

**SKYLINE MANOR CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS
AS OF JANUARY 2010**

1. Sidewalks and entrances must not be obstructed or encumbered or used for any purpose other than ingress and egress.
2. No sign advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by unit owner or his associate on any part of the outside or inside of any building or condo. This also includes windows, inside or out, without the prior written consent of the Association.
3. No awnings or other projections shall be attached to the outside walls of the condo buildings or used in connection with any door without the prior written consent of the Association.
4. Servants and domestic help may not gather or lounge in the public areas, except that such persons serving as governess, nurses or baby-sitters may accompany owner/tenant or children of owners/tenants or guests.
5. Nothing shall be hung from walkway railing, neither shall any linens, cloths, clothing, curtains, rugs or mops be shaken or hung from walkway or railings. Display of American Flag on legal holidays and Christmas decorations shall be the exception.
6. Nothing shall be swept, thrown, or allowed to fall from the upstairs walkways.
7. No resident shall make or permit any disturbing noises by himself, his family, employees' agent, visitors nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other unit residents. No resident shall play, or operate a phonograph, television or radio between the hours of eleven o'clock p.m. (11:00 p.m.) and the following eight o'clock a.m. (8:00 a.m.) if the same shall disturb or annoy other occupants.
8. Any aerial or satellite dish installed on the roof, exterior walls, or any part of the common area without the consent of the association in writing is liable for removal without notice.
9. No animals whatsoever shall be permitted. Non-compliance with this aforementioned rule will result in monetary penalty to the condo owner as follows: \$25.00 for first offense, \$50.00 for second and succeeding offenses.
10. Conducting any business or commercial enterprise from or on the premises, except by prior written approval of the Association, is strictly prohibited.
11. Strict adherence to pool regulations must be complied with to protect everyone concerned. Such rules and regulations are posted and listed and can be found posted at the West end of the pool area.

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12. TRASH:

- All trash must be kept in appropriate containers.
- Trash containers are the responsibility of the resident and which should be numbered and must be kept clean.
- Trash containers must be taken to the street on Tuesday afternoons after 5:00 p.m. for Wednesday morning pick up.**
- Trash containers must be returned to the enclosed trash area no later than 6:00 p.m. on trash pick-up days (every Wednesday).**

13. Parking:

-No parking of vehicles or other motorized vehicles shall be allowed on the lawn or in restricted area spaces. Violators will be towed at their expense with no prior notice.

-Visitors are to park in guest spaces only. No double parking allowed.

14. Outside screen doors, window screens and lanai screens must be same color and type to conform with existing doors and screens.

15. All personal items, including but not limited to lounge chairs, must be removed from the pool area after use. **NO GLASS CONTAINERS ARE ALLOWED IN POOL AREA.**

16. Washing or repairing cars and other vehicles on common element is prohibited.

17. All prospective tenants or purchasers of units must submit an application form (available at the management company office) to the association along with an application fee and be approved by the Board of Directors **prior to** taking residency.

18. Guests staying more than forty-eight hours must be registered with the association. Roommates must make application and be approved prior to taking residency.