

XVII

Restrictions

(Revised January 2004)

(Revised April 2006)

(Revised February 2020)

All unit owners, in addition to any other obligation, duty, right and limitation imposed upon them by this Declaration, the Articles of Incorporation and By Laws of the Association and the Condominium Act, shall be subject to and agree to abide by the following restrictive covenants which shall be applicable to all unit owners, their families, guest, invitees, tenants and lessees, to wit:

Section 1. No unit shall be used for any purpose other than for the residential purposes except that Developer may use any unsold unit or units as an aid in selling units or as a sales office.

Section 2. All unit owners shall keep and maintain their respective units in good condition and repair, and shall promptly pay for all utilities which are separately metered to the unit.

Section 3. Except for name plated of uniform size and design approved by the Board of Directors, no unit owner shall cause any signs to be posted or affixed to any of the common elements or in any unit in which such sign may be seen from the common elements.

Section 4. Unit owners, their families, guest, invitees, tenants and lessees shall in no way deface mar, altar, repair or replace any part of the common elements or any balcony or terrace and in which event they shall be liable for the damages thereto

Section 5. All common hallways, balconies, terraces and passages shall be kept free for their intended use by the unit owners in the common and shall in no event be used as storage areas by the individual unit owners, either on a temporary or permanent basis.

Section 6. No clothing, bedding or other similar items, shall not be dried or aired in any outdoor area, nor shall any such items be hung over or on balconies or terraces.

Section 7. All garbage or trash shall be placed in the disposal installations provided for such purposes by the Association and all organic materials be placed in a plastic bag and securely tied to prevent leakage.
(Revised January 29, 2004)

Section 8. All occupants of units shall exercise extreme care about making noises or the use of musical instruments, radios, televisions and amplifiers that many tend to disturb other occupants.

Section 9. No occupant shall play upon or suffer to be played upon, any musical instrument, or permit to be operated a phonograph or radio loud speaker in such occupant's unit between the hours of 11:00 PM and the following 9:00AM, if the same disturb or annoy other occupants of the building and in no event shall either vocal or instrumental music be practices for more than two hours in any day between the hours of 6:00PM and the following 9:00 AM, nor shall an occupant commit or permit any nuisance, immoral or illegal act in his unit or in the common elements.

Section 10. No unit in this condominium shall be permanently occupied by more than two individuals per bedroom. For purposes of this subsection, individuals shall be defined as members or member's approved lessees.

Section 11. Deleted

Section 12. No pets shall be permitted without the written consent of the Association and any such consent may be terminated at any time. All pets which are approved shall be subject to such reasonable rules and regulations as the association may from time to time promulgate. Only one (1) pet dog is permitted to reside in a unit and must weigh less than thirty (30) pounds at maturity. In addition, no more than (2) indoor cats are permitted to reside in a unit.

Section 13: Deleted

Sections 14:

Parking regulations pertaining to the undersigned parking spaces adjacent to Bayshore Blvd. The parking of buses, travel trailer, campers, land cruisers, mobile homes, boats, boat trailers or the storage of any vehicles or materials of any kind are prohibited. All such illegally parked or stored vehicles or materials will be removed from the property, at the expense of the unit owner responsible, as it legally permitted by Florida Statutes.

No subleasing of an owner's parking space to someone who does not own or rent a unit at Lover's Oak is permitted.

No vehicle of any kind may be parked at any time on the grassy areas of the common elements or on any portion of the condominium roadway.

Section 15:

Each unit has been assigned a boat slip per diagram attached, which shall be a limited common element appurtenant to the unit to which it is assigned. Boat Slips and dock privileges are for owners and renters only. No subleasing of a boat slip to someone who does not own or rent a unit at Lover's Oak is permitted. Each boat owner must provide proof of liability insurance to cover any damage their boat might cause to the dock, pier or property. Each boat owner is responsible for the securing their boat during bad weather conditions. Unit owner or renters are responsible for removal of their boat at their expense, should their boat sink. All boats moored in a slip must be registered with the Association and be owned by the occupant of the unit to which the slip is assigned. Dual usage by a unit owner and that owner's tenant of the boat slip assigned to that owner's unit is prohibited. Unit owners leasing their unit must designate whether the tenant or the owner has the usage rights of the dock and boat slip and provide such designation to the Association within 7 days of leasing their unit. If no designation is provided to the Association, the tenant shall be deemed to have the usage rights to the dock and boat slip and the Association shall have the right to take action to exclude the unit owner from the dock and boat slip. Notwithstanding the foregoing, unit owners are permitted to be invited guests of their tenants; however, in order to be permitted to use the dock and/or boat slip, the tenant must be present at all times with the owner.

The above and foregoing restrictive covenants shall only be amended in the manner as provided for the amendment of this Declaration. The condominium shall have the right to make and amend reasonable rules and regulations, in addition to these restrictions, respecting the use of the property in the condominium as is provided for in its Articles of Incorporation.

The Board of Directors and/or all unit owners are responsible for enforcement of these regulations.

The above Regulations were passed by the Board of Directors on September 24, 1985.

Restrictions

Additions: