

ROLL'S LANDING CONDOMINIUM ASSOCIATION. INC.

RULES AND REGULATIONS

June 1, 2018

I have read and understand the Rules & Regulations for Roll's Landing Condominium's and agree to abide by those rules.

Owner Signature / Unit #

Owner Signature / Unit #

Date

Date

ROLL'S LANDING CONDOMINIUM ASSOCIATION. INC.

RULES AND REGULATIONS

June 1, 2018

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ROLL'S LANDING CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS LOG

STATEMENT	DATE
RULES AND REGULATIONS ISSUED FEBRUARY 22, 2007 Amended to reflect Amended and Restated: Declaration of Condominium, Articles of Incorporation, and Bylaws	3/17/08
Amended to reflect adoption of General N. Adopted by BOD 11/20/08 Keeping of Official Records, Inspection and Copying of Records Request to View or Copy Records and Relevant Florida Statute and Code.	12/10/08
At the 03/25/2010 Board of Directors Meeting the Board approved changes to the Rules And Regulations. These changes are on Pages 2, 7 & 8 for your review. These Rules are scheduled to be Adopted at 04/22/2010 Board Meeting. Remove and discard the old Rules Log, along with the Rules and Regulations and replace with these new Rules and Regulations. Any changes that are not adopted at the 04/22/2010 BOD meeting will be reflected in a separate distribution.	03/25/10
RULES & REGULATIONS ADOPTED BY BOARD APRIL 22, 2010. PROPOSED CHANGE NOT ALLOWING SCOOTERS & SKATEBOARDS WAS NOT ADOPTED. COMPLETELY REPLACE ANY RULES & REGS. RECEIVED PREVIOUSLY.	04/22/10
G. Storage Area - Added para. 10. Page 7. Residents should refer to the Roll's Landing Condominium Association Storage Space fees & Regulations concerning the rules, regulations and fees associated with use of spaces in the storage area. This Agreement and Regulations can be obtained from the office manager.	02/24/11
Page 7 Section G. Storage Area – Revised para. 4. items in storage area must have current stickers attached appropriately. Page 12 Section VI. PETS/WILDLIFE, Para. A. has been revised to allow long term renters who have resided at Roll's Landing for 24 consecutive months and with the unit owner's written permission, the same pet privileges as a unit owner.	02/23/12
Page 9 Section B Clubhouse – Revised Para. 1. add "and pool deck inside fenced in pool deck area. .Page 10 Section C Pool/Spa – added para. 17. No smoking permitted inside the fenced in pool deck area.	02/20/14
Page 2 General Water Heaters- Smoking ban for Veranda. Page 3 Pets and Wildlife Rule change	03/14/16
Restated after corrections and clarifications made.	06/01/18

"THE OCCUPANTS OF UNITS SHALL ABIDE BY ALL UNIFORM RULES AND REGULATIONS PROMULGATED BY THE ASSOCIATION CONCERNING OCCUPANCY AND USE OF CONDOMINIUM UNITS AND COMMON ELEMENTS AND AREAS, WHICH RULES AND REGULATIONS SHALL NOT DISCRIMINATE AGAINST ANY UNIT OWNER OR CLASS OF UNIT OWNERS".

THE BOARD OF DIRECTORS, IN CONJUNCTION WITH THE MANAGEMENT COMPANY, HAS BOTH THE RESPONSIBILITY AND AUTHORITY TO ENFORCE THESE RULES.

The Rules and Regulations found in these pages are meant to remind us of the common courtesies that are necessary when a group of people with diverse backgrounds live in such close proximity. To many of us, this may be our first experience in condominium living. Together, we will make this an enjoyable experience and maintain the special feeling of community we have long enjoyed at Roll's Landing.

The following Rules and Regulations shall govern and control the use, occupancy, and enjoyment of the condominium property. These Rules and Regulations must be made available by the owner to any renters or guests.

The Board of Directors may choose to temporarily suspend any one or all of these rules, as appropriate, during any emergency situation for the community.

I have read and understand the Rules & Regulations for Roll's Landing Condominium's and agree to abide by those rules.

Owner Signature

Owner Signature

Date

Date

I. GENERAL

- A. Unit owners shall not at any time, make or permit unreasonably loud or disturbing noises or engage in any other use of the premises that annoys or unreasonably interferes with the peaceful possession of an owner's unit. This rule shall apply to all owners and their tenants, guests, family members, and invitees.
- B. No resident or guest may play or allow to be played in a manner audible to any other resident, any musical instrument, radio, phonograph, stereo equipment, or television set between the hours of 11:00 p.m. and the following 7:00 a.m. As a courtesy, we ask that residents avoid operating noisy appliances such as dishwashers, laundry machines, vacuums, etc. between these same hours.
- C. The Association shall retain a Master Key to all units and shall have the right to use such key to enter a unit in order to prevent any damage to property or a risk to human beings. The Association shall provide the unit owner with a Medeco lock and custom key for the front door. Additional keys may be ordered through the Association Office. The Medeco lock must not be removed and/or replaced with any other type of lock. The unit owners will be notified if anyone enters their unit in their absence.
- D. The installation of tile, hardwood, and Pergo type flooring on any floor above the first floor must be installed with a sound barrier. The installing company must submit a copy of the contract that includes this material to the Association Office for prior approval by the Board of Directors the installation is started.
- E. Due to the possibility of water damage, dishwashers and washing machines must be in use only when someone is present in the unit. Always shut off the water to machines when finished.
- F. As stated in Articles 9.3, 9.6, & 9.7 of the Declaration of Condominium documents, no structural changes may be made to the exterior or interior of the condominium unit without the prior approval of the Board of Directors in writing. We suggest that no such projects be planned during the "high season" (Thanksgiving through Easter).
- G. The employees of Roll's Landing take direction only from the Directors and Management. If you have any suggestions or concerns, please bring them to the attention of the Manager in written form. Work order forms are provided above each mailbox.
- H. Monthly maintenance fees are due the first day of the month. After the tenth day of the month, there will be a \$15.00 late charge. Direct deposit is available for the payment of monthly maintenance fees.
- I. Items outside of a unit's front door are not allowed. They are also considered a hindrance to Charlotte County Emergency Service. This includes both decorative and functional items. If the Fire Department fines the Association for these hindrances, that fine shall be passed on to the unit owner responsible. The Fire Department must have a minimum of 44 inches clear access to unit door.
- J. The Association reserves the right to dispose of anything left in the area outside of a unit door when the unit owner(s) are away for more than one week. This could be a critical issue, especially during a severe storm or hurricane.

- K. Solicitations are not allowed on the premises by either the residents or outsiders. Only Association business and Social Committee events may be posted on the bulletin boards at each building and in the Clubhouse.
- L. A community bulletin board is located in the Exercise Room at the Anderson House and also in the Clubhouse for posting of personal notes and outside social events. Postings should be dated and must be removed after 60 days.
- M. The Exercise Room in the Anderson House is for the enjoyment of all owners and family. Owners must accompany any child under 16 years old while the equipment is in use. Use of the equipment is solely at the risk of each owner and family member.
- N. Owners may request to examine and/or copy any general information pertaining to the operation of Roll's Landing Condominium Association, Inc. This request may be either verbal or in writing to the manager of the association. All requests will be fulfilled in a timely manner. Personal information, personnel information or client attorney correspondence regarding any member is restricted.
- O. Water heater maintenance is the responsibility of the unit owner. Owners must replace water heaters before they are nine years old as determined by the manufacturing date on the water heater or an invoice showing the date the water heater was installed. The most recent date will apply. Any water heater lacking a manufacturing date or invoice showing installation date is categorized as being more than nine years old. Failure to replace an aged water heater will create a presumption of negligence. In the event a water heater with a manufacturing date or installation date greater than nine years fails, the unit owner will be financially responsible for resulting damages as stated in section 9.10 of the Declaration of Condominium for Rolls Landing.
- P. Smoking is prohibited on the verandas, stairs, and stairwells of all residential buildings.

Buildings 6, 7, 8, 9, 10 smoking is prohibited on the common areas extending from the front of the building to the beginning of the carports. For the remaining three sides of the building smoking is prohibited on the common area beginning at the edge of the building extending ten feet from the building.

Building 2 smoking is prohibited on the common areas extending from the front of the building to the beginning of the access driveway to building 2 designated parking. For the remaining three sides of the building smoking is prohibited on the common area beginning at the edge of the building extending ten feet from the building.

Verandas in the residence buildings are the common area covered porches used to access the resident units.

- Q. No personal garage, yard sale, estate sale, auction, or real estate open house may be conducted anywhere on the condominium property. An exception to the rule is if a yard sale is conducted by the Social Committee.
- R. All forms required by the Association (Clubhouse, Lease, Purchase Applications, etc) are available in the Association Office located in the Anderson House during office business hours.

II. SECURITY

- A. Security Guards will record the make and license number of cars used by unit owners, renters, guests, and visitors.
- B. Owners are responsible for informing the Guard when they are expecting guests, deliveries, servicemen, etc., and for giving the Guard the name and approximate time of arrival. All visitors should be announced to the unit owner by a call to the owner's unit prior to the visitor gaining entry through the gates. If no answer from the resident is received by the Guard when the call is made, the visitor will not be allowed on the property. The only exceptions is if the unit owner has informed the Guard of a Guest's impending visit and does not wish to be called or if visitor is listed on the Do Not Call list.
- C. Owners must notify Management Office or Security, at least 24 hours in advance, when delivery (furniture, appliances, etc.) is expected so that the elevator can be padded and the floor covered with plywood. Tractor-trailers can enter only through the West Gate. No deliveries before 6:00 a.m. or after 7:00 p.m., or on Sundays and Holidays. When an owner is moving in or out, the same applies.
- D. Owners not on site and allowing a guest or relative to use their unit in their absence, must fill out a Visitor's Application Form for that visitor and remit it to the Association Office at least one week in advance. It allows us to have a guest pass ready for their vehicle. Please contact the office for the Visitor's Application Form. (See Lease/Rental and Sale of Units.)
- E. All accidents or damage to carports or other condominium property must be reported to the Guard immediately. The company or individual responsible for the damage will be billed for the repairs by the Association Office.
- F. Annually the Association provides pressure sensitive stickers that are to be attached to the lower left-hand corner on the inside of your vehicle windshield. This sticker notifies the Guards that you are a resident and allows you access. When you replace your vehicle, the existing sticker is to be removed from your old vehicle and attached to the new vehicle. Advise the Association Office of your new vehicle information. Keep in mind that if you leave your sticker on your old vehicle, this may allow someone unauthorized entry to our property. Residents who sell their units are asked to return their vehicle stickers to the Association Office.
- G. Each owner is provided with a plastic entry card and may purchase a remote to use to open the gate when the Guard is on rounds or other business. The consequences of not having it with you will be a wait until the Guard comes back.
- H. If you call the guardhouse and the Guard does not answer, call the cell phone (941) 258-7339. While on duty Guards are required to carry their cell phones at all times.

III. TRAFFIC AND PARKING

Rolls Landing has a vehicle towing policy and signs are posted accordingly. Vehicles not abiding by the following parking rules after adequate warnings, may be towed at the Owner's expense. The contracted towing company is Harbor Towing located at 1901 Tamiami Trail, Port Charlotte, Florida. 941-625-2828.

- A. The speed limit for all vehicles on Roll's Landing property is 15 m.p.h.
- B. All vehicles on Roll's Landing property must have one of the following types of identification items visible on the driver's side of the car:
 - 1. RESIDENTS: An annually issued sticker placed on the driver's side of the windshield.
 - 2. GUESTS: a guest pass will be issued. The date of issue (arrival), date of departure, and name and unit number of host will be logged. Each vehicle license number will be recorded in the log by the Guard. The pass should be placed on the driver's side on the dashboard.
- C. One covered parking space for motor vehicles up to 1/2-ton pickups (no motorcycles) is assigned to each unit. There are a limited number of visitor parking spaces available. If an owner's assigned parking space is unoccupied, that owner may give another resident permission to use that space. This permission must be in writing by the consenting owner/s and on file in the Association office. Forms are available in the Anderson House Association office.
- D. Motorcycles, scooters, mopeds are to be parked in the designated area at the Anderson house.
- E. Pick-up trucks parked in covered or uncovered spaces must have a covered bed.
- F. Owners, renters, and guests are to park only in designated areas. Parking on roads and/or grass areas is not permitted except for loading and unloading. Commercial vehicles must not block street traffic or parking spaces.
- G. All motorized vehicles parked on the property must have a current registration and be in operable condition or they may be towed by the Association.
- H. When owners are absent for one (1) week or longer, key(s) to all their vehicles left on premise must be provided to the Association Office.
- I. The Association has the right to ask any owner/operator to remove his or her vehicle if it is improperly parked.
- J. Vehicle repairs and servicing (including oil changes) are not allowed on the condominium property except in emergency starting situations

IV. LEASE/RENTAL AND SALE OF UNITS

1. All lease agreements must be in writing and submitted to the Association along with a completed application form, the endorsement to the Rules and Regulations signed by all prospective adult residents, and a completed background check form. Applications must be submitted 15 days prior to occupancy.
2. Renewal leases will be treated as new leases and updated applications must also be presented in writing for approval.
3. No unit may be leased during the first two (2) years of ownership and units must be owner occupied.
4. Unit owners may not lease, sell, give or dispose of a condominium unit or any interest therein in any manner without the written approval of the Condominium Association. Only entire units may be leased, sold, given, or otherwise disposed of.
5. The application, background check and processing fee is \$100.00 for all unit sales and for first time rentals to be paid at the time of application.
6. Lease Terms: No unit may be leased or rented for less than three (3) contiguous (successive) months to the same person.
 - a. Renting the unit more than two (2) or four (4) times per year depends upon the "grandfathered" status of your unit. As of 10/26/05, no new unit owner shall lease a unit more than two (2) times in any one calendar year. This shall apply to all unit owners. (Declaration of Condominiums Article I6. Leasing)
 - b. Prior to 10/26/05, "grandfathered" unit owners are allowed no more than four (4) times in any one calendar year.
7. Sub-leasing is prohibited.
8. The owner of a rental unit is not entitled to use any of the common elements for his/her personal use during the rental period.

V. RECREATIONAL FACILITIES

Use of recreational facilities is limited to owners, tenants and guests. No pets are permitted in the Clubhouse, Pool Area, Exercise Room, or Anderson House.

A. ANDERSON HOUSE/EXERCISE ROOM:

1. Smoking is prohibited in all areas of the Anderson House.
2. Anderson House may not be used for private parties.

B. CLUBHOUSE:

1. Smoking is prohibited inside the Clubhouse and in the fenced-in pool deck area.
2. Use of the Clubhouse is restricted to residents. Clubhouse may not be used for any event related to, sponsored by, or involving an outside group, organization, or club.
3. Requests for use must be submitted on the APPLICATION FOR USE OF THE CLUBHOUSE form and submitted to the Association Office for Board approval. Forms must be turned in for approval no later than one week (7 days) before requested date. If requested use is for a private party with non-resident guests, a \$250 security deposit is required and must be submitted along with the application. Upon Board approval the event must be posted by host on the calendar located in the Clubhouse. Host must agree to conditions of use by signing the "Clubhouse Use Agreement" and be party to a pre and post inspection of the Clubhouse. Any cost incurred by the Association as a result of damage or additional clean-up will be deducted from the security deposit.
4. Roll's Landing functions take precedent over any private parties.
5. No wet bathing suits are to be worn in the Clubhouse. Footwear and bathing suit cover-ups are required inside the Clubhouse. These restrictions do not apply to the restrooms, locker room, or the lanai area.
6. The Association has provided two gas grills for use in by all residents. The grills must be kept and used outside of the Clubhouse lanai. Please be considerate of your neighbors and clean after use. If you find grills dirty, please report to the Guard at 629-0075. Grill cleaning instructions are posted on the grills and on building bulletin boards. A small personal portable grill may be used in the grill area and must be removed after use. At no time is a hibachi, gas grill, and charcoal grill, smoker, boiling pots over an open flame or any kind of outdoor cooking device allowed to be used on any condominium lanai or anywhere on the common grounds. Preparation of food in any common area other than the Clubhouse and Anderson House kitchen is not allowed. An electric kitchen appliance or electric grill is allowed on your own lanai.

C. POOL/HOT TUB

Rules governing use of the pool located on Association property are as follows:

1. All persons must shower before entering pool or spa as well as after every application of suntan lotion.
2. All adults must wear bathing suit cover-ups to and from the pool area.
3. Poolside furniture must be protected from suntan oils through use of towels or robes. Umbrellas need to be collapsed and secured after use.
4. Waterproof swim diapers must be worn by all children who are not toilet trained.
5. Children under sixteen (16) must be accompanied by a parent or other responsible adult in the pool area.
6. Food, alcoholic beverages, glassware, and utensils are not permitted on the pool deck. Non-alcoholic drinks in plastic or metal containers are allowed and must be disposed of properly.
7. Water wings, lifesaving vests, goggles, snorkels, fins, and fun noodles are permitted in the pool. Floating mattresses or chairs are not permitted in the pool.
8. Proper bathing attire shall be worn while using the pool or spa.
9. Running, pushing, wrestling, ball playing, etc., are not permitted in the pool area.
10. Diving and jumping into the pool are prohibited.
11. No resident may make any adjustment or affect the chemicals or heat in the pool or spa.
12. ADULT ONLY pool hours are from Dawn to 9:00 p.m.
13. Pool and spa/hot tub hours are from Dawn to Dusk.
14. No Lifeguard is on duty. Owners and guests use the pool at their own risk!
15. Bathing load of pool is twenty-seven (27) people. Spa/hot tub capacity is 5.
16. If there is an emergency, call 911. Landline phone is available in the Clubhouse kitchen.
17. Only stereo equipment with headsets is permitted in pool area. Loud and obnoxious behavior will not be tolerated.
18. Children under sixteen (16) must have adult supervision when using the spa.
19. No pets are allowed in the pool area or Clubhouse.
20. Smoking is prohibited in the fenced-in pool deck area.

D. TENNIS/PICKLEBALL

Playing hours are from 7:00 a.m. to 9:00 p.m. Non-marking tennis shoes and proper attire must be worn (no swimwear). Playing is limited to one hour if others are waiting for the court. No food or drink, except for athletic water bottles, is allowed on the court. Bikes, skates, toys, or other games are not permitted. Children under sixteen (16) must be accompanied by an adult. Lights must not be turned on until dusk and must be turned off when playing is finished. Commercial lessons will not be allowed. Pets are not allowed

E. SHUFFLEBOARD

Game pieces must be stored in the Clubhouse lanai after each use. Players are to walk only in the aisles of the shuffleboard court, (not on the shuffleboard playing surface). Commercial lessons will not be allowed. Pets are not allowed on the shuffleboard courts.

F. GROUNDS

Grounds work directly affects monthly maintenance fees; therefore, any planting, clearing, or other grounds work needs the following approval: Any person wishing to participate in the maintenance of our property must first notify the Landscape Committee with their request (written on a "Maintenance Request" form available at each building or the Association Office). The Landscape Committee will review the request in a timely manner. Once reviewed and approved, the resident will then be given written permission, with a copy to the Office signed by the resident and a Landscape Committee representative, to go ahead with the work. The Landscape Committee will work with the person to properly direct and manage any pruning, cutting, planting or removal efforts. Any violation of this process may result in fines being levied by the Board against the offending individual.

Every volunteer will be asked by the Association Office to sign a "Release of Liability" agreement when working around Roll's Landing common property.

At no time is there to be any trimming, cutting or removal of any mangroves. This is a violation of Florida State Law.

The grounds are common property and belong to all of the owners of Roll's Landing Condominium Association.

G. DOCK and BOATS

As of January 10, 2007, written permission has been given by the Department of Environmental Protection to Roll's Landing to proceed with using our docks and the installation of Board approved portable boat lifts. Residents should refer to the Roll's Landing Condominium Association's Dock Regulations and Agreement, adopted on December 2014, for questions concerning watercraft use and the use of the dock area. This Agreement and Regulations document can be obtained from our Office Manager and the Rolls Landing web site.

H. DOCK AND OTHER STORAGE AREAS

A limited number of assigned spaces for watercraft, trailers, RVs, motorhomes, trucks, and commercial vehicles are available at the Dock Road Storage Area. At no time may the above vehicles be used as living quarters.

1. Application for space must be made at the Association Office.
2. Unit owners or renters assigned a storage space must reside at Roll's Landing.
3. A second space may be assigned on an "as-available" basis. Second spaces are available if not currently rented to a resident as a first space. Second spaces will have to be surrendered if a resident requests a first space and none are available. Second spaces are surrendered on a last in, first out basis.
4. All vehicles in the storage area must have a current license plate sticker. Current registration and insurance will be maintained on file in the Association Office. This must be updated annually and upon expiration of either registration or insurance.
5. The space assigned can hold multiple items as long as they do not encroach upon adjacent spaces and are boat or vehicle related only.
6. Cabinets are provided for each unit in the 4 story buildings for under carport storage, except for Building #2, which has an outside storage building. With the exception of bicycles, the carports are limited to one vehicle. No storage of gasoline, heating or other fuels shall be permitted on any part of the Condominium Property.
7. Car/Boat washing is permitted at the water station on the Dock Road by the maintenance shed. Please conserve water.
8. Maintenance building and tools are for the use of our paid maintenance staff only. Contact the Association Office if you want an exception to this rule.
9. All trailers must bear the unit number of the owner. Numbers must be at least two (2) inches in height and be on the front left side frame or winch post. Numbers may be stickers or painted.
10. Trailer hitches are to be left unlocked. In the event that a trailer must be moved and the hitch is locked, the lock will be cut off.
11. Landscape/dock shed, tools and supplies are for the use of the landscape/dock committee members.

VI. PETS/WILDLIFE

Unit owners may own one domestic cat or one dog, whose weight shall not exceed twenty (20) pounds at maturity. Renters who have resided at Roll's Landing for 24 consecutive months and with the unit owners' written permission are extended the same pet privileges as a unit owner. All other renters are not allowed pets. No other cats or dogs may be kept in the units. All pets authorized under this section must be registered at the Association Office. Owner must provide proof of annual immunizations, proper annual license, and a photograph or other documentation to confirm pet weight.

1. Visitors are not allowed to bring pets on to Rolls Landing property.
2. All pets, including dogs and domestic cats, must be caged or kept on a leash at all times when outside a unit. The animal is expected to be well behaved and under the control of the owner at all times.
3. The Board of Directors will take all steps necessary to remove any pet that has been determined to be a nuisance.
4. Owners are responsible for cleaning up after their pets, including the removal and proper disposal of waste products.
5. The Rolls Landing Condominium Association has adopted a "one-bite" policy that requires an animal to be removed permanently from the Rolls Landing Condominium property after a single occurrence of unprovoked biting or attacking any person at Rolls Landing.
6. Feeding of wildlife is prohibited, except for fish in the pond.
7. Regarding service or emotional support animals, please refer to our policy adopted by the Board on January 20, 2016.

VII. CHILDREN

The term "child" as used in the Rules and Regulation shall mean any person under the age of sixteen (16) years, unless otherwise stated.

The activities and behavior of all children shall be regulated by an adult, including physical supervision when necessary. Children must be accompanied by, and be under the supervision of, a responsible adult at all times when using any of the recreational facilities governed by the Association.

The Board of Directors, or its designated representative, and Security Personnel shall at all times have the authority to require that a unit owner, renter, guest, or other adult who is responsible for a particular child, remove the child from any common area if the child's conduct is such that they believe this action to be necessary. Owners are fully responsible for children in their charge and must fulfill their responsibility by taking precautions to ensure their safety.

VIII. TRASH DISPOSAL

- 1.** Trash dumpsters are conveniently located in all buildings. Buildings 2-9 have dumpster chutes on all floors for daily waste. Building 10 does not have dumpster chutes and should be disposed in the Building 10 dumpster.
- 2.** All food waste should be bagged. No loose food should be put in the dumpster chutes.
- 3.** Trash pickup is on Monday and Thursday mornings unless otherwise instructed. The trash dumpsters are removed for pickup at 6:30 AM and will be returned when emptied by Waste Management. **PLEASE DO NOT PUT TRASH IN THE CHUTES ON MONDAY AND THURSDAY MORNINGS.**
- 4.** A dumpster for disposing recyclable materials is located in the storage yard. Please follow the instructions posted on the dumpster. Bottles, cans, and plastic are now co-mingled. Clear, brown, and green glass, aluminum and tin cans are all recyclable after rinsing. Do not flatten cans. Recycle only clean and dry newspapers, brown paper bags, cardboard and glossy magazines. **DO NOT DISPOSE:** lids, caps, all white glass, plate glass and light bulbs, appliances, carpeting, electronics, furniture.
- 5.** Large household items may be placed to the side of the Maintenance building for pick-up by Waste Management on an on-call basis.
- 6.** Yard waste should be placed on the ground in the area to the right of the recycle dumpster or in area/s designated by the Landscape committee. Discarded yard waste will be removed by Waste Management using their "claw" method for pick-up. Please **DO NOT USE** building dumpsters for recyclables or landscape/yard waste.
- 7.** The Association does not accept **HAZARDOUS WASTE MATERIALS**. No automotive or marine waste products, or hazardous chemicals are to be put in the dumpsters or left in any of the dump rooms. Residents are to call the City or County agencies for the proper depositories.
- 8.** Disposition of garbage from units shall be by means of the chute located on each floor of the buildings or by direct deposit in the building dumpster. Garbage must be placed in plastic bags and securely tied before depositing in the chute or dumpster. Large cartons or bags should be carried down and deposited in dumpsters. In addition, all large cartons should be broken down. Loose trash is prohibited. Garbage should not be placed in the trash chutes before 7:00 a.m. or after 11:00 p.m. due to the noise associated with using the trash chute. Please be sure building trash bin is in place before using chute.
- 9.** Waste Management pickup times may vary due to holiday schedules.

IX. PENALTIES

The rules were created by a Board appointed Ad Hoc Committee of unit owners and are enforced by the Board of Directors to promote the health, happiness and peace of mind for the unit owners. The Board of Directors has the obligation to see that the rules are uniformly applied and enforced. In order to enforce these rules, penalties will be applied as follows:

Section 718.303 in the Florida Statutes provides: The Association (Board of Directors) may levy reasonable fines against a unit for the failure of the owner of the unit, or its occupant, licensee, or invitee, to comply with any provision of the Declaration, the Association Bylaws, or reasonable Rules and Regulations of the Association. Prior to the levying of the fine, the Board must permit the unit owner an opportunity for a hearing. No fine may be levied except after giving reasonable notice and opportunity for a hearing to the unit owner, and, if applicable, its licensee or invitee. The State requires 14 days written notice before the fining hearing. The hearing must be open to unit owners with a 48-hour notice posted. No fine may exceed \$150.00 per violation. However, a fine may be levied on the basis of each day the violation continues, with a single notice and opportunity for hearing, provided that no such fine shall in the aggregate exceed \$1500.00. The Board must also appoint a "Fining committee", which should consist of at least three members who are not Board Members. No fine will become a lien against a unit. If the committee does not agree with the fine, the fine may not be levied.

Article 4.7 & 4.14 of Roll's Landing Bylaws states in summation: In the case of a violation (other than nonpayment of an assessment) by a unit owner of any of the provisions of the Act, the Declaration, the Articles, these Bylaws or any lawfully adopted Rules and Regulations, the Association by direction of the Board of Directors may transmit to the unit owner by certified mail, return receipt requested, a notice of the violation. If the violation shall continue after notice, the Association shall have the right to treat the violation as an intentional and material breach of the provision cited in the notice.