

Rules and Regulations for Indian Creek Golf Villas II Condominium

The Indian Creek Golf Villas II Board of Directors for the protection and privacy of all has established the following rules. These rules will be strictly enforced and fines will be imposed if appropriate.

1. Passenger vehicles may be parked only in the areas provided for that purpose, with a maximum of two vehicles per unit. Commercial vehicles (marked and unmarked), trailers, motorhomes, recreation vehicles or campers shall not be parked in the parking areas. Residents' motor homes, travel trailers, campers and boats may be parked for a maximum of 72 hours for loading, unloading and cleaning. Un-operable or non-licensed vehicles are prohibited. No vehicle maintenance will be permitted on the condominium property.
2. Use of the general common areas will be in such manner as to respect the rights of other unit owners. Use of particular common areas will be controlled by regulations to be issued from time to time, but in general such use will be prohibited between the hours of 11:00 PM and 8:00AM.
3. Satellite dish antennas may only be installed on the exterior of the building on the sides or rear, attached to parapets, fascia, rake boards or gable ends above the highest level of the building. Cabling from the dishes to the interior must be secured to the building and run in the shortest path and be unobtrusive. No antenna may be installed that penetrates the roof. Request for approval to install other antennas must be submitted in writing to the board for review.
4. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any unit owner on any part of the exterior of the building. "FOR RENT/FOR SALE" 6"x 9" signs may be displayed on windows inside the unit. **No penetration of any exterior surface may be made without prior approval of the Board.**
5. The sidewalks, entrances and stairways must not be obstructed or encumbered or used for any purpose other than to enter or exit the premises. **Chairs may not be used outside unless they are occupied.** All stairways shall be used only for the purpose intended, and shall NOT be used for hanging garments or other objects, or for cleaning of rugs or other household items. No wash-lines of any kind will be permitted.
6. All common areas outside the building will be used for their intended purposes and no articles belonging to unit owners shall be kept therein or thereon, **except two personal items that may be placed only at the rear of the owner's unit in such an area as to not interfere with landscape maintenance. Examples of personal items include small statuary, potted real or artificial plants and solar lights. The items must be within the extended boundaries of the side walls of the unit.** All common areas shall not be defaced, littered or misused in any manner.
7. All residential units shall be used for residential purposes only. The Board of Directors must approve small office in home office (SOHO) businesses.
8. Disposition of garbage and trash shall be only by the use of garbage disposal units or by use of approved receptacles. Boxes need to be broken down and placed in receptacles. Do not put items on top or around the receptacle. Place items in proper designated area. All large items that do not fit in the receptacle must have a special pickup request by the unit resident. This area must be kept free from debris at all times.

9. One dog (not exceeding 25 pounds in weight), one cat, birds, tropical fish and other customary, small household pets shall be permitted with the following conditions:
 - (a) Pets must be kept on a leash or caged at all times when outside the Condominium.
 - (b) Owners must remove messes made by pets immediately.
 - (c) Pets that are vicious; noisy or otherwise a nuisance will not be permitted in the Condominium.
10. No owner may make or permit any disturbing noises in the building whether made by himself, his family, friends, or pets. Persons shall not interfere with the rights, comforts and onveniences of the other residents.
11. No immoral, improper, offensive or unlawful use shall be made of the condo property or any part of it, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed.
12. There shall be no restriction as to the minimum age of children who may live in or visit the condominium. Children, under the age of 12, may become a source of annoyance to adults. For these reasons their activities and behaviors shall be regulated by an adult. The Association or their designated representative shall, at all times, have the authority to reasonably require that the owner, lessee, guest or other adult who is responsible for a particular child, remove him from any common area if the child's conduct is such that they believe this action is necessary.
13. No more than one single family shall occupy a unit at the same time. Occupancy is limited to (4) four persons in the two (2) bedroom units and (2) persons in the (1) one-bedroom units. When entertaining overnight houseguests, the Fire Marshall Code permits two in each bedroom and two in the living area. Florida Fire Code, Life Safety Code #101, & NFPA, #30, Chapter 4-5.4.
14. Leasing or renting by the unit owner shall be as permitted and subject to the provisions of the Condominium Declaration. Rental information must be given to the management company. It shall be the responsibility of the unit owner to provide the tenant with a copy of the Rules and Regulations.
15. Each unit owner must maintain in good condition and repair his unit and all internal surfaces within or surrounding his unit; and maintain and repair the fixtures therein and promptly pay for any utilities which are billed separately to his unit. The homeowner is responsible for having professional electrical and plumbing work done.
16. A unit owner may neither make nor cause to be made any structural addition or alteration to the unit or the common areas without the written approval of the Board of Directors.
17. The Association is responsible for the maintenance and repair of each parking space, carport structure and boat dock.
18. It is the responsibility of the unit residents to sweep and care for the carports, parking spaces, sidewalks and entrances ways.

19. A passkey is to be left with a board member in the event of your absence. Also, a telephone number where you can be reached in the event of an emergency where access to the premises is mandated.
20. All window curtains, draperies, mini-blinds used on windows, which are visible from the exterior of the premises, shall be covered by a neutral color. No reflective film shall be placed or installed on the inside or outside of any unit.
21. No gas, charcoal, pellet, or any grill that produces an open flame shall be permitted on roofed balconies or lanais. All such devices must be in a proper well-ventilated area outside the unit **when in use and must be at least ten feet from any structure**. Storage of all such devices must be in compliance with the Fire Marshall Code.
22. Owners are personally responsible to the Association for any finances incurred as a result of damages to the common areas caused by themselves, their tenants, guests and family members.
23. **Holiday decorations placed in any common area are acceptable but must be removed after the holiday period ends.**
24. **All personal items in the common area must be removed before the imminent arrival of a hurricane or significant wind event.**
25. Request for changes or exceptions to these rules and regulations shall be submitted in writing to the Board of Directors. Request will be reviewed by the Board at the next board meeting, and a response will be provided. within thirty days of that meeting.
26. The Board of Directors reserves the right to make additional Rules and Regulations as may be required from time to time. All additions and/or changes will be issued to owners within a reasonable time.

Please use common sense and be a good neighbor!