

# Summary of Villas Del Sol Condominium Rules and Regulations - 2025

## General Rules and Regulations:

- **Violations:** All violations must be reported in writing to the Board of Directors. The Board will notify the violating unit owner or lessee, and disagreements will be handled by the Board. Unit owners are responsible for their guests' and lessees' compliance.
- **Waivers:** Any waivers or approvals granted by the Board can be revoked at any time.

## Specific Regulations:

- **Facilities:** Recreational facilities are for the exclusive use of unit owners, their lessees, and family members. Guests must be registered and accompanied by an owner or lessee. Damage to common elements or equipment by unit owners, guests, or contractors must be repaired at the responsible unit owner's expense.
- **Noise:** No floor covering other than carpeting or developer-installed flooring is permitted without written Association permission. Any permitted flooring must be adequately soundproofed. Radios, televisions, and other instruments should be kept at a minimum volume between 10:30 P.M. and 8:00 A.M. Undue noise, especially from doors, should be avoided during these hours.
- **Obstructions:** Parking areas, sidewalks, entrances, driveways, patios, balconies, courts, vestibules, stairways, and corridors must be kept open and clear. Rugs or mats are not allowed outside doors, in corridors, or on walkways. No signs, notices, or advertisements are permitted on the exterior without approval. No radio or TV antennas can be attached to the exterior or roof unless installed by the Developer.
- **Children:** Children are not allowed to play in lobby areas, parking areas, public walkways, or stairways. Supervision is required when children are playing on the grounds.
- **Destruction of Property:** Unit owners are financially responsible for any damage caused by themselves, family members, lessees, contractors, or invitees to any part of the Condominium.
- **Exterior Appearance:** No unit can be painted, decorated, or modified externally without prior Association consent, which can be withheld for aesthetic reasons. Window guards, reflective materials, hurricane or storm shutters, ventilators, fans, and air conditioning devices require Board approval. No exterior antenna or satellite dish is permitted unless installed by the Developer.
- **Signs:** "For Sale" or "For Rent/Lease" signs are prohibited unless exhibited by the Developer. Other signs that are prohibited are business, advertisements, political, or religious. The only permitted signs are temporary birthday or graduation signs.
- **Cleanliness:** All garbage and refuse must be securely deposited in appropriate containers at designated times, following Association instructions.
- **Windows and Balconies:** Ledges, pots, receptacles, and other movable objects are not allowed on window sills, terraces, or balconies. Nothing should be hung or shaken from windows, doors, balconies, or terraces. Unit owners must remove all loose objects during hurricane season. Smoking, throwing or dropping items, and sweeping or

permitting substances to escape from balconies or terraces are prohibited. Balconies and terraces cannot be enclosed except by the Developer.

- **Ingress and Egress:** Garbage cans, laundry, dry cleaning, or other articles are not permitted in halls, walkways, or staircase landings. Entrance doors cannot be kept open for any purpose other than immediate ingress and egress.
- **Storage Areas:** Nothing can be placed in storage areas that would create a fire hazard.
- **Bicycles:** Bicycles must be placed or stored in designated areas.
- **Attire:** Unit owners, lessees, and guests must wear appropriate attire in common areas and recreational facilities, excluding bare feet in parking areas, lobbies, and stairways.
- **Plumbing:** Common water closets and plumbing must not be used for purposes other than their design. No sweepings, rubbish, grease, or foreign substances should be poured down drains. Damage from misuse is the unit owner's responsibility.
- **Trash:** All waste must be securely wrapped and placed in appropriate collection containers. Trash collection containers are for use only between 7:00 A.M. and 11:00 P.M.
- **Roofs:** Unit owners and their guests are not permitted on the roofs.
- **Solicitation:** No solicitation for any cause is allowed on Condominium Property unless authorized by the Board of Directors.
- **Employees:** Association employees should not be sent out of the buildings by any unit owner, except in their capacity as an officer or director. Unit owners cannot supervise employees.
- **Fire Doors:** Fire doors must be kept closed for ingress and egress, except in emergencies.
- **Swimming Pool:** Unit owners, lessees, and guests must obey posted pool rules. Key rules include:
  - Children under 18 must be supervised and accompanied at all times.
  - Swimming is only allowed during posted hours, sunrise to sunset.
  - Children who cannot safely swim are prohibited from entering the pool.
  - Appropriate attire is required.
  - All persons must shower before entering.
  - Pool safety equipment is for intended purposes only.
  - Animals are prohibited in the pool area.
  - Running, jumping, skating, or any annoying activity is prohibited.
  - Beverages or food are not allowed poolside without Board permission.
  - Suntan oil users must cover patio furniture with a beach towel.
  - Children who are not toilet trained (whether wearing diapers or not) are prohibited from entering the pool.
- **Motor Vehicles:** Vehicles belonging to unit owners, lessees, guests, or employees may park in designated areas, adhering to all traffic regulations. There shall be no repairs to vehicles done on property except for emergency tire changes. Washing and waxing of vehicles are restricted. Vehicle decals are required for vehicles parked on Condominium Property.
- **Hurricane Preparations:** Unit owners leaving during hurricane season must designate a responsible firm or individual to care for their unit. This individual must register with the

Board of Directors for hurricane shutter installation/removal. If the Board installs shutters, they must approve the quality and aesthetic appearance. Shutters must be white or clear and be an accordion-type. They should only be installed during "watch" and "warning" situations. The Board can install, repair, or replace hurricane shutters as a common expense.

- **Pest Control:** Unit owners and lessees must allow Association-employed pest control companies into units for scheduled services.
- **Tents, Party Tents, and Bounce Houses:** Unit owners, lessees, and associated guests are prohibited from putting up any type of temporary structure such as a tent, party tent, or any type of bounce house or any similar object.
- **Grills:** Are not allowed to be used on patios or balconies. Grills can only be stored on a rear patio or balcony.
- **Pets:** No pets or animals weighing in excess of fifteen (15) pounds or any type of exotic pet or exotic animal shall be kept or harbored on the Condominium Property or within the confines of a Unit, without the prior written consent of the Association. Written consent is at the Board's discretion for the specific pet/animal and can be revoked at any time. No pet or animal shall be maintained or harbored within a Unit that would create a nuisance to any other unit owner or lessee. A determination by the Board of Directors that a pet or animal maintained or harbored within a Unit creates a nuisance or is exotic shall be binding and conclusive on all parties. **Pets must be hand carried or on a leash at all times when not within the Unit of the pet's owner.** All pet owners are responsible to pick-up and properly dispose of their pets' waste.
- **Cooperation with Board of Directors:** Unit owners and lessees must cooperate with the Board for move-in/move-out schedules, including using elevators for moving furniture.

These rules are mandatory for all unit owners to ensure pleasant and comfortable living for all.