

Club Cortile

RESIDENTS CLUB CORTILE

Welcome to Club Cortile! At Club Cortile, we want to provide a safe, friendly, and pleasant place to live. The attachment explains the Rules and Regulation adopted by the Club Cortile Master Association, Inc. for residents and owners.

Club Cortile

RULES AND REGULATIONS

GENERAL – Each “Owner” is responsible for the proper conduct of his/her family, guests, or renters as well as for any damage to the “Common Property” caused by these persons. It is also each “Owner’s responsibility to ensure that his or her rental agents, guests or renters comply with the Master Declaration, Bylaws, and Articles of Incorporation of the Master Association in addition to the Rules and Regulations.

PETS – Club Cortile is a “**NO PETS**” **ALLOWED** property. No animals, livestock, reptiles or poultry of any kind shall be kept on property by an owner, resident, guest or renter. This is strictly enforced, and the Board of Directors shall have the right to require the removal of any such animal.

FEEDING WILDLIFE - Feeding wild animals, birds, ducks, etc. in common areas is strictly prohibited.

BUILDING HALLWAYS, STAIRWELLS, PORCHES & COMMON AREAS – Personal items, including boxes, chairs, bicycles, trash etc. may not be stored or kept in the hallways, porches or other common property. No holiday decorations, decorative flags, etc. are permitted. No tents, sports nets, etc. are permitted on common areas. No clotheslines shall be located on common areas, balconies or porches; nor shall anything be hung in windows, sliding glass doors, or on the patio, porches or balconies that may be visible from the common property. (i.e.: decorations, stickers, pictures, etc.)

PORCHES & BALCONIES – Shall not be used for storage areas and must be kept clean and tidy always. No clothing, linens, towels, decorative flags, etc. shall be hung from balcony railings, nor shall they be draped over outside furniture. Cigarette butts, cans, or trash shall not be thrown from balconies or on common property. Storage of flammable liquids is prohibited.

WINDOW FURNISHINGS – Reflective window coverings, heat mats, materials made of bedding, stained-glass windows and window coverings made of paper products are expressly prohibited. Only white or off – white solid coloured window coverings shall be permitted on any Residence.

GRILLS AND BROILERS, ETC. – No gas or charcoal grills, burners, broilers, fryers or open flamed devices are permitted. Catered events/barbecues are strictly prohibited. (i.e. only electric grills in compliance with applicable laws).

FIREWORKS – Use of fireworks on “The Association Property” is strictly prohibited due to the fire hazard they cause.

NOISE LEVELS & ANNOYANCES – Loud and boisterous parties will not be tolerated. Televisions, stereos or musical instruments should be used with discretion so as not to disturb other residents. Due to the proximity of units to each other, activities such as vacuuming, running the dishwasher or wash machine and dryer should only be done during normal daytime hours. (9am to 5pm) Owners, family members, guests and renters must always adhere to the noise ordinances of

the County of Osceola. Excessive noise after the hour of 10:00 pm is a violation of the local ordinance. No immoral, improper, offensive or unlawful activity is permitted on the property. No activity is permitted on the property that will affect the structural integrity of the property or adversely affect the Association's insurance coverage.

TRASH – All trash must be secured in a heavy-duty plastic bag and deposited in DUMPSTERS located on the property. Furniture of any kind, mattresses, appliances, may not legally be placed in dumpsters or outside of dumpsters. All items must be removed from property at the expense of the Resident or Owner.

PARKING – All rights with respect to parking shall be shared and use of such parking spaces on a “first-come”, “first served” basis. Vehicles should be parked only in marked designated spaces. All vehicles on the Property must be operational, in good repair, must bear a current license and registration tag, as required pursuant to state law and must be in a good, clean and attractive condition. No street parking is permitted at any time and the Association reserves the right to tow vehicles, at the Owner's expense. Double parking, parking on the landscape, grass, or along the curbs is not permitted. Vehicles blocking another resident's access, exit, or blocking the trash compactor are considered improperly parked vehicles and are prohibited. Parking in a designated “Handicapped” space without a proper plate or permit is prohibited. No Commercial trucks or vans or other commercial vehicles shall be parked in any parking space except with the written consent of the Board of Directors of the Master Association, except such temporary parking spaces provided for such purpose as may be necessary to effectuate deliveries to the Master Association, a Sub-Association, Unit Owners or residents. It is acknowledged that there are pickup trucks and vans that are not used for commercial purposes but are family vehicles. It is not intended that such non-commercial, family vehicles be prohibited. A commercial vehicle is one with lettering or display on it, has equipment affixed to it, or is used in a trade or business. No campers, recreational vehicles, boats or boat trailers may be parked or stored on the Property. Motorcycles and ATVS may be parked on the Property only with the proper written consent of the Board of Directors of the Master Association. Any such vehicle or recreational equipment parked in violation of these or other regulations contained herein may be towed by the **Club Cortile Master Association** at the sole expense of the owner of such vehicle or recreational equipment.

VEHICLE MAINTENANCE – **Strictly Prohibited.** No vehicle maintenance or repair is permitted on or within the Property.

ANTENNAE AND OTHER DEVICES – **It is required by Club Cortile Master Association that each owner/resident complete an Architectural Review Application for approval BEFORE installation. (Forms may be picked up in the Club Cortile Office)** No antennas, aerials TVRO's (television receiver only) antennas, downlinks, dish antennas more than 1 meter in diameter or other devices for the transmission or reception of radio, television or satellite developed signals, or any form of electromagnetic radiation or communication shall not be bolted or installed on any wall, roof or balcony on any unit. Any dish antenna, not more than 1 meter in diameter, shall not be visible from the street, and shall be screened from view by neighbours. This section shall in all instances be interpreted and enforced in accordance with any applicable federal or state legislation or regulation including, but not limited to, the Federal Over-The-Air Reception Devices Rule.

SIGNS – No signs, including “FOR SALE”, “FOR RENT”, etc. shall be displayed to the public on the property, unless prior Association approval is obtained.

TENNIS COURT/BASKETBALL COURT – The court will be open 9:00 am until dusk daily. No ball games will be allowed outside of the tennis/basketball court – on property at any time. Children under the age of 12 must be supervised always while using the tennis court/basketball court. Any damage to the tennis court/basketball court will be billed to the Owner. There is a maximum of (4) guests per household to use the tennis court/basketball court. All residents, guests and renters are cautioned that they **USE THE TENNIS COURT/BASKETBALL COURT AT HIS OR HER OWN RISK.**

SWIMMING POOL – Pool parties are strictly prohibited. Pool rules are clearly posted in the pool area and enforced. Pool hours are as stated in the pool area. Children under the age of 12 are not permitted in the pool area unless accompanied by an adult. Supervision of children by a responsible adult must be exercised always while children are playing or swimming in the pool. Proper pool attire is required, no street clothing is allowed in pool. There is a maximum of (4) guests per household to use pool. All residents, guests and renters are cautioned that they **USE THE SWIMMING POOL AT HIS OR HER OWN RISK.**

TOT LOT - Children MUST be accompanied by an adult. No children allowed over 10 years of age in the tot lot. Tot Lot rules are clearly posted and enforced. All residents, guests and renters are cautioned that they **USE THE TOT LOT AT HIS OR HER OWN RISK.**

SKATEBOARD, SKATES, ROLLER BLADES, OR SCOOTER (MOTORIZED OR NONMOTORIZED) USAGE ON PROPERTY IS PROHIBITED due to the liability these activities may pose.

VIOLATIONS: The Rules and Regulations are intended to promote and preserve the enjoyment of the Club Cortile community. Violations of the rules and regulations should be reported to the Clubhouse. Violation of the above stated rules and regulations can subject the unit housing violator fines and /legal action as per the covenants of Club Cortile Master Association.

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