

Guidelines For Daily Living At The Mimosa Club

(Revised: February 2015)

These guidelines have been developed to govern the daily living at the Mimosa Club facilities by owners, their guests and renters. Your cooperation is necessary in order to provide a clean, attractive, and safe environment for all to enjoy.

It is the responsibility of the owner to assure that family, friends, guests and renters who occupy their unit are aware of these guidelines. Please leave a copy in plain sight for your visitors/renters to see.

1. **Alterations of a Unit or Common Element**
 - a. Any alterations to a unit or common element must receive approval from the Board of Directors. (Sections 10 & 11 of Declarations)
2. **Bicycles:**
 - a. May be kept in the rack near the middle back steps, or under assigned carport area of your unit.
3. **Car Wash:**
 - a. Residents are permitted to wash their personal car(s) in the center of the parking lot (in front of the large green electrical box).
4. **Dress:**
 - a. While walking around the condo, women are to wear cover-ups and men a shirt. Footwear should be worn at all times.
5. **Elevator:**
 - a. Care is to be exercised when moving furniture to avoid marring or scratching interior of elevator. A telephone exists in the elevator for EMERGENCY situations only.
6. **Grills:**
 - a. No grills are allowed in any areas of the yard, parking lot or at the pool area.
7. **Lanais / Balconies:**
 - a. No towel(s), laundry, rugs or other such articles shall be placed on railings, clotheslines or elsewhere for drying (or other purposes) where they can be seen from outside the building.

8. **Laundry Facilities:**

- a. Laundry rooms are provided on each of the three floors. Machines are intended for normal residential washing and drying. Please be sensitive to others on your floor. Washing everyday or washing an exceptionally small load are not recommended. Heavy rugs, slipcovers or spreads for example are prohibited.
- b. All residents are respectfully asked to keep the rooms and machines as clean as possible and also to please remove laundry promptly. Washer lids must be left open when not in use. Lint must be removed from dryer basket after each use.
- c. It is recommended that you provide a roll of paper towels occasionally.

9. **Noise:**

- a. Please pay careful attention to the volume levels of radios, televisions, stereos and the like as not to disturb your neighbor.

10. **Non-Smoking Areas:**

- a. Smoking is prohibited in the elevator, laundry rooms, storage areas, corridors, and pool area.
- b. All cigarettes/cigars should be properly disposed of and NOT simply thrown on the ground, parking lot or in the shrubbery.

11. **Occupancy:**

- a. **Term of Lease and Frequency of Leasing:** No unit may be leased more than once in any calendar year. The minimum term for a lease is ninety (90) consecutive days. No lease may be for a period of more than one (1) year, and no option for the lessee to extend or renew the lease for any additional period shall be permitted unless approved by the Board. No subleasing or assignment of lease rights by the lessee is allowed. (Section 12.2 of Declarations)
- b. **Guests may occupy leased units when the lessee is in residence.** The total number of houseguests in a leased unit is limited to two (2) persons. Such guests may stay for a period not to exceed ten (10) days, and the number of occasions for this type of guest occupancy shall be limited to once during the lease term. (Section 12.3B of Declarations)
- c. **Occupancy in Absence of Owner:** If the owner and his/her family who permanently reside with him/her are absent, and are not occupying it, and the unit has not been leased, the owner may permit his unit to be occupied by his/her guests only in accordance with the following: Guests are permitted for only one (1) family occupancy in the unit owner's absence and then only with the proviso that the family consist of no more than one guest, his spouse if any, and their natural or adopted children, if any. Such guests may stay for a period not to exceed two (2) weeks and the number of occasions for this type

of guest occupancy in any unit shall be limited to two (2) in any calendar year. Guest occupancy in excess of this provision shall, in addition to being the basis for an injunctive action, shall automatically be grounds for denial of the owner's next lease application. (Section 11.2 of Declarations)

12. Parking:

- a. Carport parking is numbered and is owned by a specific unit. If you are not sure that the unit you are staying in has a spot under the carport please contact the owner of your unit. Only residents who own these spaces are permitted to park under the carport. (Section 11.7 of Declarations)
- b. The following vehicles are not to be kept on condominium property, pickup trucks, commercial trucks, trailers, boats, campers, travel trailers, mobile homes, recreational vehicles mopeds, motorcycles, scooters, golf carts, all terrain vehicles or any vehicle not operable or validly licensed. (Section 11.7 of Declarations)
- c. Owners, tenants and guests shall be required to register their vehicle with the Association. The Association shall have the right without notice, to tow any vehicle in violation of this section, with the cost to be borne by the owner of the vehicle or the unit owner. (Section 11.7 of Declarations)

13. Pets:

- a. No pets of any kind are permitted. (Section 11.6 of Declarations)

14. Selling a Unit:

- a. An owner shall provide the Board of Directors or its designee written notice of his intention to list his unit for sale at least twenty (20) days prior to entering into such listing agreement whereby the unit will be advertised for sale. (Section 13.3 of Declarations – Revised April 26, 2013))

15. Swimming Pool:

- a. Pool use is restricted to day light hours only.
- b. Everyone uses the pool at his or her own risk.
- c. All rules posted in pool area must be obeyed.
- d. No diving or running
- e. No glassware in the pool area. Please use plastic or paper cups.
- f. Please take all your trash with you when leaving pool area.
- g. Please return pool furniture, noodles and umbrella to positions in which they were found.
- h. It is asked that the last person in the pool, please make sure that the rope is reattached.
- i. All bathers must wear footwear and cover-ups to and from the pool.

- j. Children under 12 years of age are not allowed inside the pool enclosure unless accompanied by an adult.
- k. Children, who are not toilet trained, are expected to wear a pool diaper.
- l. To maintain our “private pool legal status”, casual visitors should not be invited (other than house guests) to use the pool.
- m. Please close gates when entering/leaving pool areas, this is very important for liability and insurance issues.
- n. Our pool is maintained according to regulations of the Florida State Board of Health.

16. Trash Disposal:

- a. Please run only biodegradable materials through your garbage disposal. When finished, run the water long enough to ensure debris is clearly down the drain as this is an old building and drainage problems have occurred.
- b. Place appropriate items for recycling into the labeled blue plastic containers near the dumpster (plastic containers, glass, newspaper, magazines, card board, aluminum, but **NO** plastic bags). Please break down all cardboard boxes, before placing in the dumpster, in order to conserve space.

17. Walkways:

- a. Please do not drag anything across the walkways or up and down the stairs.
- b. If you spill something, please take the time to clean it up.
- c. When having furniture or appliances delivered, have them brought in through the front of the building. This will prevent damage to the rear steps from dragging handcarts up the steps.
- d. Anytime you have work done to your unit, please advise workers to follow these recommendations and to be extremely careful of our walkways and stairs.

IN CASE OF AN EMGERENCY, PLEASE CONTACT:

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