

THE GALLERY

AT RIDGEWOOD LAKES CONDOMINIUM, INC.

***IT IS THAT TIME AGAIN, WHEN WE NEED TO REMIND
RESIDENTS OF THE MOST OFTEN VIOLATED RULES AND
REGULATIONS AND ASK FOR YOUR COOPERATION IN
ABIDING BY THEM.***

***If you have tenants, please make sure they are aware of the Rules &
Regulations.***

RULES & REGULATIONS

Antennas and Wiring: No antennas, aerials or wiring may be placed or installed on the exterior of a building or unit without the consent of the Board. *This includes satellite dishes.*

Conduct: No person shall engage in loud and boisterous or other disorderly or unlawful conduct on any portion of the condominium property, including, without limitations, inside any dwelling units or in any common area.

Damaged Common Elements: The cost of repairing damage to common elements, including but not limited to the condominium buildings and landscaped areas, caused by a unit owner or his guests or invitees, shall be the sole responsibility of such unit owner.

Parking: Parking areas upon the condominium property shall be used only by residents of the condominium and their guests, invitees and lessees. Only automobiles, small trucks, vans, and other vehicles commonly used as private passenger vehicles may be parked on the condominium property without the consent of the Board. Commercial vehicles may not be parked on the condominium property if commercial equipment assignage is exposed in or upon the vehicle. The foregoing restrictions shall not be deemed to prohibit the temporary parking of commercial vehicles making delivery to or from, or while used in connection with providing services to, any unit or the condominium property. No vehicle which cannot operate on its own power shall remain on the condominium property for more than twenty-four (24) hours, and no repair of any motor vehicle shall be made on the condominium property. In connection therewith, no motor vehicle shall be placed upon blocks, jacks, or similar device, anywhere on the condominium property. No motor vehicle shall be parked other than in areas designated for parking. Vehicles improperly parked will be towed away at the expense of the unit owner or resident doing or permitting such act, and/or the owner of the vehicle. Parking spaces may be assigned by separate letter or number. Parking spaces which are assigned to a particular unit may only be used by the residents of that unit. Guests and invitees should park only in unassigned spaces. **This rule is interpreted to mean that NO parking is allowed on the streets, in front of the mailboxes, or in the cul-de-sac.**

Managed by:
1st Heritage Realty & Management, Inc.
P.O. Box 268
Eagle Lake FL 33839
863-412-6267 mb

Pets: A. Cats, dogs and other common domesticated pets are allowed to be kept in units provided they comply with the Declaration of Condominium, Articles of Incorporation, By-Laws and these Rules and Regulations. Pets are to be kept in the unit at all times. Animals are to be kept on a leash or carried when outside the unit. Pets are restricted in weight to 25 pounds or less.

B. Owners of pets shall be responsible for removing pet waste of their pets from any of the common areas.

C. Any barking of a pet or other nuisance or annoyance to owners or occupants may be cause for an order to remove the pet. The owner or occupant covenants with the Association to promptly comply with any order to remove a pet.

Signs: No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any unit owner on any part of the outside or inside of any unit so as to be visible from outside or inside of any unit so as to be visible from outside of the unit, or upon any portion or part of the common elements except that the Developer shall be entitled to display signs, advertising and notices as it deems appropriate until all the units are completed and sold. **The Board has since elected to allow owners to place one (1) For Sale or For Rent sign in a front window.**

Swimming Pool:

1. No glass containers or animals are permitted in the pool area.
3. Shower before entering the pool.
7. Swimming is at your own risk as there are no lifeguards.
8. Guests of owners are allowed at the pool, but the owner of the unit is responsible for the guests' actions.

Trash, Garbage and Recycle: Garbage and Recycle cans should be placed out the morning of pickup and returned to your garage the same evening.

Garage Doors: Garage doors should be kept closed except for entering and exiting of the garage.

***THE FOLLOWING RULES AND REGULATIONS WERE
APPROVED AT THE MARCH 20, 2007 BOARD OF DIRECTORS
MEETING***

- A maximum of ten (10) people per unit are allowed to use the pool and pool area at any one time.
- No barbeque is allowed within screen rooms including the pool area. All barbeques must be used outside the unit.

**THESE RULES AND REGULATIONS ARE NOT ONLY
FOR THE PROTECTION OF *The Gallery at Ridgewood
Condominium Association, Inc.* BUT ALSO FOR YOUR
PROTECTION.**

***PLEASE SEE THE ASSOCIATION DOCUMENTS FOR THE
COMPLETE LIST OF RULES & REGULATIONS.***