

Grove Townhouses Condominium Association, Inc.

Approved Rules and Regulations 07/17/2025

1. Sidewalks, entrances, passages, driveways, and similar areas of the Common Elements must remain unobstructed and may only be used for entering and exiting the Association Property. Storing carts, bicycles, carriages, chairs, tables, or other objects in these areas is not allowed.
2. Unit Owners and occupants must keep their personal property stored within their designated units, Limited Common Areas, or other areas authorized by the Association.
3. Only patio furniture, barbecues, and other typical items may be placed on balconies or terraces. Linens, clothing, curtains, rugs, mops, or any type of laundry must not be shaken or hung from balconies. A United States flag may be respectfully displayed in accordance with the Act. No items other than a respectfully displayed United States flag may be attached to, hung, or placed on the exterior walls, doors, balconies, or windows of the Building.
4. Garbage, refuse, trash, or rubbish may only be disposed of in accordance with the Association's guidelines. The requirements set by the trash removal service for disposal or collection must be followed.
5. Vehicle repairs are not permitted on the Condominium Property.
6. Guests of Unit Owners or occupants may not park in guest parking spaces for more than twenty-four (24) continuous hours or exceed ten days per month. Unit Owners or occupants are not allowed to park in designated guest parking spaces.
7. No Unit Owner or occupant shall create or allow disturbing noises from themselves, their family, servants, employees, agents, visitors, licensees, or pets that interfere with the rights, comforts, or conveniences of other Unit Owners or occupants. Additionally, no musical instruments, phonographs, televisions, radios, or sound amplifiers may be operated in a manner that disturbs other residents.
8. No signs, advertisements, notices, or other graphics may be displayed, inscribed, painted, or affixed to any part of the Condominium Property.
9. Flammable, combustible, or explosive fluids, chemicals, or substances are not allowed in any Unit or on the Common Elements, except for barbecue propane tanks and standard household items.
10. Unit Owners or occupants planning to be away during hurricane season must prepare their Unit prior to departure by designating a responsible individual or firm to care for it in case of a hurricane threat or damage, and they must inform the Association of their name(s). This individual or firm must be approved by the Association.

- 11.** No aluminum foil or reflective/tinted materials may be placed in any window or glass door without prior written approval from the Board of Directors. Unsightly materials are also prohibited from being placed on or visible through any window or glass door.
- 12.** Parents or legal guardians are directly responsible for their children, ensuring their supervision while on Association Property and compliance with these Rules and Regulations. Loud noises are not permitted.
- 13.** The keeping or maintenance of pets, birds, fish, reptiles, or wildlife on or around the Condominium Property is prohibited, except as follows:

 - a) Pets are not allowed, except for service and emotional support animals, with requests for approval submitted to the board along with necessary documentation.
 - b) Dogs and cats may only be outside their Owner or occupant's Unit when accompanied by an adult and must be leashed to a maximum length of six (6) feet. Owners or occupants must clean up after their animals, and dogs and cats may only be walked in designated areas of the Common Elements.
 - c) Fish or caged domestic birds may be kept in Units as long as they do not disturb the rights, comforts, or conveniences of other Unit Owners or occupants.
- 14.** Every Owner and occupant must comply with these Rules and Regulations, any rules adopted in the future, and the provisions of the Declaration, By-Laws, and Articles of Incorporation of the Association. Non-compliance may result in actions, including claims for damages, injunctive relief, or fines imposed by the Board of Directors. The following procedures will apply:

 - a) Notice: The Association will notify the Owner or occupant of the infraction, including the date and time of the next Board meeting for them to present their case.
 - b) Hearing: The non-compliance will be reviewed by a committee of other Unit Owners, who will also hear reasons against penalties being imposed. A written decision will be provided within twenty-one (21) days after the committee meeting.
 - c) Fines: The Board may impose fines of up to \$100.00 (or a higher amount permitted by law) for violations.
 - d) Violations: Each incident is treated separately.
 - e) Payment of Fines: Fines must be paid within thirty (30) days of notice.
 - f) Application of Fines: All collected fines will be allocated as directed by the Board.
 - g) Non-Exclusive Remedy: Fines do not replace other rights and remedies available to the Association, but any fines paid will be deducted from any damages the Association may seek from the offending Owner or occupant.
- 15.** These rules and regulations are in addition to the covenants, conditions, and restrictions outlined in the Declaration of Condominium. In case of any conflict, the provisions of the Declaration will take precedence. All Unit Owners and occupants are subject to these rules, even if not explicitly stated. The Board of Directors may grant exceptions to specific rules upon written request and a showing of good cause at their discretion.