

RULES AND REGULATIONS

LAKWOOD RIDGE TOWNHOMES ASSOCIATION, INC.

1. There are two parking spaces assigned to each town home. Each owner or resident is required to park in the numbered spaces located in front of his/her town home. No owner or resident is permitted to park in a space assigned to any other town home. The only exception will be if there is written permission from the owner of the home whose spaces are being utilized. A copy of such written permission must be on file with the Management Company.

Any vehicle which is improperly parking within Lakewood Ridge may be towed immediately, without further notice.

2. Dog Walk areas are posted throughout the community and must be used. Owners must pick up waste left behind by their pets. Violations are subject to fines per Hillsborough County Ordinance 00-26, Section 14.

3. Only two (2) residents per bedroom/per unit are permitted to permanently occupy any town home.

4. Transient occupancy of town homes is not permitted. "Transient occupancy" is defined as short-term rental of a town home for any period less than the seven month limit provided in the Declaration, or one or more guests who stay for less than fourteen days, with guest occupancy occurring more frequently than one time per month.

5. Each visitor/guest is restricted to spending a maximum of 30 calendar days per year. Longer visits require the owner to submit a written request to the Board of Directors (through the management company) for additional time. These requests will be reviewed and approved/disapproved on a case by case basis. Any guest residing in a town home in the absence of the owner(s) is required to complete an Occupant Information Sheet, which is available from the Management Company.

6. Common Areas: The following rules relate to all common areas including the community pool:

- a. Property owners are responsible for the conduct for their tenants and guests on the Common Areas.
- b. Common Areas are for the enjoyment of all residents and shall not be abused or destroyed in any manner. Property owners are responsible for any repair/replacement costs of common area damaged/destroyed by themselves, their children, guests or tenants.

7. Prior to making any improvements to any Lot, that require Architectural Control Committee approval, the owner of the Lot must be current in all assessments and charges due to the Association.
8. If owners or residents are using the Common Areas for private parties or events, which are not sponsored by the Association, they do so at their own risk. The Association will not be responsible for any injuries which occur during such an event.
9. Any furniture which is placed on a porch outside the interior of any town home is required to be specifically manufactured for outdoor use. Upholstered furniture or other furnishings which are intended for indoor use are not permitted on porches or on any portion of the Lot or Common Area outside of the town home.
10. The Declaration provides that town homes must be used for residential purposes. "Residential purposes" shall include a requirement that each town home is reserved for single family occupancy. A "single family" shall be defined as: one person living alone; or two persons related by blood, marriage or adoption, and their immediate family; or two persons living together as a single housekeeping unit.