

**Ro-Mont South Condominium
Rules & Regulations**

Revised October 2024

A. A RESIDENT WILL BE:

Over the age of 16 and:

- a. A Unit Owner
- b. A Renter

At least one resident of every unit must be at least 55 years of age.

B. A GUEST MUST BE:

- a. Visitors who are not in occupancy but are visiting a resident. The resident must be in occupancy along with the guest. There will be a time limit of 30 days of visitation for any individual guest in a 12-month period. If this time limit is exceeded, the “guest” will be considered to be in residence and must be registered and screened by the Association. Regular screening rules and fees will apply.

C. A CAREGIVER MUST BE:

- a. Is one who is in residence or on the property on a regular basis to give care to the resident. Such a person must be screened so that they are aware of all the rules and regulations, and so that the Association is knowledgeable of their reason for being on the property. There will be no charge for such screening.

D. AN INHERITOR:

- a. Is one who receives a unit through a valid will or intestate succession.
- b. May be a unit owner of any age.
- c. Must be 55 years or older to occupy the unit.

E. OCCUPANCY LIMITS:

There may be no more than **TWO** occupants of a one-bedroom unit or **FOUR** occupants of a two-bedroom unit

BUILDINGS AND HOUSE RULES

The following building and house rules, obligations, and regulations, together with any additional rules and regulations as may be adopted by the Ro-Mont South Executive Council, Inc., and the Board of Directors of the building involved, shall govern the use of the condominium units located on the property and shall govern the conduct of all its residents and guests.

1. All maintenance checks must be given to the TREASURER or BOARD MEMBER of the building involved by the FIRST OF THE MONTH—NO EXCEPTIONS. A late fee of \$25.00 will be imposed on those unit owners who pay after the 5TH of the month.
2. A resident shall not use or permit the use of their premises in any manner that would be disturbing or a nuisance to other residents, or in such a manner as to be injurious to the reputation of the property; e.g., emitting noise loud enough to disturb others, annoying others through loud TV, loud radio, loud talking, blowing of horns, etc., at ANY TIME. For violations of this rule, a letter shall be sent to the owner of the unit. A progressive fine system will be used, not to exceed a \$500 fine and/or legal court action.
3. Condominium units shall not be used for business or any commercial use whatsoever. There shall not be any signs displayed in the windows or on the doors of the unit. "FOR SALE" or "FOR RENT" signs may be displayed in the Association's mailroom. There is room for these displays in the recreation hall bulletin board to post for-sale signs. Signs should be no larger than 4 inches by 6 inches. The Executive Council management will maintain a list of those units which they are notified, in writing, are for sale or rent.
4. No child under the age of 16 shall be permitted to reside on the premises as a permanent resident in the condominium units; provided, however, that nothing herein shall prevent residents from having children as guests. A limit of thirty (30) days in any one (1) year or 12-month period. Owners of said units must notify the Board Member of their Association before guests arrive. All guests must register at the management office as soon as possible upon arrival at the Ro-Mont South Complex.
5. Common elements shall not be obstructed, littered, defaced, or misused in any manner, e.g., catwalks, common passageways, lawns, etc. There shall be no parking of baby carriages, playpens, bicycles, or bunches of plants on any part of the catwalks or front lawns. This also includes no skateboards or roller blades, Chairs, or Doormats on the catwalks. BBQ shall be located no less than 10 feet from the buildings. Barbequing is prohibited in balconies or any enclosure space.
6. Proper rules of sanitation must be observed, e.g., there shall be no littering, that all refuse and garbage be kept in plastic bags only and tied, that cartons and boxes be flattened and deposited inside the dumpster. All refuse must fit in the dumpster. Furniture may not be left beside the dumpster. Newspapers, plastic or glass bottles, or aluminum cans must be put in the separate recycling bins. The first violation for not obeying these rules will result in a letter to the offender. A second offense will result in a fifty (\$50) dollars fine. NO EXCEPTIONS.
7. Each unit shall be assigned a parking space whether or not the owner or resident has a car. Vehicles must park facing the stoppers and the Tags shall be visible at all times. A resident must park their car in the space assigned to them. Should a family have more than one car, the Board of Directors or their agent may assign them an additional parking space. Guest parking spaces are to be used by GUESTS OF THAT BUILDING ONLY. Residents must advise their guests to use only those spaces marked "GUEST." Parking spaces may be changed within any condominium Association parking lot at the discretion of the President or Board of Directors. No unit owner can be deprived of a parking space.

8. Please be aware that your car will be towed if the following rules are not obeyed:

- a. Obey the Handicap parking signs.
- b. No parking in fire lines.
- c. No Double parking.
- d. No expired permits.
- e. No Abandoned or inoperable vehicles.
- f. No expired Tags and registrations.
- g. No Damaged vehicles. (exterior or interior, flat tires, etc)
- h. No license plate or temp tag altered or not assigned to vehicle.
- i. No Vehicles for sale.
- j. No Oversized Commercial Vehicles (Trucks, RVs, Boats, etc.)
- k. Guest parking is a first-come, first-served basis, no reservations.
- l. No overnight cars in guest spots without proper stickers or a temporary permit.
- m. Blue stickers must park at the assigned unit space only.
- n. Red Stickers must park in the building's guest space only. Parking in the same spot for over 24 hrs. is prohibited.
- o. No parking in unauthorized spaces (sidewalks all or partial, street, grass, etc.)

9. No repairing of vehicles or changing of oil in parking areas will be permitted. Washing of vehicles in parking areas is not permitted.

10. Prior to any contemplated sale, lease, or rental of any condominium unit to any person other than the transferor's spouse, the owner shall notify the Board of Directors of the building involved, in writing, of the name and address of the person or persons to whom the proposed sale, lease, or rental is to be made, at least two (2) weeks prior to the sale, lease, or rental. The names of the persons will be given to the President or agent of the Association. The person will then apply to the Executive Council for the appropriate application and in accordance with existing law, a processing charge will be made in any sale or rental. Rentals may be for a period of no less than three (3) months, only one (1) rental in a twelve (12) month period starting on January 1st and ending on December 31st. Non-compliance with these rules and regulations will lead to eviction.

11. Residents may not plant or change anything on the common areas. There will be no TREES, gardens (vegetable or otherwise) placed by residents on the common areas. A charge based on the removal time will be levied on any Resident and BUILDING violating this rule.

12. No structural changes or alterations may be made to any unit without the approval of the building's Board of Directors. No outside structural changes or alterations may be made on any building without the approval of the Ro-Mont South Executive Council, Inc. The unit must be restored to its original state upon sale.

13. The use of a private washing machine would cause the building's water bill to significantly increase without a corresponding increase in revenue. The installation of privately owned washers and dryers in an apartment is therefore strictly prohibited.

14. Residents shall not permit anything to be hung or displayed on the exterior walls of the building. No sign, shutters, or TV antenna may be affixed or placed upon the exterior walls or roof, or any part thereof,

without the approval of the Ro-Mont South Executive Council, Inc. TV dishes no larger than 24 inches may be used if the unit owner puts in writing a request to attach the dish to the bracket of their air conditioner on the roof. The satellite dish must be installed by a licensed installer.

15. No pets or animals of any kind shall be raised, bred, or harbored in the condominium unit or outside of the condominium units. There is a fine of twenty-five (\$25) dollars per day for this violation.
16. Service Animals and Emotional Support animals must be approved by the Board of Directors of each Association and registered with the Ro-Mont South Executive Council. The owner of the animal will be liable for any destruction or damage to the community property for personal injury caused to any employee, resident, or visitor in the community grounds. At all times, the owner shall keep the animal on a leash and clean up after any droppings and disposing of them in a proper bag. The owner of a Service Animal or Emotional Support Animal not registered with the Association will be fined \$25 per day.
17. Residents shall promptly report to the Board of Directors any defect or condition that may endanger the health and safety of any person.
18. A resident shall allow the Building Board of Directors or agents and employees to enter any unit for the purpose of maintenance, repair, replacement, or improvements within the units or the common or limited elements, or to determine compliance with these rules of the Ro-Mont South Executive Council, Inc. It is mandatory that residents leave a key to their unit with a neighbor or the President or their agent. The President of each building shall be informed where to obtain a key at all times and whom to contact in case of emergency.
19. In accordance with Federal Law, a census of residents is taken every odd-numbered year. In addition, it is mandatory, punishable by a \$50.00 fine, that all residents complete a census document upon a change in residency.
20. A new unit owner must rent or lease their unit as per their Condominium Association Documents guidelines.
21. Unit owners are responsible for all assessments or increases in their maintenance fees as soon as they have been advised of the same.
22. **Fishing is NOT PERMITTED** on any part of the premises. **Feeding the ducks is PROHIBITED.**

THE RECREATION AREA

Requirements and Rules governing the general conduct of all residents are promulgated and approved by the Ro-Mont South Executive Council, Inc. These rules make clear the obligations, considerations, and other responsibilities of all residents and their guests. Compliance by all residents will be strictly enforced.

A. THE RECREATION BUILDING:

1. The use of the recreation building is limited to the residents and their guests.
2. The hours are:
 - 7:00 AM – 7:00 PM (Monday to Friday)
 - Except for specially planned activities which may run later.
3. No color or dye may be used in the common showers, lavatories, basins, washrooms, etc.
4. Proper attire for persons using the auditorium, billiard room, exercise room, and card room will include coverage of the upper part of the body and shoes. Persons with wet bathing suits shall not be permitted in any part of the Recreation Building except the lavatories, which must be entered from the outside.
5. No children under 16 years of age are permitted in any part of the Recreation Building (except lavatories) Children 16 years and over are permitted in the Auditorium (and lavatories) for special occasions (parties, entertainment, etc.) when accompanied by an adult. Children under 18 years old are prohibited from using the billiard room.
6. Equipment of any nature, including furniture, is not to be removed from the Recreation Building, except for special occasions and only with the approval of the President or agent of the Council.
7. No smoking in any part of the Recreation Building and the pool area. A fine will be assessed on a unit owner. First (1) offense \$25.00, second (2) offense \$50.00, and a third (3) offense \$100.00. Residents shall advise their guests, visitors, and family members of these rules, regulations, and obligations, and abide by them.
8. Children under 18 years of age using the shuffleboard court area must be accompanied by an adult.
9. Ball-playing, running, skating, etc., is not permitted on common elements, especially in the Recreation Building.
10. Residents will be held responsible for the conduct of their guests.
11. The use of the recreation building, and areas designated as the Recreational Center is at your own risk. The management and Executive Council disclaim any responsibility for any injury incurred on these premises.
12. **No Pets or Animals** are allowed in the Recreation Building or Pool Area. Feeding the animals is prohibited.

B. POOL AREA

1. All bathers must shower before entering the pool.
2. Pool hours 7:00 am to 7:00 pm (Monday to Sunday). Any person accessing the area at any other time will be considering a trespasser and the police will be call.
3. Running, diving, ball-playing, or any other activity contrary to good safety practices are forbidden in the pool and pool area.
4. Pool's parties are forbidden in the Pool Area except during specially designated social functions approved by the Executive Council. Violators will be considered trespassing, and the police will be call on them.
5. The use of alcoholic's drinks or beer is specifically prohibited in the Pool Area.
6. Using oil or suntan lotions must be done by covering the chairs or chaise lounges with large towels. Such lotions or oils must be removed by showering before entering the pool.
7. Floats, noodles, and other such items, except life belts, may not be used in the pool.
8. Any child under sixteen (16) years of age must always be under the active supervision of an adult.
9. No vending machines are permitted in any part of the Recreation or Pool Areas.
10. Children wearing diapers must also be covered with RUBBER PANTS in the Pool Area.
11. Reserving of any equipment such as tables, chairs, etc., is not permitted. All equipment is on a first-come basis. For example, one cannot reserve a chaise lounge when they decide to go home for lunch or other reasons.
12. It is specifically prohibited for anyone to bring or eat any food in the Pool Area.
13. USING THE POOL, THE RECREATION BUILDING, AND AREA DESIGNATED AS THE RECREATIONAL CENTER IS AT YOUR OWN RISK. THE MANAGEMENT AND EXECUTIVE COUNCIL DISCLAIM ANY RESPONSIBILITY FOR ANY INJURY INCURRED ON THESE PREMISES.
14. PISSING IS NOT PERMITTED ON ANY PART OF THE PREMISES.

ENFORCEMENT OF RULES AND REGULATIONS

1. The Executive Council shall enforce these rules and regulations by levying fines for any violations.
2. Any member of the Executive Council shall have the right to refuse the use of the recreational facilities to any person whose conduct is obviously objectionable.
3. Any notice sent by the Executive Council to any owner or resident involving any violation of the Rules and Regulations must be complied with by each owner or resident. Failure or refusal to comply will subject such owner to corrective action by the Executive Council without any further notice.

FINES FOR VIOLATIONS

- a. Failure to pay maintenance by the 5th day of the month: \$25.00.
- b. Refusal to cover chaise lounges or chairs when using suntan oil, creams, lotions, or similar products: \$25.00.
- c. Refusal to stop eating food in the Recreational Area: \$25.00.
- d. Billiard Room — Damage or rough playing on tables: Cost of repair, plus \$25.00.
- e. Gym - Dry clothes must be worn at all times while using the gym equipment: \$25.00
- f. Pets - Anyone permitting a pet or animal to remain on the premises shall be fined at the daily rate of: \$25.00.
- g. Refuse & Garbage - Violation of these regulations will be subject to a fine of: \$50.00.
- h. Persons improperly attired when entering the Recreation Hall: \$25.00.
- i. Any litter and garbage should be placed in the proper containers supplied for that purpose. Violation of these regulations is subject to a fine of: \$25.00.
- j. Feeding of pigeons, ducks on or around the Ro-Mont South Condominium property is unhealthy for both the animals and the people who live here. The animals cause a potential health risk to us and feeding them is not healthy for them either. Also, the ducks have been hit by cars while coming to be fed. Violation of this regulation is a fine of: \$25.00.
- k. Unauthorized Pool's parties will be fined up to \$500.00 per violation day.
- l. The owner of a Service Animal or Emotional Support Animal not registered with the Association will be fined \$25 per day.
- m. All violations must be reported to the Rules and Regulations and Fining Committee in writing.

OWNERS WILL BE HELD FINANCIALLY RESPONSIBLE FOR ANY LOSS OR DAMAGE CAUSED BY THEIR GUESTS AND FOR ANY FINES THAT ARE ASSESSED.

I understand and agree to abide by all the above rules and regulations and those contained in the legal documents of the Association which I have also read.

_____	_____	_____	_____
Signature Owner/Tenant	Printed Name	Bldg. & Unit #	Date

_____	_____	_____	_____
Signature Owner/Tenant	Printed Name	Bldg. & Unit #	Date