

**REGENCY ONE CONDOMINIUM**

**ASSOCIATION RULES & REGULATIONS**

**ARTICLE I: DWELLINGS**

- a) All units will be considered single family dwellings.**
- b) No unit shall be occupied permanently by more than four persons. A stay of more than 60 days will be considered permanent. (As amended on November 19, 2009).**
- c) Unit owners must provide to the Executive Board a set of keys to their unit. These keys will only be used in the event of any emergency.**
- d) No unit owner may conduct a business from their unit without full knowledge and approval of the Executive Board.**
- e) Washers and dryers are only to be operated between the hours of 7:30 AM and 11:00 PM.**
- f) No cooking is permitted on patios or balconies at any time.**
- g) In order to cut down on cooking odors, unit owners are asked to use kitchen exhaust fans whenever possible.**
- h) No clothing or bedding material may be hung on patios or balconies.**
- i) Construction equipment and power tools may only be used between the hours of 8:00 AM and 7:30 PM.**
- j) No Pets Allowed \*\*\***
- k) Unit owners are required to cover all windows with light colored verticals or draperies (white, off-white or grey).**

## **ARTICLE II: COMMON AREAS**

- a) No soliciting**
- b) No littering**
- c) No personal items are to be left in the hallways**
- d) Utility closet in each tower are for Association use only. No personal items may be left in the utility closet at any time.**
- e) Only patio furniture is permitted on patios/balconies.**
- f) Only SMALL POTTED FLOWERS are permitted on patios/balconies.**
- g) No unit owner may place carpeting or tiling on patios/balconies without approval of the Executive Board.**
- h) No motorcycles allowed.**
- i) No auto repairs or washing cars is permitted at any time.**
- j) The Executive Board believes that the following areas may be hazardous to children:**
  - 1. Retention Basins**
  - 2. Pool area (when not in use)**
  - 3. Creek**
  - 4. Driveways**
  - 5. Bridge over creek**

**The safest place for children to play is on the field next to the pool/clubhouse.**

### **ARTICLE III: PARKING**

- a) Each unit is assigned one permanent parking spot.**
- b) Unit owners with more than one car must park additional car(s) in spot marked "Visitor".**
- c) Head-in parking only.**
- d) No car should take up more than one spot.**
- e) No unit owner may give their assigned spot to someone else.**
- f) 5 MPH speed limit.**
- g) No trucks are permitted during overnight hours.**
- h) Illegally parked cars may be towed at owner's expense.**

### **ARTICLE IV: CLUBHOUSE**

- a) The clubhouse is for the exclusive use of unit owners and their guests.**
- b) Reserving the use of the clubhouse will be on a first come basis.**
- c) Any unit owners wishing to reserve the clubhouse must check availability with the Executive Board. If available, unit owner must give a minimum of 2 weeks written notice to the Board. A notice must then be placed on the clubhouse bulletin board.**
- d) From time to time, the clubhouse will be used by the residents Association as a whole. The Board will notify unit owners in advance of any intended use. The clubhouse will be unavailable for reservations on Memorial Day, July 4<sup>th</sup> and Labor Day.**
- e) Unit owners using the clubhouse are responsible for keeping the clubhouse clean and neat. Any damage caused by a resident or their guests will be the sole responsibility of the resident.**

- f) No functions may be carried on in the clubhouse during pool hours.**
- g) No one is permitted to enter the pool deck through the clubhouse sliding doors.**
- h) The clubhouse is protected by a security system; therefore, no one may enter the clubhouse between the hours of 9:00 PM and 7:00 AM, except with advance permission from the Board.**

#### **ARTICLE V: POOL RULES**

- a) Pool hours are 11:00 AM to 7:00 PM daily.**
- b) No food or glass containers in the pool area.**
- c) No diving.**
- d) No running in pool area.**
- e) No tubes or floats in pool.**
- f) All children under 12 yrs. old must be supervised by a responsible adult.**
- g) No child in diapers will be permitted in the pool**
- h) Pool chairs may not be removed from the pool area.**
- i) Pool chairs and tables are on a first come basis. No reserving of tables and chairs is permitted.**
- j) Bare feet and wet bathing suits are prohibited in the clubhouse.**
- k) Residents will enter the clubhouse through the front door only. Sliding doors will be closed at all times.**
- l) All guests must be accompanied by a resident at all times. Exceptions may be made with advance Board approval.**
- m) Smoking is permitted in designated area only.**