

**Chateaux Versailles Condominium Association, Inc.**

**APPLICATION PACKAGE**

Unit Number: \_\_\_\_\_ Buyer/lessee name(s): \_\_\_\_\_

**THE COMPLETED APPLICATION, A COPY OF THE SALES CONTRACT/LEASE AND THE REQUIRED FEES ARE  
REQUIRED BEFORE PROCESSING.**

**Provided by buyer/lessee:**

- Application of Sale/Transfer/Lease of unit, Pet Policy, Rules & Regulations
- Background Authorization Form
- Driver's License/Proof of age
- Interview Fee (\$50 total; separate check made payable to Chateaux Versailles Condominium Association, Inc.)
- Non-refundable Application Processing Fee (\$50; separate check made payable to DeSantis Community Management, LLC)
- Non-refundable Background check fee (\$50 per person; separate check made payable to DeSantis Community Management, LLC)
- Copy of Sales Contract or Lease Agreement

Interview conducted by: \_\_\_\_\_

Property Manager: Louis DeSantis, LCAM — [Info@DeSantisMgmt.com](mailto:Info@DeSantisMgmt.com)

## Chateaux Versailles Condominium Association, Inc. APPLICATION

I am applying to (\_\_\_\_) purchase (\_\_\_\_) lease unit number \_\_\_\_\_

Application Date (MM/DD/YYYY) : \_\_\_\_\_

IF MORE THAN TWO APPLICANTS, USE ANOTHER SHEET TO RECORD SAME INFORMATION

### Applicant #1

Full name: \_\_\_\_\_

DOB & Age: \_\_\_\_\_; \_\_\_\_\_ years old.

Current \_\_\_\_\_ address:

How long have you lived at the above address? \_\_\_\_\_

Primary phone number \_\_\_\_\_

Second phone number \_\_\_\_\_

Email Address: \_\_\_\_\_

Vehicle make/model: \_\_\_\_\_

### Applicant #2

Full name: \_\_\_\_\_

DOB & Age: \_\_\_\_\_; \_\_\_\_\_ years old.

Current \_\_\_\_\_ address:

How long have you lived at the above address? \_\_\_\_\_

Primary phone number \_\_\_\_\_

Second phone number \_\_\_\_\_

Email Address: \_\_\_\_\_

Vehicle make/model: \_\_\_\_\_



**AUTHORIZATION OF RELEASE OF INFORMATION** – Applicant(s) represents that all of the above information and statements on the application for sale are true and complete, and hereby authorizes an investigative report, including but not limited to residential history (rental or mortgage), employment history, criminal history records and court records. This application must be signed before it can be processed by management. Applicant acknowledges that false or omitted information herein may constitute grounds for rejection of this application, termination of right of occupancy and/or forfeiture of fees or deposits and may constitute a criminal offense under the laws of this state. I/We hereby authorize the Association and/or their agent to conduct a background check including a criminal background check for prospective buyers/tenants. The results of the background check shall remain confidential. The Board of Directors and their agents will be held harmless from any action or claim by me in connection with the use of the information contained herein.

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Applicant's Signature

Date

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Applicant's Signature

Date

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Applicant's Printed Name

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Applicant's Printed Name

PET APPROVAL FORM

1. Type of Pet: DOG \_\_\_\_\_ CAT \_\_\_\_\_ OTHER \_\_\_\_\_

2. Breed.....

3. License .....

4. Name \_\_\_\_\_ Age \_\_\_\_\_

5. Approximate weight of pet at maturity \_\_\_\_\_

By signing this form I affirm that my pet is current with all vaccinations. Signature

of pet owner: \_\_\_\_\_ Date: \_\_\_\_\_

**Unit Number:** .....

Please submit this form along with your application to:

Chateaux Versailles Condominium Association  
C/O DeSantis Community Management, Inc.  
2931 Macalpin Dr S  
Palm Harbor, FL 34684  
Info@DeSantisMgmt.com

DeSantis Community Management, LLC

2931 Macalpin Dr S, Palm Harbor FL 34684

727-440-5225

BOARD OF DIRECTORS  
CHATEAUX VERSAILLES CONDOMINIUM ASSOCIATION, INC.  
2265 62ND AVENUE NORTH  
ST. PETERSBURG, FL 33702

**RULES AND REGULATIONS**

Dear Unit Owner:

April 2008

The purpose of these Rules and Regulations is to establish procedures to assure that residents will be able to enjoy their condominium home and the use of Chateaux Versailles facilities in a pleasant and harmonious environment.

Condominium living is becoming increasingly more popular, but there are distinct differences from single-family homes and rental complexes. Since numerous residents live and relax in close proximity to each other, it is imperative that residents in a condominium atmosphere adjust to these differences from other life styles and also accept new responsibilities.

Hopefully, these Rules and Regulations will be helpful in enabling residents to live more comfortably with their neighbors at Chateaux Versailles.

Each unit owner, tenant, invitee, relative or guest, hereinafter referred to as "Residents of the condominium unit, shall be governed by Florida Condominium Statutes and by the following Rules and Regulations, in addition to the obligations and duties, the association's By-Laws, Articles of Incorporation, and any amendments to those documents.

All residents, as defined in the foregoing paragraph, are encouraged to become familiar with the following Rules and Regulations. The Chateaux Versailles community is composed of numerous people with various differences in ages, interests, hobbies, life styles, family composition, etc. Consequently, respecting the rights of others is essential when many people live closely together.

The following Rules and Regulations are designed to preserve the attractiveness and desirability of Chateaux Versailles. Compliance by residents will enhance the overall appeal and value of your community and will also enable residents to be proud of being members.

Pursuant to Section 718.112(3), Florida Statutes, and Article III, Section 1, Subsection 1 of the By-Laws, the following rules and regulations have been duly adopted by the Board of Directors of Chateaux Versailles Condominium Association, Inc. and shall remain in effect until amended in part or replaced in whole by the Board of Directors of Chateaux Versailles Condominium Association.

The attached Rules and Regulations are approved and adopted by the undersigned as members of the Board of Directors of Chateaux Versailles Condominium Association, Inc. on this **30<sup>th</sup>** day of **April 2008**. These Rules and Regulations have been promulgated by the Board of Directors and are intended for the preservation of buildings, structures, and other property, as well as the safety, protection and comfort of the residents at Chateaux Versailles.

\_\_\_\_\_  
President

\_\_\_\_\_  
Vice-President

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Treasurer

\_\_\_\_\_  
Common Elements

Date: \_\_\_\_\_

**1. USE OF UNITS:**

Each unit shall be used only for single-family (up to 4 persons) residential purposes. No use of a unit shall be authorized which is not in compliance with the City of St. Petersburg, Florida zoning criteria pertaining to permit uses for single-family residences .

No resident shall make or permit anything to be done or performed in the unit or anywhere within the Chateaux Versailles Community in the unit or anywhere within the Chateaux Versailles Community which is unlawful, or which would result in an increase in insurance premium.

No resident shall make or permit any disturbing noises in the unit or anywhere within Chateaux Versailles Community.

All residents must respect the privacy of their neighbors by keeping radio / TV/ Stereo and other musical instruments at a moderate volume at all times, especially between the hours of 11:00pm and 8:00am. Between those hours, quiet activities must be observed.

**2. SALE OF UNITS / LEASING OF UNITS:**

An application must be submitted to the Board along with a check in the amount of \$100.00 per adult payable to Chateaux Versailles Condominium Association, Inc. for a background screening on any prospective buyer or tenants and must receive Board approval before the final transaction. It is the seller's responsibility to provide the buyer with a full set of the Condominium Docs for Chateaux Versailles. If not provided, a copy of the full set may be purchased from the Association at current cost.

All new unit owners must not rent out for the first (12) twelve months of ownership. Unit owners who have owned their units over (12) twelve months wishing to lease their units must have the lease agreement approved by Board of Directors, and the lease agreement must conform to all Association , City, County and State applicable rules, regulations and laws. No lease shall be for less than one (1) year in any twelve (12) month period. No unit shall be leased to more than one tenant in any 12 month period. Leasing before the 12 month period is subject to a fine and/or action taken and any legal fees that occur will be the owners responsibly . The tenant shall not sub-lease under any circumstances. All lease agreements shall be submitted to the Board for approval with a \$100.00per adult application fee. The Board has up to (15) fifteen days after submitting the lease, to approve or disapprove the lease.

Prior to moving into Chateaux Versailles, two Board Members will conduct an interview once the background check has been completed and present a copy of the Rules and Regulations to the new resident or tenant. and the new resident or tenant shall sign a receipt for same. Any tenant that has brought other people into the unit after approval has been completed must have written consent from

owner and inform the Board. {they are subject to a background check). If the Board is not notified the owner is subject to a fine.

**3. TENANT/ UNIT OWNER RELATIONSHIP:**

All tenants must adhere to all Rules and Regulations. The unit owner is also responsible for violations of the Rules and Regulations by tenants, and for any fines incurred by their tenant.

Each unit owner leasing a unit shall use diligence and good judgment in selecting tenants. Unit owners shall be responsible for assuring that their unit is not sub-leased.

**4. MONTHLY MAINTENANCE ASSESSMENTS:**

It is the responsibility of unit owners to remit their monthly maintenance fee/assessments to Chateaux Versailles on the first day of each month. The Association does not send monthly statements to unit owners.

**If monthly maintenance fees are not received by 9:00 p.m. on the tenth (10) day of the month, a late charge of \$25.00 will automatically be added to the amount due.** The delinquent unit owner will receive a letter from the Board of Directors. The delinquent owner must pay all late fees, filing fees and attorney fees.

To provide the Association with the funds to operate the Chateaux Versailles Community and to meet its financial obligations the Association is empowered to file liens with the Clerk of the Court, Pinellas County on those units which are in arrears in payment of the monthly maintenance/assessments after 90 days. Foreclosure proceedings will occur Nine (9) months after lien was filed.

**5. CHILDREN:**

Unit owners will be held directly responsible for the conduct of guest children as well as their own or their tenants. Playing in hallways, stairways, or walkways or the parking area shall not be permitted including but not limited to bicycle riding, roller-skating, roller-blading, skateboarding or scooters, motorized or manual. A responsible adult must accompany all children under the age of 16 when utilizing any of the facilities provided on Condo grounds.

**6. PETS:**

Unit owners and tenants shall be allowed pets if they receive **prior written approval from the Board**. The limit is two pets total, one dog and one cat or two cats. The weight limit for any one pet is 20 lbs. It is the intent that said written approval will not be unreasonably withheld for common household pets. The unit owner/resident is required to keep the animal on a leash at all times. This is a St. Petersburg City Ordinance and will be strictly enforced. In no event shall the animal be allowed to cause a nuisance or disturbance of any kind. The Board of Directors can withdraw the written approval as to pets at any time at its sole discretion when the pets become a nuisance, or the owner/resident does not abide by the Rules and Regulations established by the Board of Directors pertaining to pets .

The owner of the animal shall remove animal waste deposits on condominium property immediately; violators will be subject to a fine by the Board of Directors at \$25.00 per occurrence.

Pets will be walked on the property that runs along 62<sup>nd</sup> Avenue North only.

Pets shall never be left on balconies, terraces (unless screened) or walkways of units.

The pet owner if directed to do so by the Board of Directors shall remove pets that disturb residents by barking, pet odors, running loose, deemed dangerous or a nuisance, from Chateaux Versailles property.

Cat litter must be bagged and removed expeditiously to avoid the smell in the unit.

All guests with pets are required to conform to these Rules and Regulations.

Do to the 2 pet rule, visiting Dogs are allowed so long as the unit does not have more than 2 pets as stated above and if they are going to stay any length of time(such as dog sitting for a certain period of time) the Board needs to be informed with proof of shots.

**7. VEHICLES AND PARKING:**

Each unit is assigned one parking space. Any unassigned parking spaces are designated as "Guest" parking. Residents are responsible to inform guests to park only in the unassigned parking spaces.

Vehicles will not be parked or driven on the grass. Vehicles cannot be parked in front of trash dumpsters or on paved areas not designated as parking areas. Violators will be towed at the owner's expense.

No vehicle shall be allowed on the condominium property, which is not in operating condition. All vehicles must have a current license plate. Non-operating vehicles will be towed at the owner's expense.

No repairs to motor vehicles shall be permitted on the property. No vehicles shall be on jacks or blocks.

No motorbikes, dirt bikes or motorized scooters shall be operated on condominium property.

Parking of trucks exceeding<sup>3</sup>/<sub>4</sub> ton, commercial vehicles or any type of Campers, boats, any type of trailer, recreational vehicle, etc., is absolutely prohibited in any parking area.

Long term parking of 3 days or more is only allowed in the guest parking area opposite of Building 5, and only with written permission of the Board of Directors. All other vehicles being parked or stored on Chateaux Versailles property are subject to being towed at the owner's expense.

#### **8. TRASH:**

Dumpsters are for Chateaux Versailles trash only! Trash pickup is on Mondays and Thursdays. There is a recycle center on 62<sup>ND</sup> Avenue North across from Mangrove golf course. The City removes old furniture, carpets and appliances by calling 893-73,§if to schedule a pickup to have these items removed. Items may be placed beside the dumpsters the night before the scheduled pickup. Hazardous material can be taken to 28<sup>th</sup> & 110<sup>th</sup> Ave. on Monday, Tuesday, and Fridays for disposal it is open from 6:30am to 4:30 pm, Thursdays from 8:00am to 6:00pm. Every third Saturday it is open from 7:00am to 4:00pm. They are closed on Wednesdays and holidays.

Large cartons must be flattened, and large bulky items must be broken down,prior to being placed in the dumpsters.

No trash or cardboard boxes may be left outside the dumpsters. All items with any type of odor, such as food, diapers, etc., must be placed in plastic bags and secured prior to disposal. **Anyone leaving any items outside the dumpster will be subject to a \$100.00 fine.**

Covers to dumpsters must be kept closed and any trash that is accidentally dropped should be picked up and placed in the dumpsters.

All vendors must remove their trash from Chateaux Versailles.

**9. BUILDING EXTERIORS / HURRICANE PROTECTION:**

Unit owners/lessees shall not make any structural alterations or other changes or additions to exterior walls, overhangs, roofs, balconies and limited common elements, which would be visible from the common elements. Everything shall be done to maintain a uniform appearance to all buildings

No exterior paint may be applied to any building without prior written approval of the Board of Directors.

Screen/storm doors may be added to the front doors with approval of the Board of Directors and must be uniform with existing screen/storm doors as to appearance and color.

All hurricane protection devices such as hurricane replacement windows or all other devices to protect windows must be approved by the Board before they are installed. All replacement windows must have a permit and are subject to Fire Marshall codes. Any unit that puts in replacement windows without a permit and that are not up to code is subject to a fine and expense of replacing windows with code windows. Also any legal fees to make unit owner comply.

No signs, advertisements or notices of any kind shall be placed on exterior of a unit, on the windows and doors of a unit, on any part of the common elements, or on vehicles parked on condominium property with the following exception: one (1) "For Sale" or "For Rent" sign not to exceed 24n x 24" is allowed inside of a window.

Nothing may be hung from outside the windows or from the balconies or terraces. No clothes lines will be permitted in any common or limited common element, or on balconies or terraces; Christmas decorations are permitted.

Each owner or occupant shall maintain his unit in a clean and sanitary manner. Patios and balconies shall be used only for the purposes intended and shall not be used for hanging of garments or other objects, or for cleaning of rugs or other household items.

Condominium unit owners shall make no repairs to any plumbing or electrical wiring within a unit, except by a licensed plumber or electrician authorized to do such work by the Board of Directors or its agent.

**10. COMMON ELEMENTS / DESTRUCTION OF PROPERTY:**

Each owner is personally responsible for the repair of damage to the common elements or limited common elements caused by himself, members of his family, guests, agents, tenants or employees. A special assessment for any such cost will be levied against the unit owner.

Any damage of common facilities should be reported to a Board member.

No personal property shall be left in the common or limited common areas, this includes bicycles and toys, as well as swimming pool toys/aids.

**11. SATELLITE DISHES:**

Satellite Dishes are permitted only upon providing a written proposal and meeting with the Board of Directors for approval with the following stipulations: The dish must not be attached to the building, must not obstruct your neighbors view, must not be wired into the wall, and the yard cannot be torn up. A tenant must have written approval from the owner prior to the meeting with the Board. Owner will take full responsibility and liability for any damage or injuries incurred by having the Satellite Dish. Landscaper and condo Association will not be responsible in any way for any damage or injuries incurred by unit owner permitting or installing Satellite Dish. Satellite Dish must be installed by a qualified, licensed professional only.

**12. TERRACES, BALCONIES AND WALKWAYS:**

Terraces, balconies and walkways shall be used only for the purposes intended and shall not be used for hanging or drying clothing, linens, towels, etc. or for cleaning of rugs and other household items.

Storage of boxes, cartons, etc. is strictly prohibited on balconies or terraces.

No propane gas grills are permitted on the premises. Any type of gas grill or propane tanks cannot be stored in the units *or* on the balconies pursuant to St. Petersburg Fire Department rules. Charcoal grills are permitted to be used, but no closer than 10 feet from the building. Charcoal and ashes must be wetted down, put into bags and disposed of in the dumpsters.

AU types of terrace enclosures must be requested in writing to the Board and approved by the Board before installation.

AH walkways must have a minimum of 42" from wall to railing in accordance with the St. Petersburg Fire Marshall. All second floor walkways must be clear of objects per Fire Marshall. Any fines incur from not following this ordinance will be assessed to the Unit owner.

The areas around the stairwells and under the stairs are not storage areas. Storage of any type of item is prohibited.

**13. CLUBHOUSE:**

The Clubhouse is available to each owner or resident for special occasions. The Board must receive all requests a few days in advance of the requested date with \$50.00 deposit. Inspection of the clubhouse shall be made before and after the unit owner or resident's use. Nothing can be taped, nailed or stapled to the walls. If a tenant should cause damage to the clubhouse the unit owner shall be responsible for the cost of repairs. The deposit will be returned to the unit owner

or resident if the clubhouse is cleaned and inspected to the satisfaction of the Board, (This is everyone's clubhouse we have never charged before not starting now)a charge of \$20.00 will be collected if the A/C is used in the clubhouse.

**14. WATER USAGE:**

The washing machines in the units are for unit resident's use only. Washing of clothes of relatives, friends, etc., who do not live in Chateaux Versailles, is not permitted.

Cars will not be washed or rinsed on any area of Chateaux Versailles.

All unit owners/residents will conform to current St. Petersburg watering restrictions.

**15. COMPLAINT PROCEDURE:**

The appropriate authorities shall handle emergency situations. Please refrain from calling any Board member after 8:00 pm or before 8:00 am unless it is a true emergency. All non-emergency requests must be in writing, signed, dated and placed in the gray mailbox located across from the clubhouse.

Any resident observing a violation of these Rules and Regulations is encouraged to submit to the Board a brief **written** summary of the violation, including the date, time, location, names of individuals involved, and the unit number, if known.

The Board will investigate complaints submitted in writing, signed and dated. Verbal complaints should be followed up by a written complaint in order for the Board to take action.

Upon review, if the Board determines that a violation has occurred, the violator and/or unit owner shall be given a period of time in which to respond.

Residents who receive a violation notice may request, in writing, the violation be reviewed with the Board if they believe that there was no infraction of the Rules and Regulations or that there may have been extenuating circumstances.

**16. MISCELLANEOUS FEES:**

Florida law states a charge of \$.25 per copy for any written request of any financial report or minutes of the Board meetings may be charged.

**17. BOARD MEETINGS:**

Unit owners are asked to keep their discussion time to a maximum of 3 minutes so the Board may be able to conduct the business on the agenda in a timely fashion.

**18. FIREWORKS:**

No Fireworks allowed on Chateaux Versailles property.

**19. POOL RULES:**

1. The pool area is open for use by residents and no more than 4 guests per Unit from 8:00 A.M. to Dusk. All bathers swim at their own risk.
2. Pool area capacity is limited to 20 people.
3. The gate will be locked and a key on a pool tag will be required to enter the pool area.
4. All swimmers are required to shower before entering the pool.
5. **No** food or glass of any kind allowed in the pool area.
6. **No** pets are allowed in the pool area.
7. No running on the pool deck or pool area or diving into pool.
8. Proper swimming attire is required. No "T" backs or cut-offs allowed. No diapers are permitted in the pool. Swimmies are accepted.
9. A responsible adult must accompany all children under the age of 16 at all times.
10. Radios are discouraged. The use of earphones is suggested.
11. The unit owner or resident must inform a board member when expecting adult guests that will be using the pool without the owners presence. (A guest is someone who is living in your unit for a short period of time).
12. Each person using the pool and pool area is responsible for cleaning up after himself/herself.
13. **No** rafts or other large flotation devices allowed.
14. **No** grilling in the pool area at any time.
15. **No** pool parties are allowed due to insurance reasons.
16. **No Alcoholic beverages** are allowed in the pool area.

**20. FLOWER GARDENS: What happened to the resin chairs in the front of the units? Was this taken out intentionally?**

Each garden needs to be approved by the Association before it is started. Garden plans need to be submitted.

Unit owners need to read and sign a copy of the rules (tenants cannot sign for owners). Allow up to two (2) weeks for an approval.

Each unit owner is allowed three (3) feet from the edge of their unit for a Flower Garden. The gardens must be boxed off or contained.

Annual flowers only, trees, bushes and permanent plants are not permitted. Growing vegetables and fruit are not permitted.

Garden lights or light reflecting materials are not permitted. Bird feeders are permitted for decorative purposes only.

No birdseed as it attracts squirrels and rats. The feeding of wildlife on the property is prohibited and subject to a \$100.00 per occurrence.

The garden needs to be maintained at all times.

Use your own watering can, hooking up a hose to an outside water spigot is not permitted.

The Association reserves the right to revoke the approval at any time for non-compliance of these rules.

**21. BLANKET STATEMENT REGARDING FINES:**

Unless otherwise stated in the Rules and Regulations, failure to comply will result in a fine to the unit owner in the amount of \$100.00 for each occurrence up to a maximum of \$1,000.00. The person being fined will have the opportunity to go before a committee of three owners (not Board members) and present their case. The committee vote will be the final decision. If the fine is not paid prior to the sale of the unit, the total amount due and payable to the Association **will** be reported to the closing Title company/Mortgagor as an amount owed and payable at or prior to the closing. Any fees or fines not paid within ninety (90) days may be turned over to the Condo Association's Attorney for further collection. The unit owner will be responsible for all fees, fines and attorney's expenses.

**22. REQUIRMENTS TO RUN FOR THE BOARD OF OFFICERS:**

Only unit owners that are eligible to be a member of the Board must be the designated voting interest for that unit. They must be on the deed to the property. (No family or friends living in the unit will be allowed on the Board) And the required voting interest certificate must be on file. **ONLY** one person per unit will be allowed on the Board. The member must be in good standing by being current on but not limited to monthly maintenance fees, assessments and by following the rules.

**DOCUMENTS AND AGREEMENTS:**

I have received a copy of the Rules & Regulations, and I agree to abide by them. Failure to abide to the Rules & Regulations will result in Fines and/or request to vacate the premises by the Association's Board of Officers.

Purchaser automatically becomes a member of the Association. All fees and assessments set by the Association are due and payable on the first of every month. If payment is made after the tenth of the month member agrees to pay an additional fee of \$25. Make check payable to Chateaux Versailles. Delinquent fees and late charges are subject to a lien on property.

If I intend to lease my unit, the lessee must submit application for lease and be approved prior to finalization of lease occupancy. No Lessee's households contents are allowed to be moved into the unit before the Board has approved lessee.

The Current Maintenance fee for unit number \_\_\_\_ is \$ \_\_\_\_\_ per month

Applicant's Signature: \_\_\_\_\_ Date \_\_\_\_\_

**Board Officer to Fill Out**

Name of Officer: \_\_\_\_\_ Date: \_\_\_\_\_

Title \_\_\_\_\_ Approve \_\_\_\_\_ Denied \_\_\_\_\_

Name of Officer: \_\_\_\_\_ Date: \_\_\_\_\_

Title \_\_\_\_\_ Approve \_\_\_\_\_ Denied \_\_\_\_\_

## Chateaux Versailles Condominium

### Article 24

#### Obligation of MEMBERS

In addition to other obligation and duties heretofore set out in this Declaration, every owner or occupant shall abide by the following regulations:

1. All automobiles shall be parked only in the parking spaces so designated for that purpose by the ASSOCIATION. Such designation may be separate letter or appropriate marking of the parking space or spaces by the owner's last name and/or apartment number. Owner agrees to notify all guests of the regulation regarding parking, and to require guest to abide by such parking regulations. If the ASSOCIATION has assigned a space to a unit owner and his guest shall be permitted to utilize such assigned space. No boats, trailers, campers, golf carts, motorcycles, or vehicles larger than a passenger automobile will be permitted within the development of which the unit is a part and any such vehicle or any of the properties mentioned in the [receding sentence may be removed by the ASSOCIATION at the expense of the owner owning the same, for storage or public or private sale, at the election of the ASSOCIATION; and the unit owner owning the same shall have no right of recourse against the ASSOCIATION, therefore. No repairing of automobiles, boats, campers, golf carts, or any other property of the owner will be permitted outside the confines of the owner's unit.
2. Each owner or occupant shall maintain his unit in good condition and repair, including all internal surfaces within or surrounding his unit, and each owner or occupant shall maintain and repair the fixtures therein and shall promptly pay for any utilities which are metered separately to his unit. Common areas of the building, such as hallways, etc., landscaped and grasses area, shall be used only for the purposes intended. No articles belonging to the occupants shall be kept in such areas, temporarily or otherwise.
3. Each unit shall be used for the purpose of a single family residence. Any exception to this Article shall be obtained by prior written approval of the ASSOCIATION.
4. Each owner or occupant shall maintain his unit in a clean and sanitary manner. Patios and balconies shall be used only for the purposes intended and shall not be used for hanging of garments or other objects, or for cleaning of rugs or other household items. Each owners or occupant may provide his unit with laundry and drying equipment; but no drying of laundry will be permitted outside of the unit excepting in the laundry room.
5. Condominium parcel owners shall not keep pets or other animals in their units or within the common elements unless prior written approval of the Board of Directors of the ASSOCIATION is obtained. It is the intent of the DEVELOPER that said written approval will not be unreasonably withheld for the common household pets. In the event written approval as aforescribed is obtained by the unit owner, then and in such event the unit owner will be required to be sure that the animal is always kept under a leash. In no event shall the animal be allowed to cause a nuisance or disturbance of any kind or nature. The Board of Directors of the ASSOCIATION can withdraw the written approval as to pets referred to above at any time in its sole discretion when the pet becomes a nuisance, or the owner does not abide by the ASSOCIATION by the rules and regulations established by the Board of Directors of the ASSOCIATION pertaining to pets.

17. Each condominium parcel owner shall conform to and abide by the By-Laws and uniform rules and regulations in regard the use of the unit and common elements which may be adopted in writing from time to time by the Board of Directors of the ASSOCIATION, and to see that all persons using owner's property by, through, or under him do likewise.
18. Each condominium parcel owner shall allow the Board of Directors or the agents and employees of the ASSOCIATION to enter any unit for the purpose of maintenance, inspections, repair, and/or replacement of the improvement within the units or the common elements, or to determine compliance with these restrictions, reservations, covenants, conditions and easements and the By-Laws of the ASSOCIATION.
19. Condominium parcel owners shall make no repairs to any plumbing or electrical wiring within a unit, except by a licensed plumber or electrician authorized to do such work by the Board of Directors of the ASSOCIATION or its agent. Plumbing and electrical repairs within a unit shall be paid for and be the financial obligation of the owner of the units whereas the ASSOCIATION or its agent shall pay for and be responsible for repairs and electrical wiring within the common elements.
20. No fireplace shall be installed or constructed within any unit unless the same has been approved by the Board of Directors of the ASSOCIATIONS and the Fire Marshall. Any fireplace installed or constructed within any unit shall be so installed or constructed by a licensed contractor in compliance with all applicable building codes and regulations. Additionally no fireplace shall be installed or constructed in such a manner that it encroaches upon any unit other than the one in which said fireplace is being installed or constructed.
21. No children under the age of sixteen (16) years old shall be allowed to be permanent residents of CHATEAUX VERSAILLES CONDOMINIUM, INC.

6. Alteration and repair of the building is the responsibility of the ASSOCIATION, except for the interior of the unit. No exterior painting of doors or buildings, or additions such as screen doors, lighting fixtures, or any other item whatsoever, and no alteration may be made to any interior boundary wall by any owner or occupant other than the DEVELOPER without first obtaining written approval of the ASSOCIATION. No reflecting device or materials may be used in any of the aforementioned areas.
7. Each unit occupant shall be responsible for the care and maintenance of plants or shrubbery placed upon the condominium property by him and should said occupant fail to maintain said plants and shrubbery, the ASSOCIATION shall have the right to have said plants and shrubbery maintained or removed at the expense of said unit owner.
8. No owner or occupant may make or permit any disturbing noises in the building or on the condominium property, whether made by himself, his family or friends, guests or servants, nor may he do or permit to be done anything by such person that would interfere with the rights, comforts or other convenience of other occupants. No occupant may play or suffer to be played any musical instrument, phonograph, radio or television set in his unit or on or about the condominium property if the same shall in any manner disturb or annoy the other occupants of the condominium.
9. Disposition of garbage and trash shall be only by use of garbage disposal units, or by the use of receptacles supplied by the ASSOCIATION.
10. Each owner or occupant may identify his unit by a name plate of a type and size approved by the ASSOCIATION and mounted in a place and manner so approved.
11. No signs, advertising, or notices of any kind or type whatsoever, including, but not limited to, "For Rent" or "For Sale" signs, shall be permitted or displayed on the exterior of any unit, nor shall the same be posted or displayed in such a manner as to be visible from the exterior of any unit.
12. All official notices of the ASSOCIATION or of a management corporation, if utilized, shall bear the signature of the President and the official seal of the said ASSOCIATION or the management corporation.
13. All damage to the project caused by the moving and / or carrying of articles therein, shall be paid by the unit owner or person in charge of such articles.
14. Soliciting is strictly forbidden. It is requested that owners notify the ASSOCIATION if a solicitor appears, and appropriate action will be taken.
15. These rules and regulations are subject to modifications by the ASSOCIATION in accordance with the By-Laws as set forth in the Declaration of Condominium.
16. The owner of a condominium parcel shall not permit or suffer anything to be done or kept in his unit which will increase the insurance rates on his unit or the common elements or which will obstruct the rights or interfere with the rights of other members or annoy them by unreasonable noises or otherwise; nor shall an owner commit or permit any nuisances, immoral or illegal act in his unit or on the common elements. Note however, that this provisions shall not be construed to prohibit a unit owner from installing or constructing a fireplace within his unit so long as the same is approved by the ASSOCIATION and by the Fire Marshall and constructed by a licensed contractor in compliance with all applicable building and constructed by a licensed contractor in compliance with all applicable building codes as set forth hereinafter.