

RULES AND REGULATIONS FOR CASA RIO CONDOMINIUM ASSOCIATION, INC.

The following Condominium Rules and Regulations have been established for the benefit of all owners at Casa Rio Condominium Association, Inc. These Rules and Regulations are intended to contribute to preserving a clean and attractive environment and assuring the peaceful enjoyment of our community. They are also intended to protect and enhance the value of the property. These rules are not, in any way, designed to unduly interfere with, restrict, or burden the use of such property. All owners, residents, lessees, and their guests are expected to abide by the following rules and regulations. For further rules guidance please refer to governing documents – Declaration of Condominiums of Casa Rio, By-Laws of Casa Rio. Articles of Incorporation for all Association rules along with Condominium Association rules in Florida Statute 718.

VIOLATIONS OF RULES AND REGULATIONS

Violations should be reported to the Board of Directors of the Association, either in writing, email, or by phone. Violations will be called to the attention of the violator by the Board. Any questions, concerns or violations should be reported to the Board at casarioboard2024@gmail.com

The association may levy reasonable fines for failure of the owner to comply with rules.

FACILITIES

The facilities include all common and limited common elements (such as clubhouse, pool, parking lots, boardwalks, docks, green areas, carports, and dumpster) of the condos are for the exclusive use of the residents and accompanying guests. Clubhouse and pool pass codes are for the sole use of residents.

GUESTS

A guest is someone who is visiting you or is at an event because you have invited them. Notify the Board of any lease agreements by completing the lessee/guest questionnaire, in advance of the arrival date of the tenant. Potential buyers shall be

accompanied by the unit owner, realtor, leasing agent or a Board member. Trespassing on the property is not permitted and any uninvited and unaccompanied persons on the property will be asked to leave.

NOISE

To ensure the comfort of owners and neighbors, all electronics should be turned down between the hours of 10PM to 9AM. All unnecessary noise should be held to a minimum.

PETS

Shall be limited to dogs and cats only. All pets should be on a leash when taken out of the condominium and not permitted to cause a nuisance on common grounds. Owners of pets are responsible for picking up and removing all droppings made by their pets in common areas. **Please clean up after your dog.** We have a lot of contractors and realtors, potential buyers at the condo walking on the grounds and we have had complaints. Owners of pets shall see to it that such pets do not make prolonged or objectionable noise (such as excessive barking), specifically between the hours of *10PM and 9AM*. Any pet that is deemed aggressive will be addressed by the Board.

We do not allow renters to have pets. Please review the bylaws on this.

LEASED UNITS

Please note that all leases must be in accordance with the Association's Declaration of Condominium (Section 12.5 and 13), and By-Laws, along with the Crystal River – City Code of Ordinances: (Land & Development, General Provisions Chapter 1 Section 1.07.00) which requires **90-day minimum leases**. Leases are limited to single families and no more than 5 people may reside in a two-bedroom unit.

All owners (or designated leasing agent) planning to lease a unit must notify the Board prior to lease of the unit by completing and submitting the Association's **Notification to Lease Form**. The completed form can be returned via E mail attachment to casarioboard2024@gmail.com or mailed to the Association at 368 NW 14th PI, Crystal River, FL 34428. We do not allow renters to have pets please review bylaws. This needs to be written into the lease. Renters are allowed 2 vehicles.

OBSTRUCTIONS

Common and limited common elements (sidewalks, entrances, driveways, stairways, and docks) must be kept open and shall not be obstructed in any manner. **No signs, notices, or advertisements shall be displayed on or at any windows or other parts of the condominium property without written consent from the Association.** There shall be no TV antennas attached to or hung from the exterior of the condos or the roofs. There shall be no wires, clotheslines, or other equipment or structure erected or maintained on the exterior of any unit or on any of the common elements unless written consent from the Association. No objects shall be hung from balconies or windows.

DESTRUCTION OF PROPERTY

Neither residents nor guests shall mark, damage, destroy, deface, or engrave any part of the condominium property. All owners shall be financially responsible for any such loss or damage.

CLEANLINESS AND GARBAGE

It is the responsibility of all residents and guests to keep the common and limited common elements clean and free of debris. Each unit has an assigned storage closet for the purposes of storing personal items. All garbage and refuse shall be placed in bags before depositing in the provided dumpster. All cardboard boxes should be broken down before placing them in the dumpster. Items such as scallop shells should be bagged and placed in the dumpster and not placed in our waterways.

COMMON ELEMENTS AND LIMITED COMMON ELEMENTS

All Common and Limited Common Elements of the Association are to be used for their intended purposes only and to be used for exclusive use by residents and accompanied guests. There will be no changes or modifications to the exterior of the condos, and all common and limited common areas without prior consent of the Association (requires 75% membership approval). Items such as awnings, window guards, light reflective materials, signs, and window air conditioning devices shall not be used in or about the condo without prior consent in writing of the Association.

BALCONIES AND PATIOS

Each unit is equipped with a personal patio or balcony for their exclusive use. Items such as plants, pots, and other movable objects must not be placed on ledges of balconies or patios where they could fall and must be kept within the boundaries of their patio/balcony. Objects should not be hung from any balconies or windows. Items such as cigarettes, cigars and other debris should not be disposed of on any part of the grounds including parking lots, walkways, waterways, and pool area.

Residents, when absent, should remove all loose or movable objects from balconies and patios during the hurricane season (June - November). Please note that Florida Fire Prevention Code (2015 NFPA 1 Fire Code) prohibits using kindling hibachis grills, or other similar devices for cooking, heating, or any other purpose on any balcony within 10 feet of any structure. The use of certain types of electric grills is permissible.

Parking

Every unit will be provided parking decal stickers for cars and boat trailers. Also two visitor parking passes will be provided for your guests. If you park your car in your carport you do not need a sticker on your car. We have engaged a towing company and cars not belonging to owners or guests will be towed at owner's expense. Each owner is assigned a carport, and each space may be used only by the owner unless written consent (on file) with the Association. No vehicle belonging to any owner, family member, lessee, guest, contractor or employee of the owner **shall impede** or prevent access to other carports, or guest parking areas. If you are renting out your unit, you may purchase renters parking stickers from the Board.

Please note that three of the buildings (B, C and E) have designated "Emergency and Fire Lanes" directly behind the carports and common entrance area of the buildings (see parking map). Parking in areas designated as "Emergency Zones" is not permitted except for short-term loading or unloading purposes only (see map below).

Parking on the roundabout or on any green areas of the property is not permitted at any time. Please note that there are limited spaces for guest parking, so guests will not be allowed to park their boats or trailers on condo grounds.

Boat and trailer parking is allowed for residents for a maximum of 3 consecutive days. For those planning on leasing, you may want to seek alternate boat/trailer parking

off the property. Any vehicle, boat, or trailer parking in a non-designated parking area is subject to being towed at the owner's expense. A sticker will be required for all trailers or it will be towed!

CLUBHOUSE

The clubhouse is equipped to function as a basic social facility. Private use of the clubhouse may be reserved by residents only noting the date, time and unit number and contact information on the reservation calendar located in the clubhouse. If you plan to have more than 8 guests you must notify the BOD in advance. Any resident using the clubhouse must leave the clubhouse in a clean and orderly fashion and turn off all appliances and lock up.

If you do not want to clean up after yourself, you must arrange a cleaning service or pay \$450.00 for our cleaning service and must set up prior to the party.

You will be responsible for wiping countertops, sweeping and mopping floors, cleaning the windows, bathrooms, taking out garbage and cleaning out the refrigerator of your items.

There will be a maximum of 12 guests allowed because of the limited parking we have. **NOTE: If you exceed 12 guests you are required to get a \$2 million liability rider insurance policy per advice of our insurance company.** Also, you cannot take up more than 1/3 for the guest parking for any reason and will require a cleaning deposit.

Please note that the clubhouse is a **smoke free facility**. Also parking on the property is limited and you cannot fill all of the parking spaces, so plan accordingly.

SWIMMING POOL

USE OF THE CLUBHOUSE DOES NOT INCLUDE EXCLUSIVE USE OF THE POOL. Max capacity of the pool is 13 people. The swimming pool is for exclusive use of residents and their accompanied guests. Any persons using the pool shall do so at their own risk and will be required to obey all posted pool rules and regulations. Children under **13** years of age using the pool must be accompanied and supervised by a responsible adult. **No diapers** are permitted at any time. Swimming in the pool is permitted between the hours of **8AM to 10PM**. People using this facility must be appropriately attired. Pets are not permitted in the pool area. Beverages and food may be consumed in the pool area but for the safety of all residents and state law, glass is

not permitted at any time in the area. All pool toys must leave with you when you leave the pool area. All ashtrays need to leave when you leave. Cleanup of any trash and return of any furniture after use of the facilities is required. Per state law and insurance liability requirements, the pool gates must be locked and not left propped open at any time. Any private pool parties that would impede other residents' use of the pool needs to be 100% approved by ALL owners PRIOR to submitting to the Board or the Board will not approve.

BOAT DOCKS, BOAT SLIPS and NO-MOORING REQUIREMENTS

All boat slips have been assigned for the exclusive “right of use” of a designated unit owner, and lessee (if lease permits). Any use of another owner’s boat slip is not permitted without written consent (on file) with the Association. Note: Casa Rio Condominiums has a Submerged Land Lease with the Department of Environmental Protection (DEP - Lease # 090022393) to operate a 25-slip private residential multi-family docking facility to be used exclusively for “recreational” vessels. This requires that the Association comply with all terms of the lease including that any vessel moored at the facility (either temporarily or permanently) must be moored within the unit owners assigned wet slip. Parking any vessel in a designated “No-Mooring” area is not permitted unless loading and unloading of a vessel for a period not to exceed 60 minutes Failure of the Association to comply with all terms of the lease could lead to fines and possible termination of the DEP lease. Any installation or modification of a boat lift requires submission and approval of the Association to ensure it meets requirements of the lease.