

**RACQUET CLUB 20 NORTH CONDOMINIUM ASSOCIATION, INC**

**RULES AND REGULATIONS**

1. All re-sales, rentals, re-rentals and occupancies by non-unit owners for longer than twenty (20) days, must be approved by the Board of Directors prior to the finalization of any agreement or occupancy.
2. All resale contracts, rental contracts and requests for non owner occupancy must be submitted to the Board of Directors together with an application, four (4) letters of reference, preferably two (2) personal and two (2) from a bank. A copy of the Rules and Regulations signed by the prospective contract vendee, tenant or non owner occupant, and a non refundable screening and processing fee of \$100.00.
3. Requests for non owner occupancy shall include a letter by the owner stating the names and number of occupants and the periods during which the unit will be occupied by the non owner occupant, together with an affidavit signed by owner and proposed occupant stating that no rent, fee or other consideration is to be paid by the proposed occupant to the owner. Proof may be asked for by the Board of Directors.
4. Re-rentals (seasonal rentals of the same apartment by the same tenant) shall require a new application, copy of the new lease and copy of the Rules and Regulations signed by the prospective tenant. The application should be marked "re-rental".
5. No unit may be rented for less than (3) months, nor more than one time during any twelve month period.
6. Occupancy shall be limited to one family consisting of no more than four (4) persons.
7. No individual rooms may be leased or subleased and no transient tenants may be accommodated.
8. No unit shall be used for conducting any type of business.
9. Lessee or non owner occupant shall look to the owner of his agent to solve any problems in the unit.
10. Owner shall be deemed responsible for any and all damages caused by lessee or non owner occupant.
11. No owner or tenant may keep any pet or animal on the property other than two (2) household pets, each under twenty (20) pounds in weight and so long as such pets or animals do not constitute a nuisance or interfere with the quiet enjoyment of the property of other owners.
12. Occupants must comply with condominium Rules and Regulations as amended from time to time. Failure of an occupant to correct a violation within ten (10) days of written notice shall subject the occupant to a fine of \$25.00 per day and be grounds for immediate eviction. Owner shall be liable for legal fees and expenses related to fines and/or eviction.
13. Three (3) violations of the Rules and Regulations, as amended, by a lessee during the lease term shall be grounds for immediate eviction.
14. Occupancy of a unit by a lessee or non owner occupant without prior approval by the Board of Directors shall be grounds for immediate eviction. Unit owner shall bear all legal fees and expenses related to eviction.
15. Occupant shall maintain unit in a quiet, clean and orderly fashion and shall wrap all rubbish in sealed plastic bags before placing it in the dumpster. No rubbish, food or cartons may be left in and around premises.

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16. No fires, barbecues, cooking devices or anything that emits smoke or odors may be used on any patio, terrace or any part of condominium property.
17. No trucks, commercial vehicles, motorcycles, campers, recreational vehicles, motor homes, house or boat trailers shall be parked or stored on condominium property at any time. Vehicles so parked shall be towed away at owner's expense.
18. Rules posted at pool must be strictly observed.
19. No clothing or other articles may be hung from the windows, terrace, and patios or anywhere outside of apartments. Likewise, no unsightly articles may be kept on patios.
20. Effective 2/3/94, unit owners shall, prior to installation, submit specifications for hurricane shutters for approval. Shutters shall be accordion matching color to other units. Owners responsible for maintaining, insuring, good repair and damage. Shutters must be kept open unless there is a hurricane warning and reopened when warning is lifted.
21. Agreement to abide by these Rules and Regulations shall be signified by the contract vendee, lessee or non owner occupant signing a copy hereof.

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