

Revised April 1999

## GOLF TERRACE CONDOMINIUM ASSOCIATION

### RULES AND REGULATIONS

1. No personal items may be placed outside the condominium which is common property, without the approval of the Board of Administrators.
2. Discreet door knockers and name plates are permitted as personal property maintained by the unit owner.
3. Storm and screen doors are permitted as personal property maintained by the unit owner. They must be painted to match the front door and molding on the units.
4. Grilling or outside cooking of any kind is prohibited at Golf Terrace.
5. Car washing, repairing or other servicing of cars is not permitted in the parking area or on any part of Golf Terrace property.
6. Boats, boat trailers, campers, pick up trucks, motorcycles, recreational vehicles or golf carts are not permitted on the common property of Golf Terrace except for the purposes of loading and unloading in a reasonable period of time. They must be parked off the Golf Terrace common property. Only two vehicles per unit are permitted to be parked at Golf Terrace on a daily basis.
7. Trash and garbage cans shall at all times be kept in the lockers provided for each unit.
8. The storage and laundry rooms shall be locked with lights turned off when not in use. Laundry should be removed promptly from washers and dryers. Only unit owners, their guests, or long term renters may have access to the laundry house. Long term renter is defined as renting for over 60 days and is required to furnish the Administrative Agent with a signed lease and pay a deposit of \$10.00 for a key to the laundry house.
9. Signs, such as "For Sale", "For Rent", or any other advertising are not allowed.
10. Working smoke detectors must be in each unit and are the responsibility of the owner. They must be checked frequently to make sure they are operating properly.
11. Any damage to the common elements or property by a unit owner, renter, family member guest or visitor shall be repaired at the expense of the unit owner involved. Likewise, unit owners are responsible for damage to other units that are the result of air conditioning or plumbing leaks in their units.

12. Any owner or occupant requiring repairs or services to the HVAC equipment located on the roof, must advise the Chairman of the Board or Management and may not make any repair commitments where such repairs involve in whole or in part any material change to the common areas without written approval of the Board of Administrators.

13. No pets are allowed.

14. Minor children must be supervised by an adult at all times when they are on common property.

15. No occupant shall so act as to create a nuisance that may be disturbing to other occupants or owners.

16. No owner, or rental agency may allow a unit to be used as a hospitality suite. Units are to be used only for residential purposes.

17. No sun-bathing on lawn area is permitted.

18. The Association shall have the power, acting through its Board of Administrators, to assess charges against any unit owner, after notification, for any violation of the Declaration, By-Laws, or the Rules and Regulations promulgated thereto for which such unit owner or his/her family members, guests, renters or any other invitees are responsible. Charges for violations shall be assessed by the Board up to One Hundred Fifty Dollars (\$150) per diem for any offense of continued nature, and shall be treated as an assessment against such unit owner's condominium unit.

NOTE: A copy of the Rules and Regulations must be posted in all rental units.

GOLF TERRACE CONDOMINIUM ASSOCIATION

ASSOCIATION AND INDIVIDUAL OWNER RESPONSIBILITIES  
FOR MAINTENANCE AND REPAIRS

OWNER IS RESPONSIBLE FOR ANY DAMAGE CAUSED BY NEGLIGENCE OR MISUSE BY HIMSELF OR RENTER.  
OWNER IS RESPONSIBLE FOR MAINTENANCE AND REPAIR OF ADDITIONS OR ENCLOSURES OF HIS  
LIMITED COMMON AREAS (DECKS)

ASSOCIATION

INDIVIDUAL OWNER

ROOF

All responsibility including shingles, flashings, gutters, drains, & structural parts.

No Responsibility except for problems resulting from any roofed area over a enclosed common area (deck).

WALLS

All responsibility for exterior walls of buildings (except for problems resulting from enclosing common area) and inside up to finished surface of interior wall (such as wall boards, tile, paint).

Walls wholly inside unit and finished section of inside wall (wall board, tiles, paint). Finished layer such a gypsum board. Windows, screens, doors

CEILINGS

All structural parts, joists, insulation between joists.

Finished layer such as gypsum board

FLOORS

All structural parts, joists, insulation between joists.

Carpet and padding, floor boards, vinyl floors or linoleum.

BALCONIES AND DECKS

Floors and railings unless carpeted or enclosed by owner.

Screened or glassed sections. Carpets and lighting fixtures. Must take care of cleanliness. Any repairs due to rentention of moisture under carpet.

STAIRS AND LANDINGS

Floors, steps, railings except where carpeted.

Carpets, lighting fixtures. Must take care of cleanliness.

CHIMNEYS

Brick structure

Fireplace liner and floor. Damper and chimney cap.

ASSOCIATION

INDIVIDUAL OWNER

BATHROOM FACILITIES

None

All

ELECTRICAL

Outside to meter

Wiring after meter, lights inside and out, switches, outlets, fans, fuse box.

WATER

Up to point where pipes serve one unit only (outside cutoff valve). Outside water outlets. Exposed pipes in crawl space.

Pipes after outside cutoff valve except for exposed pipes in crawl space.

SEWER

When serving more than one unit

When serving one unit only.

HEATING /AIR CONDITIONING

None

All

VENTING SYSTEM

When serving more than one unit

When serving one unit only

COMMON GROUNDS INCLUDING TREES & SHRUBS

All

None but owner may provide plants for grounds maintenance crew to plant after securing permission from Board.

DEDUCTIBLE INSURANCE (\$100)

All where listed as Association responsibility

All where listed as owner responsibility

GOLF BALL AND WINDOW DAMAGE

None

Covered by insurance after payment of \$100 deductible.