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THE MANAGER AND THE BOARD OF DIRECTORS MUST BE NOTIFIED IN WRITING EITHER BY THE OWNER OR HIS/HER RENTAL AGENT WHEN A UNIT IS BEING RENTED. UNIT NUMBER, NAME OF RENTER, NUMBER OF OCCUPANTS, LENGTH OF STAY, DATE OF VEHICLE LICENSE PLATE/TAG, PLATE/TAG NUMBER AND STATE SHOULD BE PROVIDED.

OWNERS AND OCCUPANTS OF UNITS ARE RESPONSIBLE FOR ANY DAMAGE TO THE PREMISES CAUSED BY THEMSELVES, FAMILY, GUESTS OR RENTERS.

NOTE

ALL OWNERS ARE ENCOURAGED TO ACQUAINT THEMSELVES WITH THE RULES AND REGULATIONS AND BY-LAWS OF LEEWARD WINDS CONDOMINIUM. IT SHALL BE THE OBLIGATION OF THE OWNER TO PROVIDE NON-OWNERS USING THE CONDOMINIUM UNIT A COPY OF THE RULES AND REGULATIONS. FOR THE SAFETY AND QUIET ENJOYMENT OF ALL, THERE ARE SIGNS AROUND THE COMPLEX, INCLUDING RULES FOR THE POOL. PLEASE READ AND OBEY THOSE SIGN ALONG WITH THESE RULES AND REGULATIONS.

DECEMBER 6, 2001