

OASIS II AT VENTURA CONDOMINIUM ASSOCIATION
3333 Woodgate Blvd. Orlando, FL 32822

RULES AND REGULATIONS
Amendment
February 2011

The Rules and Regulations are amended as per By-laws of the Oasis II at Ventura Condominium Association, Article 4 Board of Directors, 4.12 (f).

Each owner, lessee, invitee, relative, guest or otherwise, hereinafter referred to as Occupant of the Unit, shall be governed by the following Rules and Regulations. All capitalized terms shall have the meaning as defined in the Declaration of Condominium of The Oasis II, a Condominium (hereinafter referred as Oasis II).

Terms:

The Oasis II, A Condominium – referred to as Oasis II Board of Directors – The Association Management Company – Management
Occupant – Resident of the Unit whether owner or renter.

I. Vehicles (Automobiles, motorcycles, trucks, etc):

ALL TRAFFIC MUST BE OBSERVED AND DRIVER MUST BE EXTREMELY CAREFUL OF PEDESTRIANS, GOLF CARTS AND CHILDREN

- A. All automobiles shall be parked only in the parking spaces so designated for that purpose. (See Oasis II – map)
- a. No vehicle other than passenger automobiles, motorcycles, vans, mini-vans, pick-up trucks and all other non-commercial vehicles and any other two axle vehicle may be parked in Oasis II. Arrangements for storage of boats, boat trailers and small campers can be coordinated through the Ventura Administration office. The approval of storage of boats, boat trailers and other large vehicles is subject to availability spaces on a first come first serve basis.
 - b. No recreational vehicle will be stored in Oasis II property.
- B. No vehicles in state of disrepair (cars, motorcycles, bicycles) may be stored or repaired on Condominium property.
- C. Speed of vehicles within the complex is limited to twelve (12) m.p.h.
- a. Skidding of wheels on starts, stops or turns is prohibited.
 - b. All traffic signs must be observed and must comply with applicable state laws.

- c. Violations of community traffic laws will be enforced by the Association, offenders may be subject to fine and/ or citation by the Orlando City Police Department.
- d. No bicycle riding is permitted on the green areas, sidewalks and hallways within Oasis II, but it is permitted on the driving and parking areas. Caution should be used near the main entrance, as bike riding is hazardous to traffic.

D. Vehicle Passes

IT IS UP TO A UNIT OWNER TO MAKE SURE YOUR VEHICLE AND YOUR VISITORS VEHICLES HAVE VALID PASSES AND THAT ALL VEHICLES COMPLY WITH THE FOLLOWING REQUIREMENTS

A. The Ventura Administration Office and gate guard on duty may issue all vehicle passes. Information needed for the following passes is: Homeowner name and Ventura property address, Visitor name, address, phone and vehicle information; including license plate #, make, model, year & color.

B. The Colored passes called in by owner/tenant and issued by the gates are good for the day unless the caller states that they are overnight guests.

C. The blue hanging passes can be written for up to 6 months OR the length of the lease if the pass-is-for-a-renter.

D. Property Management Company will handle the Oasis II residency application process and fax the parking pass approval to Ventura Administration to issue the pass. (See Oasis II Residency Application-Exhibit A)

E. Vehicle decals (for owners) and/or passes (for renters and/or visitors) must be visible on the car at all times while parked on Oasis II property.

F. Oasis II is not responsible for any invalid passes issued at the Ventura gates or from any other source which results in a vehicle being removed from the property.

G. Internet passes are not approved at this time. If a vehicle is found with an originated Internet pass, the vehicle might be removed from the premises at the owner expense.

H. Vehicles without an authorized pass will be subject to being towed at the owner's expense. The Association will not be liable for any costs or damage resulting from the towing of the vehicle.

III. Common Elements:

COMMON ELEMENTS ARE THOSE PORTIONS OF THE CONDOMINIUM PROPERTY WHICH ARE NOT INCLUDED IN THE UNITS. LIMITED COMMON ELEMENTS ARE PORTIONS OF THE COMMON ELEMENTS THAT ARE RESERVED FOR THE USE OF A CERTAIN CONDOMINIUM UNIT TO THE EXCLUSION OF OTHER UNITS. (F.S. SECTION 718.103)

- A. Common elements shall not be obstructed, littered defaces or misused.
- B. The structures of a building including roof, walls, conduit, sidewalks, landscaping and recreational facilities are examples of common elements. The sidewalks and stairs are example of limited common elements.
- C. Entering or attempting to enter electrical, equipment or power rooms is prohibited, except to authorized personnel. Authorized personnel includes Fire Department, Police Department, Brighthouse, OUC, Bell South and any company that has equipment in any of those rooms. The maintenance person is authorized to keep those rooms clear and clean.
- D. Tampering with irrigations pumps or lines is prohibited except by authorized personnel for repairs and/or maintenance.
- E. No occupant shall make any adjustment to any of the equipment located on the Common Elements or Limited Common Elements without first obtaining authorization by the Board of Directors.
- F. There should be no storage or parking of baby carriages, playpen or toys on the common elements.
- G. No alterations of any kind shall be made to the Common Elements or Limited Common Elements of the exterior of any structure without prior written approval of the Board. The Board will give due regard to effects upon aesthetics, insurance, building codes and other regulations.
- H. The Owner is responsible for any damage to the common elements as result of Owner's use or his guest's use.

IV. Recreational Facilities and Common Areas

THE POOL WILL CLOSE WHEN THE LIGHTING ALERT SOUNDS. NO LIFE GUARD ON DUTY-
SWIM AT YOUR OWN RISK POOL AREA IS OPEN FROM SUNRISE TO SUNSET.

- A. Use of recreational facilities will be controlled by regulations issued by the Board of Directors.
- B. Swimming Pool, courtyard and sidewalk areas are defined as recreational facilities/common grounds.
 - E. Owners/ residents/ tenants must follow the rules and regulations for the pool area.
 - a. All individuals must shower before entering the pool. If using a suntan preparation you must shower before entering the pool. Cover chairs/ lounges with towels while sunbathing.
 - b. Proper swimwear is required. Nudity is prohibited.

- c. Children under 3 years of age are not permitted in the pool without disposable swim pants. Pampers and training pants are not permitted.
- d. Children under age of 14 must be accompanied by an adult.
- e. No large inflatable floats, snorkels, scuba gear are allowed. Small floats for children are allowed if the child is supervised by an adult.
- f. No diving is allowed.
- g. No animals are permitted within the pool area unless their role is to assist a handicapped individual.
- h. Personal coolers are permitted. No glass containers (food or beverages) are allowed. Food and beverages in plastic containers are permitted if contained in the green area near the pool.
- i. Area should be cleaned and litter must be picked up. Umbrellas must be closed after use.

D. Common areas are to be used for walking. Children may use common areas for playing area if they are supervised and accompanied by an adult.

E. No loud music or any disturbances is allowed in the common area. (See Code of the City of Orlando, Chapter 42)

F. Sound or noise from media, radio or other audio device, television set or musical instrument or social gatherings shall be deemed a nuisance between the hours of 11:00 PM and the following 8:00 AM when audible beyond the confines of the unit is involved.

G. Recreational areas might be used for private gatherings but event must be approved by Board of Directors. Unit owner or authorized resident must be present with the invited guests. (F.S. Section 718.106(3))

V. Pets:

PETS SHOULD BE REGISTERED WITH THE ADMINISTRATION OFFICE

A. Pets are not permitted to roam freely in Oasis II.

B. Animals are to be kept within the living area of the Unit of their owner, or on a leash when outside of the Unit.

C. When walking your pet, please be considerate of your neighbors and clean up your pet's waste and dispose of it.

D. Any owner or occupant harboring any pet shall indemnify and hold harmless the Association or Management against any loss or liability of any kind arising out of having an animal on the Association property.

E. If the pet becomes obnoxious because of barking, mischief or otherwise, such obnoxious activity may be reported by occupants to the Board or Management. The owner of such animal will be notified to correct the problem. Failure to do so may be cause for the Board to require the removal of the animal.

F. Pets over 35 lbs. at maturity are not permitted. A current veterinarian certificate is required. Small household pets under 35 lbs at maturity are permitted.

G. The following breeds are not considered small household pets and therefore prohibited in Oasis II: Pit-bull, Rottweiler, Chow, Doberman, Pinscher and German Shepherd breeds are prohibited in Ventura; therefore they are prohibited in Oasis II.

VI. Individual Units:

EACH UNIT SHALL BE USED ONLY FOR THE PURPOSE OF A SINGLE FAMILY RESIDENCE AS PROVIDED IN THE DECLARATION OF CONDOMINIUMS

A. No laundry, clothing or other material shall be displayed on the balcony or porch of the Unit or hung within the Unit in a manner to be visible from the outside. To maintain uniform appearance, all coverings must be white to the outside on all windows and on porch or balcony areas. Approved screen coverings on porch or balcony area include white blinds, verticals and roll up blinds. All screen coverings must cover from the ceiling to the floor. Clear screens or clear vinyl (no dark screens). Neutral patio floor tiles (white or light brown). Soundproofing material must be installed under tile in all upstairs units. An ARB approval is required for all units. See "M" below for ARB application information.

B. Nothing shall be hung or displayed on the outside of windows or placed on the outside walls of a building and no sign, awning, canopy, gutter, radio or television antenna shall be affixed to or placed on the exterior walls or roof.

C. No signs, window displays or advertising will be permitted on any part of the Condominium Property except as provided in the Declaration. This prohibition includes "For Sale" and "For Rent" signs.

D. No inflammable explosive or dangerous chemicals or fluid materials, except those intended for normal household use, may be kept in any Unit.

E. Each Unit occupant shall maintain his/her Unit in a clean and sanitary manner and shall not sweep or throw any dirt or substance from the doors, windows or balconies.

F. Small plants may be planted outside the Unit. Upon inspection, the Board may request removal of plants if area is needed or if the amount or size of the plants exceeds the approval.

G. No person shall produce, cause to be produced, or allow to be produced, by any means, any sound within any property which, when measured inside or at the property line of the

property receiving said noise, exceeds the applicable sound level limits. (See Code of the City of Orlando, Chapter 42, Section 42.03-Exhibit B)

H. It shall be unlawful to play any radio, phonograph or any musical instrument or operate a sound-amplifying device within the City of Orlando in such a manner or with such volume, especially during the hours between 10:00 p.m. and 7:00 a.m., as to annoy or disturb the quiet, comfort or repose of persons in any dwelling, hotel or other type of residence, except as more specifically set forth herein. (See Code of the City of Orlando, Chapter 42-Section 42.04-Exhibit B)

I. Owners and/or Occupants shall not use the Units, or permit their use, in such a manner as would be disturbing to other Occupants, or in any way as to be injurious to the reputation of the Condominium.

J. An Owner or occupant may conduct business activities within a Dwelling so long as: (a) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Dwelling; (b) the business activity conforms to all zoning requirements for the Properties; (c) the business activity does not involve persons coming onto the Properties who do not reside in the Properties or door-to-door solicitation of residents of the Properties; and (d) the business activity is consistent with the residential character of the Properties and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Properties. (See City of Orlando-Home Occupations-Exhibit C).

K. Satellite Dishes are accepted, as long as such dish is inside the porch and not outside or attached to the building. Satellite dish shall not be visible to the exterior of the unit. Approval for a satellite dish must be submitted to the Board of Directors. (See FCC Over the Air Reception Devices Rule, Dec. 2007)

L. BBQ Grills (Gas, Charcoal) in balcony or on the porch area or hallways is prohibited. Limit the use of grills to a center location in the courtyard area, 10 feet away from the building. Electric grills are allowed in the porch and balcony areas of the building units. The Florida Fire Prevention Code prohibits any cooking on a balcony of an apartment or condominium. The only exception is for cooking appliances such as electric ranges or electric grills. (NFPA 1:10.11.17; Florida Fire Protection Code, Chapter 24)

M. Screen doors and/or patio/porch screening have to be approved by the Board before being installed. An Architectural Review Request shall be submitted to the Board of directors for final approval.

N. All garbage from the units must be deposited with care in containers provided for that purpose, e.g. Plastic bags and must be disposed properly in the dumpster of your assigned area. Garbage shall not be allowed to litter the common elements. Garbage bags are not allowed outside the units for any period of time.

O. Disposal of furniture and/or large appliances that do not fit inside the dumpster is prohibited. These items are the responsibility of the resident for removal.

VII. Sale or Leasing:

EACH OWNER HAS THE RIGHT TO SELL OR LEASE THEIR UNIT, PROVIDED THAT THE OWNER COMPLIES WITH THE TERMS OF THE DECLARATION OF THE CONDOMINIUMS

- A. Each new Owner shall be bound by the provisions of the Declaration of Condominium, all condominium documents and these Rules and Regulations.
- B. Buyer and/or leasee shall sign a copy of the Rules and Regulations before moving to Oasis II.
- C. The owner must follow the following rules before leasing/renting a unit.
 - a. Application and lease contract shall be submitted to the Board of Directors for approval.
 - b. An application fee is required.
 - c. Within five (5) business days from receipt of said complete application and fees, the Board of Directors shall either approve or disapprove the application in writing and notify the owner. (Declaration of Condominium, Section 28 (b) Leasing)
 - d. Vehicle pass will be issued by Ventura Administration office.
- D. As per City of Orlando – Office of Permitting Services a two (2) week minimum is required for any given lease. (See Rental Policy) While our documents state minimum of 7 day rental, City of Orlando requires a two week minimum rental per municipal ordinance.
- E. Resident is not authorized to sublet a room. (See Declaration of Condominium, Section 19.1)

VIII. Moving

- A. Moving in/out of a unit is to be done during the hours of 8:00 AM and 9:00 PM. A moving truck is authorized not to exceed 24 hours period.
- B. If the moving truck, van, PODS or vehicle used for the moving is to remain in the premises overnight, please notify the Board of Directors through Property Management for authorization. A moving vehicle should not exceed a period of 24 hours in the Oasis II premises.
- C. If no pass or authorization has been issued, the vehicle may receive a warning by Security personnel. The owner of such vehicle must correct the issue before it is towed.
- D. The moving vehicle must park away from the frequented parking spaces. The vehicle shall not obstruct traffic.

IX. Board of Directors and Management

- A. All unit owners shall comply with the provisions of Chapter 718, F.S., the applicable administrative rule, the declarations of condominium, the articles of incorporation, the by-laws, and the rules of the association. Sections 718.303(1) and (3), F.S.

B. No occupant may direct, supervise or attempt to assert control over any employees of the Association and/or the Management Company, nor attempt to enlist their assistance on any private business.

C. All official notices of the OASIS II, a Condominium, shall be noted as such. No member shall make or permit to be made any written, typed or printed notices of any kind or type whatsoever or post the same on the bulletin boards, mail, or otherwise circulate to other members, which purports or represents to be an official act or notice of the Association.

D. Notices of a social nature or purpose by a member, to other members, are permitted, provided that all such notices shall bear the signature of the member or members originating such notices, and such member or members shall be fully responsible for the contents thereof.

E. All notices of meetings associated to any Oasis II event shall be posted on bulletin boards, received by mail, personal delivery or electronically. **Section 718.112(2)(c), FS.**

F. All unit owners are responsible to understand, follow and obeyed the By-Laws established by Oasis II, a Condominium documented in: **Or bk 4967 Pg 4625 (See By-Laws-Exhibit D).**

G. Owner must complete the Architectural Review Request and submit to the Architectural Review Committee to request approval before any change is perform in a unit. The Architectural Review Committee will submit for final determination (approval disapproval) to the Board of Directors. **(See Architectural Review Request -Exhibit E).**

H. Unit owners shall refer to *Condominium Unit-Owner Rights and Responsibilities from the Department of Business and Professional Regulation (See attached).*

I. Complaints or requests regarding maintenance shall be made to the assigned management company or an elected member of the Board of Directors.

The Rules and Regulations have been reviewed and approved by the Board of Directors of Oasis II.

President:

Vice-President:

Secretary:

Treasurer:

Dated this _____ date of _____, 2011.