

STONE EDGE CONDOMINIUM ASSOCIATION, INC.

10 Beth Stacey Blvd, Lehigh Acres, FL 33936

P.O. Box 416, Lehigh Acres, FL 33970

Email: Stoneedgecondo@gmail.com

TO ALL CONDOMINIUM UNIT OWNERS, RENTERS AND RENTAL AGENCIES:

The board of Directors of this Condominium Association is desirous of keeping Stone Edge Condominium a beautiful and attractive place in which to live. Therefore, we are affirming the following Rules and Regulations for all unit owners and guests as follows:

These rules and regulations apply to all owners and guests at Stone Edge Condominium. Taken directly from the Declaration of Condominium and By-Laws along with Amendments. They must be read, understood and agreed to by all residents. Agreement to follow the rules and regulations will be shown by the signature below of the responsible household member(s).

USES OF UNIT: RULES AND REGULATIONS:

The uses of the units and the common elements shall be subject to restrictions set forth in rules and regulations promulgated and amended from time to time by the Board of Administrators with the approval of a majority of the unit owners. Such restrictions shall include, without limitation, the following:

A. Apartments – Each of the apartments shall be occupied by a single family, its servants and guests, as a residence and for no other purpose. Except as reserved to the developer, no apartment may be divided or subdivided into a smaller unit, nor any portion thereof sold or otherwise transferred without first amending the Declaration to show the changes in the apartment to be affected thereby.

B. Common Elements - The common elements shall be used only for the purpose for which they are intended in the furnishing of services and facilities for the enjoyment of the apartments. Common walks, hallways, and other common areas shall not be obstructed, lettered, defaced, or misused in any manner; and balconies, porches, terraces, and stairways shall be used only for the purpose intended and they shall not be used for hanging garments, or other objects or for cleaning or rugs or other household items. Any unit owner may display one, portable, removable, United States Flag, in a respectful way, regardless of any declaration rules or requirements dealing with flags.

C. Children – No children under the age of eighteen (18) years shall be allowed to remain as permanent residence in the condominium.

D. Pets – No pets shall be permitted.

E. Exterior – No curtain, blind, awning or glass, etc. shall be installed on any porch without the prior approval of the board of Administrators. An owner shall not individually paint or otherwise decorate or change the appearance of any portion of the exterior of his/her apartment. The installation of any individually owned appliance and any addition to the exterior of the building, including, but not limited to radio and television antennae, shall first require the approval of the Board of Administrators. Repairs to screening and screening supports shall be at the owner's expense, unless covered by Association insurance policy.

The Unit Owner must submit a request for modification for any exterior changes to the Unit no matter how large or small a change. Architectural Request Forms are available through the management office.

F. Carpeting – All apartments shall have floors covered with wall-to wall carpeting, except in the bathrooms, kitchens, and utility rooms, except as provided below. Hard floor surfaces (tile, marble, wood, etc.) may only be installed in areas other than bathrooms, kitchens and utility rooms upon prior written approval of the Board of Directors, which shall condition its approval on the unit owner's proof of the installation of appropriate sound-deadening material. Specifications for sound proofing of hard flooring must be approved in writing by the Board or its representative prior to installation, and then the installed sound proofing must be inspected and approved prior to installation of the hard flooring. The minimum sound proofing material that will be approved shall be of such kind and quality to achieve STC and IIC ratings of at least 47 in bathrooms and 52 in all other areas; as as the Board may further specify.

G. Alterations – No structural changes or alterations shall be made in any apartment without prior approval of the Board Administrators, in writing and the approval of the institutional first mortgagor of the first mortgage, if any, encumbering said unit, and no change shall be made which would adversely affect the structural soundness of the building in which said apartment is located.

H. Nuisances – No nuisance shall be allowed upon the condominium property, nor any use or practice which is the source of annoyance to residents or which interferes with the peaceful possession and the proper use of the property by its residence. All parts of the property shall be kept in a clean and sanitary condition and no rubbish, refuse or garbage allowed to accumulate nor any fire hazard allowed to exist. No apartment owner shall permit any use of his apartment or make any use of the common elements which will increase the rate of insurance upon the condominium property.

I. Lawful Use – No immoral, improper, offensive or unlawful use shall be made of the condominium property nor any part thereof; and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof, shall be observed. The responsibility of meeting the requirements of governmental bodies which require maintenance modification or repair of the condominium property shall be the same as the responsibility for the maintenance and repair of he property concerned.

J. Leasing – By the use of an approved lease, entire apartments may be rented provided the occupancy is only by the lessee and his family, their servants and guests. No room may be rented except as part of an apartment or to another owner, and no lease will be permitted for less than one (1) month unless approved by the Board of Directors.

K. Taxes – Real estate taxes against any apartment and personal property taxes on the furnishings shall be paid separately by the owner when the same shall become due and payable.

L. Prohibited Vehicles – Unless otherwise permitted in the rules and regulations of The Stone Edge Condominium Association, Inc. as may be amended from time to time, no all-terrain vehicle, truck, motorcycle, trailer, boat, camper, motor home, van, bus, commercial vehicle or other similar vehicle shall be permitted on the condominium property. In the event that there is a dispute concerning the type of vehicle, the State of Florida vehicle registration shall control. The Association shall have the right to authorize towing of any vehicles in violation of this rule with the cost to be bore by the violator.

M. Regulations – Reasonable regulations concerning the use of the condominium property may be made and amended from time to time, by the Board of Administrators of the Association provided however, that all such regulations and amendments thereto shall be approved by not less than two-thirds (2/3) of the represented votes of the Association before such shall become effective. Members not present at meetings considering such regulations and amendments thereto shall be furnished to all apartment owners and residents of the condominium upon request.

Please sign and return attached Rules and Regulations signature page.

Stone Edge Condominium Association, Inc.

The undersigned certifies that the above Stone Edge Condominium Association, Inc. rules and regulations are understood and agreed to, and will be obeyed by all residents and guests at:

(Address)

(Date)

(Signature)

(Date)

(Signature)