

Uno Lago Villas Property Owners Association, Inc.

801 Uno Lago Drive, Juno Beach, Florida 33408

Adopted November 2, 2021

Dear Homeowner and Resident:

These Rules & Regulations were adopted by the Board of Directors (the “Board”) of Uno Lago Villas Property Owners Association, Inc. (the “Association”) in accordance with the relevant provisions of the Association’s governing documents and the Florida Statutes in an effort to ensure harmony and to fairly address issues that may arise within the community. The Board has the obligation to maintain and preserve the association’s property; therefore, the Board has updated these Rules & Regulations with which all owners, residents, tenants, vendors, guests and invitees are required to comply.

A copy of these Rules & Regulations has been provided to all current owners, and it will be provided to new owners and lessees during the interview and approval process. Unit owners shall be responsible for informing their residents, guests, vendors and lessees of the requirements contained herein.

The Board also has the obligation to enforce these Rules & Regulations and believe that compromise for the common good is an essential ingredient in the concept of property ownership. By working together, we as a community, can maintain our standard of living and ensure our property values for years to come.

We encourage all Uno Lago Villas residents to become actively involved in your community.

Very truly yours,

Uno Lago Villas Property Owners Association Board of Directors

**UNO LAGO VILLAS PROPERTY OWNERS ASSOCIATION
INFORMATION AND RULES AND REGULATIONS**

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USE OF PROPERTY

1. All units shall be used solely as single family residences intended for use as a private, temporary or permanent residence.
2. Owners, including their lessees and/or guests, shall not permit any nuisance to exist upon their properties so as to be detrimental to any other property or to its owners.
3. A Unit owner shall be liable for the expense of any maintenance, repair, or replacement made necessary by the negligence of the Unit Owner, or the Unit Owner's family member, guest, vendor, agent, or lessee, including damage to neighboring unit(s).
4. Units shall not be used in any trade, business, professional or commercial capacity.
5. Units shall not be subdivided or separated. Units shall not be altered in any way that compromise the unit's architectural integrity. All modification applications must be submitted to the Association for the Board's review and approval or denial. The contractor information, including a copy of the contractor's license and insurance, as well as permit information must be submitted. No work shall be done prior to approval being issued by the Association.
6. Children are permitted to use the ULEA recreational facilities. However, children twelve (12) years of age and younger are strongly encouraged to be supervised by a responsible adult when using the Association's recreational facilities.
7. Parents and guardians shall be responsible for the actions of their children at all times in and about the Unit and Association property.
8. Guests remaining in a Unit for more than seventy-two (72) hours must be registered with the Property Manager.
9. Any guest, excluding family members of the Unit Owner or Tenant, staying in a Unit longer than fourteen (14) consecutive days when the owner is not living in the unit must go through the UNO LAGO application process and pay the applicable fee.
10. Guests whose vehicle(s) require the use of guest parking for more than seventy-two (72) hours must be registered with the Association manager to receive the required permit in order to continue to park in guest parking. The parking permit must be displayed on the vehicle's windshield.
11. A fifteen (15) mile-per-hour speed limit shall be observed at all times while driving within the community.

12. No skateboarding is allowed on the Association's property.
13. In accordance with a Town of Juno Beach ordinance, loud noise will not be tolerated early in the morning before 7 AM and in the evenings after 11 PM. Owners and Tenants have been instructed to call the local police at (561) 626-2100, if the offending party does not cease immediately after requested. Mornings and evenings are particularly problematic; many owners and tenants use their patio to smoke, talk on the phone, or just have business or social conversation. Beware that others in the complex can more often than not hear and see you. With discretion, the owner or tenant is free to do as they please. No time is exempt from noises that affect the quiet enjoyment of the other owners and tenants.

BUILDINGS

1. In order that the buildings may maintain an attractive and uniform appearance, no Unit Owner shall make any alterations to the exterior of his Unit or cause anything to be affixed or attached to, hung, displayed or placed on exterior walls, doors, balconies, windows or roof, nor shall a unit owner place anything besides plants on the balcony or front door entryway, except with the prior written consent of the Board of Directors. Unit Owners are prohibited from installing security bars on the exterior of their units. The Unit shall not be used for gambling, or for any immoral or illegal purposes.
2. No personal property belonging to a Unit Owner, Tenant or Guest shall be allowed to remain on Association property when not in use. Personal property includes but is not limited to folding chairs, umbrellas, trash cans, bicycles, ladders, gas or charcoal grills, etc. These items must be stored within a unit or the garage. All garden hoses shall be staged neatly when not in use on a hose holder or a free standing container.
3. Wet towels and/or laundry shall not be hung to dry anywhere outside the unit, including on patio gates, walls or patio furniture even within screened patio enclosures.
4. Signs, advertisements, notices or other lettering shall not be exhibited, displayed, inscribed, painted or affixed upon any part of the units (if visible from the exterior), buildings or Association property.
5. The exteriors of units, including storm shutters, windows, screens, screen doors, exterior doors and entranceways shall not be painted, decorated or modified in any manner without the express approval of the Board. Door knockers, house numbers, surnames, etc. shall not be affixed to the front doors or to the buildings. The style of all doors and storm shutters shall be approved by the Board prior to installation. All metal hurricane shutters

must be a Color that is pre-approved by the Board of Directors. The standard colors are Ivory (Cream) and Charcoal (Bronze), but are subject to change over time.

6. A copy of a permit from the Town of Juno Beach is required to be given to the Property Manager prior to the commencement of work where permits are otherwise required.
7. Holiday Lighting must be UL approved and connected to a GFCI grounded outlet. All lights and decorations shall be removed within fifteen (15) days after the holiday has ended. Decorations may not be placed upon common area property by any Unit Owner or Tenant.
8. Owners are responsible for any damage done to the common area by any resident, guests, invitees, vendors or lessee in their home and the cost of any repairs will be treated like an assessment against the owner and the home.
9. Occupants shall regulate the volume of noise and music to their neighbors' comfort.
10. Except as otherwise deemed permissible by statute or Federal law, no antennas, satellite dishes, aerials or lines, security system wires or other devices for communication or transmission of current shall be placed on any portion of the common areas, common elements, a building or any property owned by the Association. Subject to the Federal Telecommunications Act of 1996, as amended from time to time, satellite dishes may be permitted by the Association to be installed on certain parts of a building, the common elements or the common areas, but shall be no greater than one (1) meter (approximately 39 inches) in diameter. To the extent that same may be accomplished without impairing reception of an acceptable quality signal, unreasonably preventing or delaying installation, maintenance or use of a satellite dish, or unreasonably increasing the cost of installing, maintaining, or using a satellite dish, the satellite dish shall be placed in a location which minimizes its visibility from the common elements, the common areas, and other buildings.
11. The Association's maintenance person is responsible for services in the common area only. His or her services shall not be requested for personal assistance. Owners, residents, guests and lessees shall not direct, supervise or in any manner attempt to assert control over the Association's employees, contractors or employees of contractors working on behalf of the Association while they are working on the property. All complaints or requests shall be made in writing to the property manager.
12. Prior to departures in excess of three (3) days, it is recommended that unit owners and/or lessees turn off their main water valve.
13. Prior to departure in excess of five (5) days, unit owners and/or lessees must prepare their unit for summer storms and/or hurricanes. During hurricanes, balconies and patios should be free of furniture, plants and other objects, unless the area concerned is protected by

hurricane shutters. Unit owners should designate a responsible person or firm to care for the unit in the event that the owner is not present and the unit suffers hurricane damage. The name and number of the caretaker should be on file with the Association. Any damage to personal items left in the unprotected areas shall be the responsibility of the owner.

14. Unless otherwise notified by Waste Management, garbage is picked up by Waste Management on Tuesday's and Friday's. PLEASE NOTE: All refuse is to be stored in the garbage dumpsters until pick-up day and is not to be left inside the dumpster enclosure. No garbage, whether in containers or plastic bags, shall be put in front of the unit. All items not able to fit in a dumpster with the lid fully closed must be removed from the POA by the homeowner or their contractor. Cardboard boxes must be broken down to lay flat. A violation letter shall be issued on the first offense and a fine of \$100.00 may be levied for a second and subsequent offense.
15. No gas or charcoal grills, broilers, fryers, and open flame devices may be used or maintained on common area. Outdoor grills may be used on outdoor brick paved patios only. Propane tanks over twenty pounds (20 lbs.) are not permitted pursuant to the Palm Beach Fire Code.
16. Permissible time for construction activity shall coincide with the relevant provisions of the Town of Juno Beach Code of Ordinances.
17. Any unit owner may display one portable, removable United States flag or official flag of the State of Florida in a respectful way, and may display in a respectful way portable, removable official flags, not larger than 4.5 feet x 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, Coast Guard, or a POW-MIA flag (Section 720.304(2)(a), Florida Statutes).

PARKING AND VEHICLES

1. All townhouse residents must park their vehicles within their own garages and on their private driveways. Residents shall not park in guest parking spaces/areas. Residents with more vehicles than can be accommodated in the authorized parking area shall park vehicles off site or make arrangements with The Property Manager to use the extra spaces around the pool area. Unit owners and guests who park in another unit owner's driveway must have written permission from the Owner on file with the Association.
2. All designated parking spaces for guests shall be used by guests only. Guests whose vehicle(s) require the use of guest parking for over seventy-two (72) hours must be

registered with the Property Manager to receive the required permit in order to continue to park in guest parking. The parking permit must be displayed on the vehicle's windshield. A guest's vehicle shall not be parked in the guest parking area for greater than one (1) week.

3. Owners, lessees and/or guests are prohibited from parking on the lawns and in front of the entrances to property and driveways.
4. Vehicles must be in good working order, legally registered, insured and drivable.
5. No vehicle which cannot operate under its own power shall remain on Association property for more than twenty-four (24) hours.
6. No repairs of vehicles, except for emergency repairs, such as changing of tires or a battery, shall be made on Association property.
7. Vehicles must not exceed 15 miles per hour on the property.
8. Commercial vehicles are prohibited from parking on Association property at any time unless engaged as a contractor performing work for a homeowner and in no event, shall the vehicle remain overnight. The term "commercial vehicle" shall mean vehicles with an excess of 1 ton payload capacity, which vehicles are used primarily for commercial purposes such as the transporting of goods, materials, and/or equipment rather than passengers, even if the transport of passengers is an ancillary use of the vehicle, vehicles displaying commercial signs or lettering, vehicles having racks or ladder systems, vehicles having roof lights, vehicles with altered factory suspensions, and vehicles carrying visible equipment.

Other Parking/Vehicle Issues

9. Storage/moving containers and other similar equipment may be placed only in temporary parking spaces designated by the Property Manager for no longer than 7 days.
10. Motorcycles, scooters, bicycles, golf cart, motorbikes, RV's, boats and trailers may not be parked anywhere on the UNO LAGO VILLAS POA common areas.
11. Damage to any Association property caused by a vehicle is the responsibility of the Unit owner/tenant to whom the vehicle belongs or to whom the owner of the vehicle is visiting.
12. All Guests and Tenants must register their vehicles with Property Management within 72 hours of arrival or be subject to towing at the Owners' expense.

13. Unit Owners will be responsible for all damage caused by the Owner or Tenant or Guests (i.e. oil spills, hitting signs, gates, or light posts, etc.) and shall promptly report to Management any damages or any need to make repairs to the Association's property.
14. Loud music or broadcasts from vehicles with windows down constitutes a nuisance violation and shall not be allowed.
15. Car washing shall only be done in the owner's driveway. South Florida Water Management guidelines shall be followed.
16. **Parking violations shall be addressed in the following manner:** A sticker shall be applied to a windshield for a first violation; a letter of warning for a second violation will explain the towing procedure; and a third violation will result in a car being towed at the owner's expense. Violations by the same owner/lessee may also result in a fine of \$100 per day up to \$1,000.00.

PETS

Pets belonging to Unit Owners who have signed a pet permission agreement (as formulated from time to time by the Board) and which pets have been approved by the Board will be allowed within the Association Property subject to the following restrictions:

1. Only Owners and guests are permitted to have pets. Under no circumstances can a Tenant be permitted to have pets.
2. No animal other than those animals permitted by the Declaration shall be permitted on Association property at any time.
3. Each Unit shall be able to house no more than one dog and one cat, two dogs or two cats any of which may not have a total or combined weight exceeding 80 lbs.
4. As of the Effective Date of these amendments to the rules and regulations, all current pet owners must register their pets by completing a pet registration form (for each pet) to which a current photo of the pet must be attached.
5. Any Unit Owner wishing to obtain a pet after the effective date of these amendments to the rules and regulations must submit a pet application form to the Board for approval.
6. Twelve (12) months following the approval of a pet by the Board and on an annual basis thereafter, pet owners must provide the following information to the Board: A dated

certificate signed by a Veterinarian providing the (a) name, address, phone number and license Number of the Veterinarian; (b) Name and Address of the Pet Owner; and (c) Sex, Age, Breed, Color, Weight, and Name of the Pet.

7. No animal may be kept, bred, or maintained for any commercial purpose.
8. Each animal brought or kept upon the Association Property shall be at all times under the control of its Owner.
9. Each pet owner shall promptly remove and dispose of all waste matter deposited by his animal upon the Association Property.
10. No animal shall be allowed to constitute a nuisance. Examples of nuisance behavior for the purposes of this paragraph are:
 - a) Pets whose unruly behavior causes personal injury or property damage
 - b) Pets who make noise continuously and/or incessantly to the disturbance of any person at any time of the day or night.
 - c) Pets in common areas who are not under the complete physical control of a responsible human companion and on a hand-held leash of no more than 6 feet in length or in a pet carrier.
 - d) Pets who exhibit aggressive or other dangerous or potentially dangerous behavior.
11. Each Unit Owner owning a pet shall assume full responsibility for personal injuries or property damage caused by his pet, and each Unit Owner hereby agrees to indemnify and defend the Association and all other Unit Owners and hold them harmless against any loss, claim or liability of any kind whatsoever arising from or growing out of any harm, injury, or damage caused by each Unit Owner's pet. A violation of the provision of this Rule shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine the Unit Owners and/or require any pet to be permanently removed from the Property upon three days' notice.
12. The Board shall have the right to promulgate Rules further restricting the keeping of pets.
13. Pets must be confined to the pet owner's unit and must not be allowed to roam free or be tethered.
14. Pets must not be left unattended on patios.
15. The owner(s) is subject to and responsible for all fines, litigation and court costs incurred due to any violations.

16. Dogs labeled as aggressive or dangerous breeds by Palm Beach County are not allowed in any unit or on Association Property.

LANDSCAPING

1. No owner or occupant shall plant or maintain shrubs, bushes, and plants or otherwise landscape any portion of the POA property unless written permission is first obtained by the Association. Removal of unauthorized landscaping shall be at the owner's expense.
2. Requests for attention to all landscape issues shall be submitted in writing to the Association's manager.
3. Please do not disturb the soil in any area within the community. Digging may compromise the irrigation system, as well as water and utility lines. If damages occur, repairs will be made at the owner's expense.
4. Any alteration of the irrigation system is prohibited.
5. The Association shall maintain and trim the plant material and the grass on common areas of the community.
6. Landscape material within a homeowner's patio is the responsibility of the homeowner and must be kept below a height of 8 feet.

ARCHITECTURAL MODIFICATIONS

1. The external appearance of the community, has been maintained in a consistent manner. The appearance is that of a professionally planned community with buildings, doors, windows, driveways, sidewalks, stairs, walls, roofs, etc. conforming to the architectural plan as laid out in the Association's governing documents.
2. All requests for architectural modifications, changes or additions to the exterior of the unit or the interior of the unit that can be seen from the street must be submitted to the Property Manager. The request will be forwarded to the Board of Directors for action.
3. The maximum days for an approved modification to be completed are 90 days from the receipt of the approval letter from the Board of Directors.

4. Construction activity is allowed from 8:00 AM to 6:00 PM Monday – Friday. Construction activity is allowed from 9:00 AM to 5:00 PM on Saturdays. NO CONSTRUCTION ACTIVITY IS ALLOWED ON SUNDAYS OR LEGAL HOLIDAYS.
5. All construction materials and waste shall be removed by the owner or the owner’s contractor on a daily basis. The Association’s dumpsters will at no time be utilized for construction debris.

SALE OR LEASE OF UNITS

Owners have an affirmative duty to keep the Association fully advised of any and all changes in occupancy for the purposes of facilitating the management of the Association’s membership records.

1. Lessees and buyers must complete an application and receive Association approval in accordance with the Declaration. The application may be found on the Association’s website or provided through management.
2. No portion of the unit (other than the entire unit) may be rented or leased and occupancy shall not exceed more than two (2) persons per bedroom.
3. No lease shall be for less than thirty (30) days and no unit may be leased more than four (4) times in any consecutive twelve (12) month period.
4. Homeowners are solely responsible for the behavior and actions of their tenants inclusive of damage to any structure and/or Association property.
5. A homeowner leasing his/her unit must submit a \$500 Security Deposit to protect against damage to the common areas or Association property. This deposit is refundable within 30 days of the end of a lease term minus any damages or monies due to the Association.
6. Unit owners who do not lease their unit but who allow family members or friends to occupy it for a period of a week or more shall notify the Association’s manager of the names of the occupants and vehicle description. All individuals who occupy a residence in UNO LAGO VILLAS POA, whether lessees, friends or family members, shall comply with the same Declaration of Covenants and Restrictions for UNO LAGO VILLAS POA and these Rules & Regulations as unit owners. The same sanctions and violations may be imposed.

7. In the event any unit is delinquent in paying any assessment or maintenance fees or the unit owner or his/her family, guest, agents, licensees or invitees are in noncompliance with any provision of the Association Documents for UNO LAGO VILLAS, or these Rules & Regulations, the Association has the authority to disapprove of any sale or to disapprove of and to void any lease at any time prior to or during leasehold tenancy until any delinquent assessment is paid and/or any violation of any provision of said Declaration of Covenants and Restrictions for UNO LAGO VILLAS or Rules & Regulations is corrected.
8. The prospective lessee(s) or purchaser(s) shall be required to sign a copy of these Rules & Regulations, acknowledging that he, she or they agree(s) to take title or possession of the unit subject to these Rules & Regulations and abide by them. The Association shall retain one signed copy in the unit owner's file and furnish one copy to the lessee or purchaser.
9. Leases shall provide that the lease is subject to the terms and provisions of the Declaration of Covenants and Restrictions for UNO LAGO VILLAS and that any failure to comply shall be a material breach of the lease agreement.
10. A unit owner entering into a lease agreement automatically delegates his right to use and enjoy the common area and facilities to his/her lessee, and in so doing, said unit owner relinquishes said rights during the terms of the lease agreement.
11. In the event of a sale of a unit, the new owner shall provide the Association a copy of the recorded deed indicating the unit owner's mailing address to be used for official Association mailings.

COMPLAINTS AND ENFORCEMENT

1. All UNO LAGO VILLAS POA residents and their guests shall abide by every rule and regulation promulgated from time to time by the Association's Board of Directors. If after receipt of written notice by the Association of continuing violation(s) of a written restriction and the owner does not correct said violation, the Association may impose fines in the maximum amount permitted by Florida law, as amended from time to time.
2. Should the Association be required to seek enforcement of any provision of the "Declaration of Covenants & Restrictions" for UNO LAGO VILLAS POA and the Rules and Regulations, then the offending owner, the owner's family, guest, invitees, or lessees (as may be applicable) shall be liable to the Association for all costs incurred in the enforcement action, including reasonable attorney's fees, whether incurred in trial or appellate proceedings or otherwise.

3. Any owner wishing to file a complaint or suggestion shall do so in writing so that the Association's entire Board of Directors may rule on such complaint or suggestion. All correspondence should be submitted to the Association's manager.
4. Complaints made by phone or in person shall not be addressed. Only those written and signed or received by email will be acknowledged.

Disciplinary Actions:

Any infraction of these Rules and Regulations brought to the attention of Management or the Board of Directors may result in disciplinary action including, without limitation, the imposition of fines and/or suspension of the right to use the clubhouse and/or other common area facilities, and/or such other action available to the Association in enforcement of the Rules and Regulations.

Indemnification:

Owner/Lessee agrees to defend, indemnify and hold harmless UNO LAGO VILLAS Property Owners Association, Inc. and their officers, directors, members, managers, management company, contractors, agents and employees from and against any suit, claim, loss, cost, expense or cause of action arising out of, or in connection or conjunction with, the utilization of the clubhouse facilities, or the areas in proximity to the clubhouse facilities, by the Owner/Lessee and their guests, licensees and invitees pursuant to this Agreement. Such indemnity shall include, without limitation, any attorneys' fees incurred by any indemnified party.

Uno Lago Environmental Association Rules and Regulations

All facilities are for the noncommercial use and enjoyment of Ocean Trace Community residents and resident guests. The facilities subject to these rules and regulations are two pools, the clubhouse, the main and resident entry gates, Uno Lago Drive, and the common area outside the community wall.

Pool Rules

1. Hours of Operation: Mon. – Sun. from Dawn to Dusk. Palm Beach County code does not allow use of the pool or spa outside that timeframe.
2. All Guests must be accompanied by a resident.
3. Maximum number of guests at any one time is limited to 4.
4. Residents are responsible for the behavior of their guests at all times.
5. No lifeguard on duty. Swim at your own risk.
6. Absolutely no diving.
7. Shower before entering the pool or Jacuzzi spa, particularly when coming from the ocean.
8. Smoking is not permitted anywhere in the pool areas.
9. No animals.
10. No glass or breakable containers.
11. No barbecuing.
12. No food or gum allowed in the water or 4 feet from pool edge.
13. No skates, skateboards or bikes inside the pool areas.
14. No boats, inflatables or similar devices if they disturb others.
15. Headphones must be used when listening to audio.
16. Be considerate of others when using cell phones.
17. Pool furniture if moved should be returned to its original position. Return open umbrellas to the closed position.
18. Pool furniture may not be reserved or removed from the pool area.
19. Persons using lotions, oils, creams, etc. should cover furniture before using.
20. Children under the age of 14 must be accompanied by an adult.
21. Children 12 years or younger may not use the Jacuzzi spa.
22. Anyone not toilet-trained or incontinent entering the pool must wear a clean swim diaper covered with separate waterproof pants, all of which must fit snugly around the legs and waist and under the swim suit. Standard diapers are not permitted.
23. No person with a known case of diarrhea is not to use any public pool.
24. Please make sure the gate closes behind you after entering and exiting; an open gate poses a threat to our children. **DO NOT PROP OPEN THE GATE** under any circumstance.
25. Spa use is recommended for ages 18 years and older.
 - a. Please limit your spa use to 15 minutes to avoid nausea, dizziness, and fainting.
 - b. Enter and exit slowly.
 - c. Please do not sit or stand on or near a spa drain, and do not reach into spa skimmers.
 - d. Pregnant women and persons suffering from heart disease, diabetes, or high/low blood pressure should consult with a physician prior to use.
 - e. The recommendation is not to use the spa while under the influence of alcohol, anticoagulants, antihistamines, vasoconstrictors, vasodilators, stimulants, hypnotics, narcotics, or tranquilizers.

Clubhouse Rules

1. Hours of Operation: Daily from 6:00 a.m. to 11:00 p.m. Use FOB to gain access.
2. All Guests must be accompanied by a resident.
3. Maximum number of guests at any one time is limited to 4.
4. Residents are responsible for the behavior of their guests at all times.
5. Alcohol is not allowed in the Clubhouse except for special events which requires submission of an application to Property Management for approval.
6. The downstairs Main Room area or the upstairs Media Room may be reserved for small social events by submitting an application to the property management office and paying the fee required.
7. No wet bathing suits are allowed in the Clubhouse. Shoes and shirt must be worn at all times.
8. Smoking is not permitted anywhere in the Clubhouse. Smoking is allowed on the clubhouse front porch and the receptacle provided should be used.
9. Children under the age of 14 must be supervised at all times and are not permitted in the Fitness Center, the Media Room or the Computer Room unless accompanied by an adult.
10. Observe a 30 minute time limit when using individual fitness equipment. Wipe down equipment with available towel wipes after each use.
11. THE USE OF ANY EQUIPMENT AND FACILITIES IS AT YOUR OWN RISK.
12. Residents and Guests should be aware of their personal fitness limits. Use of fitness equipment may be strenuous. Exercise at your own level and pace.
13. No food or breakable containers are permitted in the Fitness Center.
14. Both downstairs and upstairs kitchens may be used by residents and it is expected that the kitchens are left clean and tidy. The upstairs refrigerator is kept locked and its use must have special permission from Property Management.
15. Please observe posted rules in the Fitness Center as well as in the Media and Computer Rooms.

Common Area Rules

1. Soliciting is prohibited within the community.
2. Posting of signs and advertisements is prohibited. Open House signs are permitted on weekends at main entrance only.
3. Parking on grass areas is prohibited.
4. Parking on Uno Lago Drive is prohibited.
5. Littering is prohibited. Waste receptacles are available throughout the common area.
6. PETS:
 - a. Pets must be on a hand-held leash and in the control of their owners at all times when on common areas.
 - b. Pet droppings are to be removed immediately by the animal's attendant. Plastic bag stations and receptacles are available for this purpose.
7. Uno Lago Drive speed limit of 15 mph as posted must be observed.

Gate and Clubhouse Access FOBs, RFIDs and Gate Phone

TAILGATING is prohibited when entering the community gates. Homeowners will be charged for any damage caused to the entry system by their lessees, guests, and vendors.

The following apply to all owners and tenants to ensure a safe and secure community environment:

a) Main Gate Phone Directory:

A directory request form must be submitted to management. A copy of the form is available at the clubhouse management office. Once the completed form is received, the homeowner's or tenant's name and telephone number will be programmed into the entry system under a specific directory code. This information will be recorded in the particular unit number file as the primary phone number. **Please note, unless there is a signed lease which has not expired on file in the management office, only the unit owner's phone number will appear in the phone directory. Any tenant without a valid lease on file will not be provided a phone directory entry code.**

b) Gate FOBs:

Maximum number issued per unit is THREE (3). Owners and tenants must promptly notify Property Management if any FOB is damaged, broken, lost or stolen. Once notified, the FOB will be deactivated as required and only owners may purchase a replacement for a fee of \$15.00. FOBs may not be returned for reimbursement.

Sale/Lease of Unit:

Sale: Owners should transfer their FOBs upon a sale. Property Management will deactivate the FOB(s) assigned to that unit when it receives notice that a change of title has taken place. The FOB(s) can be reactivated by contacting the Property Management Office after verification of the new owner's identity and FOB number. If a new FOB(s) issuance is requested the replacement fee is \$15/per FOB.

Lease: Owners must notify the Property Management Office with the clicker identification numbers that are being transferred to all Tenants. **Again, unless there is a valid lease on file, the Owner's name will remain in the gate phone directory.**

c) Gate RFID Tags:

Residents of the Ocean Trace Community are allowed 2 RFID tags per unit. These tags are **not** removable and placed by the Management office upon purchase. The RFID tags allow residents access through both East and West Entrances without having to stop at the call box. To purchase and RFID tag, the resident must bring their valid vehicle registration with their vehicle to the office. The information will be entered into the gate system and whomever assigns the RFID tag will accompany the resident to their car to install the RFID properly. If you sell your car, please inform the office so that the RFID can be deactivated. If you would like to purchase a new RFID for a vehicle, the cost is \$15.00. Please Note: RFID tags cannot be installed on rental vehicles, and cannot be affixed to any surface other than the car windshield for security reasons.

d) Gate Phone Access System:

This system allows Owners/Tenants to remotely open the gates for entry. The entry system provides communications for your guest(s) from the gated entrance to the directory listed phone number by use of the telephone network. Your guests must enter the main gated area on the left side of the entrance marked 'guest' to gain access to the system. They should locate the name of the Owner/Tenant in the systems electronic

directory by selecting "Phone Call" on the main page of the Call Box. The guest will then have the option to enter in your 4-digit directory code by selecting "directory code" or can search for your name by last name. Once a guest has found the name, they can select your name and it will dial your phone number automatically. After the call connects, the person at the gate should speak directly into the panel microphone and identify them self. Access can be granted by pressing "9" on your phone keypad. The telephone entry system will respond with a confirmation tone and will automatically disconnect itself. If the call does not disconnect, press "9" again or until the call disconnects and the gate will open. If you do not recognize the person(s) requesting entry, or aren't expecting any visitors, you can deny access by pressing "#".

If owners/tenants and/or guests misuse the Clickers/Gate Phone Access system or violate any of the Association's Rules, Regulations or other Governing Documents of the Associations in the Ocean Trace Community, it may result in the Association taking action to deactivate the Gate Phone Access, revoke membership privileges and rights, including the use of any of the Association Common or recreational facilities by deactivating FOBs as needed.