



## **RULES AND REGULATIONS FOR SOUTHERN PINES, A CONDOMINIUM**

The Rules and Regulations hereinafter enumerated regarding the Condominium Property, including the common elements, limited common elements, and individual units, shall apply to and be binding upon all unit owners. Unit owners must comply with these Rules and Regulations at all times and are responsible for ensuring that their family members, guests, invitees, lessees, service providers, and any other persons under their supervision or control also comply. Any waiver, consent, or approval granted by the Board of Directors under these Rules and Regulations is revocable at any time and shall not be considered a precedent unless expressly stated in writing by the Board.

Violations must be reported in writing to the Board of Directors of the Association. Upon review, written notice of the violation will be issued to the responsible unit owner and/or lessee. Any disputes concerning violations will be reviewed by the Board of Directors, which will determine the appropriate course of action. The Association has an established Fining Committee, and failure to comply with these Rules and Regulations may result in fines being levied in accordance with the Condominium's governing documents and Florida law. Unit owners are ultimately responsible for ensuring that their lessees and guests adhere to these Rules and Regulations.

### **1. GOVERNANCE & COMPLIANCE**

- A. Compliance with Documents: All residents must comply with the Declaration of Condominium, Articles of Incorporation, Bylaws, and these Rules and Regulations. Violations are subject to enforcement and fines.
- B. Enforcement and Fines: In accordance with Florida Statute 718.303, the Association may levy reasonable fines (up to \$100 per day, not to exceed \$1,000 per violation) against any unit owner or occupant for non-compliance. A hearing before a fining committee could be provided prior to levying any fine.
- C. Three-Strikes Policy: If a tenant or unit has 3 violations within 12 months, the Board may deny future leasing approvals.
- D. Non-Renewal Policy: If a tenant receives multiple notices or causes police involvement, the lease may not be renewed or the owner may lose leasing privileges.
- E. Right of Access for Repairs: Per Florida Statute 718.111(5), the Association has the irrevocable right of access to each unit during reasonable hours when necessary for maintenance, repair, or replacement of common elements or to prevent damage to other units.



## 2. OCCUPANTS/RESIDENTS

- A. All individuals aged 18 or older must submit a complete application and receive written approval from the Association **prior** to moving into any unit. Approval must be obtained regardless of whether the individual is a leaseholder or an occupant.
- B. Any guest, including a significant other, who resides in the unit for more than **14 cumulative days within any 12-month lease period** will be considered an unauthorized occupant. It is the responsibility of the unit owner or tenant to notify the Association of any such guests **prior to** the 14-day threshold.
- C. Failure to report an unauthorized occupant may result in: A violation fine in accordance with the Association's governing documents and Florida Statutes; Potential disapproval of future lease renewals; Legal action, including possible eviction proceedings, if applicable under the lease agreement.

## 3. TENTANTS

- A. There is a one-time application fee of \$150.00.
- B. There is an access fee per car of \$30.00.
- C. Applicants with felony convictions involving violence, theft, drug trafficking, or sex crimes within the last 10 years may be denied.
- D. Applicants with more than three (3) misdemeanor convictions involving violence, theft, drug trafficking, or sex crimes within the last 10 years may be denied.
- E. Minimum Credit Score Requirement: All tenants must have a minimum credit score of 650 unless a guarantor is approved by the Board.
- F. Applicants must demonstrate a monthly income equal to at least three times the monthly rent.
- G. Applicants cannot have any utility bills in collections or eviction proceedings in their record.
- H. The use of commercial vehicles in the property is prohibited.
- I. The Association reserves the right to conduct an in-person or virtual interview with any prospective tenant prior to approval.
- J. Leases must be renewed annually with updated background checks and Association approval.
- K. Owners are fully responsible for their tenants' actions and will be fined for any rule violations committed by tenants or their guests.

## 4. NOISE

- A. In accordance with the **City of Winter Garden Noise Ordinance** and Florida law, all residents and guests are expected to minimize noise between the hours of **9:00 p.m. and 7:00 a.m.** During these designated quiet hours: Radios, televisions, musical instruments, and any other electronic devices must be kept at a low volume to prevent sound from being audible beyond the unit or disturbing neighboring residents.
- B. Activities that create unnecessary or excessive noise: such as loud conversations, bidding farewell to guests outdoors, heavy footsteps on stairs, slamming doors, vacuuming, or operating laundry appliances, should be avoided during these hours to preserve the peace and comfort of the community.
- C. Repeated violations may result in warnings, fines, or other enforcement actions

- as permitted by the Association's governing documents and local ordinances.
- D. Residents are encouraged to be considerate of their neighbors at all times and especially during quiet hours.

## 5. OBSTRUCTIONS (Use of Common Elements and Unit Exteriors)

In accordance with **Florida Statutes §718.113** and applicable building and safety codes, the following rules apply to the use of sidewalks, entrances, and the exterior areas of units:

- A. **Sidewalks, walkways, stairwells, and entrances** must remain clear and unobstructed at all times to ensure safe access and compliance with fire and safety regulations.
- B. Only **one standard-sized welcome mat** is permitted outside each unit door.
- C. The placement of any personal property or items in these common areas, including but not limited to **plants, bicycles, strollers, carts, chairs, tables, garbage bins, ashtrays, decorations, potted rocks, or other objects**, is strictly prohibited.
- D. No **signs, notices, advertisements, or displays** may be affixed to or placed on any exterior wall, window, balcony, or door of a unit without the prior written consent of the Association.
- E. Nothing may be **hung, draped, or projected** from windows, balconies, or doors, including but not limited to clothing, flags (except as permitted by Florida law), or decorative items.
- F. No **radio, television, satellite, or other antennae** may be installed on or attached to the exterior of the building or roofs without written approval from the Association and in accordance with FCC and Florida law.

## 6. CHILDREN

- A. Parents and/or legal guardians are fully responsible for the supervision, behavior, and actions of their children at all times while on Condominium property. This includes ensuring their compliance with all rules and regulations established by the Association.
- B. Children under the age of 16 **must be** accompanied and directly supervised by a responsible adult (18 years or older) **at all times** while in any common area, including but not limited to hallways, parking lots, recreational areas, lobbies, elevators, and community amenities such as the pool, clubhouse, gym, and playground.
- C. Unaccompanied minors under 16 are not permitted in any amenity or common area under any circumstance. If a minor is found unsupervised, they will be asked to return to their unit by staff, management, or the Access Control Guard.

## 7. DESTRUCTION OF PROPERTY

- A. Neither unit owners, nor their family members, lessees, guests, or contractors shall mark, mar, damage, destroy, deface or engrave any part of the Condominium. Unit owners shall be financially responsible for any such damage. Residents that destroy/damage any part of the amenities will be subject to loss of privileges.

## **8. EXTERIOR APPEARANCE**

- A. Pursuant to Florida Statutes §718.113 and the governing documents of the Association, no unit owner may paint, decorate, alter, or modify the exterior of the Condominium building or any appurtenant common elements (including balconies, doors, and windows) without the prior written approval of the Association.
- B. The following restrictions also apply: Awnings, window guards, light-reflective materials, exterior ventilators, fans, or any air-conditioning equipment may not be installed, exposed, or used in or around any portion of the Condominium exterior without Association approval; Window tinting is strictly prohibited, unless approved in writing by the Association and compliant with uniform appearance standards; All drapery, curtains, or window coverings visible from the exterior must have a white, off-white, or blackout-style liner, as approved by the Association, to ensure a consistent and uniform exterior appearance.
- C. Any unapproved exterior modification is subject to removal at the owner's expense and may result in enforcement action by the Association, including fines as allowed under Florida law.

## **9. SIGNS**

- A. There shall be no "For Sale" or "For Rent/Lease" signs exhibited, displayed or visible from the interior or the exterior of the Condominium windows. There shall be no signs exhibited or displayed on any vehicles for any home based businesses, vehicles for sale, products, or any sales of such products or business services whatsoever.

## **10. CLEANLINESS/TRASH**

- A. To maintain a clean and sanitary environment for all residents, the following rules must be observed regarding waste disposal: All household refuse, garbage, bottles, cans, and other waste materials must be securely bagged in plastic trash bags and disposed of only in the designated community dumpster or garbage receptacle located at the front of the property; Pet waste must be disposed of properly in designated pet waste stations. At no time should pet waste bags be left in front of units, on balconies, or in landscaped areas; Cigarette butts must be fully extinguished and properly disposed of inside your unit. Disposing of cigarette butts in any common area, including sidewalks, parking lots, or landscaping, is strictly prohibited; Fast food containers, bags, cups, and other takeout items must not be left in parking lots, on vehicles, or in any common area; If you transport trash on top of your vehicle to the designated disposal area, you are responsible for ensuring it does not fall off and litter the community. Please secure items accordingly; Household trash must not be disposed of in dog waste stations, mailbox area bins, or car wash trash bins, as these are intended for limited, specific use only.

## **11. WINDOWS / DOORS**

- A. Plants, pots, receptacles, and other movable objects must not be kept, placed or maintained on ledges of windows or doors. No objects shall be hung from window sills except on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day. Owners may display in a respectful way, portable, removable official flags, not larger than 4-1 / 2 feet by 6, that represent

the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, regardless of any provisions of the Declaration of Condominium or the Rules and Regulations dealing with flags. All window treatments shall be in good repair. Unit owners and or lessees shall not throw cigars, cigarettes or any other object from doors or windows. **No barbecue grills, gas or fuel accelerants permitted.** Barbecuing is permitted **solely** in the area near the pool.

## **12. BICYCLES**

- A. There are no designated areas for bicycles. Therefore, they must be stored inside the units or in garages. No bicycles should be left outside or tied to trees or light poles or parked in the clubhouse common areas near the pool.

## **13. ATTIRE**

- A. Unit owners, their lessees, their family members and guests are required to use the amenities only in appropriate attire. Appropriate attire includes shoes, shirts, slacks, or shorts. No wet (or dry) bathing suits allowed in clubhouse, basketball/racquetball court, fitness center and childcare area (kiddie room).

## **14. PLUMBING**

- A. Common water closets and other shared plumbing facilities must not be used for storage of any kind. Items such as sweepings, rubbish, rags, sanitary products, grease, or any foreign substances are strictly prohibited from being disposed of in toilets, drains, or any part of the plumbing system. These materials can cause serious blockages or damage, and any resulting repair costs due to misuse will be the sole responsibility of the unit owner(s) involved.

## **15. SOLICITATION**

- A. There shall be no solicitation by any person anywhere upon the Condominium Property for any cause, charity, or for any other purpose whatsoever.

## **16. EMPLOYEES**

- A. Employees of the Association are not permitted to enter any unit unless authorized by applicable law, the unit owner, and/or the Board of Directors. Unit owners may not direct, supervise, or attempt to exercise control over Association employees in any capacity. Entry into units by Association staff is limited to emergency situations and/or required inspections as approved or mandated by the Association.

## **17. MOTOR VEHICLES**

**PLEASE OBSERVE THE POSTED SPEED LIMIT. IT MUST BE OBEYED!**

**PLEASE DO NOT PARK IN HANDICAPPED PARKING SPACES UNLESS YOU HAVE A PROPER HANDICAPPED STICKER.**

- A. **Only two (2) vehicles are allowed per unit.** No vehicle belonging to a unit owner, lessee, or to a member of the family or guest, shall be parked in such a manner as to impede or prevent access to another parking space. You must park in the middle of the two white lines close to the bumper. All unit owners, lessees, family and guests shall obey the parking regulations posted at the parking areas, and any other traffic regulations in the future for the safety, comfort, and convenience of the unit owners and lessees.
- B. Any motor vehicle which cannot operate on its own power shall not remain

within the Condominium Property for more than (12) hours, and no repair of vehicles, EXCEPT for emergency repairs, shall be made within the Condominium Property. Motor vehicles should not leak oil so as to damage our asphalt. No motor vehicle shall have a "For Sale" sign posted on the window or any writing on the window indicating such sale. Vehicles should not have visible signage that would designate it is used for business purposes (ladder racks, open pickups with tools of the trade, etc.)

- C. Washing and waxing of motor vehicle shall be limited to the Car Wash area. Flat tires must be repaired immediately and must not be left on jacks, blocks, or flat on the ground. As a security measure, all automobile doors should be locked. All vehicles must have current registration and license plates, presented to the office.
- D. Any changes in vehicle tags, vehicles, and registrations must be reported to the office. Each vehicle must have a Southern Pines tag, and visitors must have a Visitor's tag at all times that coincides with your current updated lease. Unregistered vehicles and expired tags will be considered abandoned and will be subject to towing at the owner's expense. No trailers of any sort, e.g. utility, motorcycle, boat, car, etc.

#### **18. TRAFFIC**

- A. Please be reminded to adhere to the posted speed limit and all traffic signs within the community, as these rules are essential for the safety of all residents. This includes coming to a complete stop at STOP signs and driving slowly throughout the property. When disposing of trash at the community dumpster, you must exit the property and re-enter properly, U-turns into the outgoing exit lane are strictly prohibited for safety reasons.

#### **19. FIRE DOORS**

- A. Unit owners, lessees, and their families or guests shall not use the fire doors for ingress or egress, except in emergency situations. This includes the emergency doors in the basketball court.

#### **20. AMENITIES**

**All unit owners forfeit the use of ALL AMENITIES when units are leased. All amenities are for the sole use of Southern Pines residents and guests. Guests must be accompanied by a resident AT ALL TIMES.**

##### **A. SWIMMING POOL/SPA**

- Unit owners, lessees and their guests using the swimming pool do so at their own risk. They shall obey the posted rules.
- Unit owners and lessees are allowed up to three (3) guests per unit. No exceptions.
- Pool hours are 8:00 a.m. until 5:30 p.m. in winter, 8:00 a.m. until 8:30 p.m. during summer months.
- Children who cannot swim must be accompanied by an adult.
- Children that are not potty-trained must wear "swimmers" (diapers).
- All persons must shower before entering the pool.
- Pool safety equipment should be kept in place and shall not be used,

except for its intended purposes.

- Inflatable floats or other items of a similar nature, other than swimming aids, are not permitted in the pool.
- Animals are NOT permitted in the general swimming pool area.
- Running, jumping, diving or any other activity which creates a danger or annoyance in the general swimming pool area is prohibited.
- No bicycles, skating, or skateboarding allowed on the pool deck.
- Food is not to be consumed poolside. No glass containers allowed poolside.
- If suntan oil is used, a beach towel must be used to cover pool and patio furniture.
- For the safety of everyone, time should be limited in the Jacuzzi. The common medical opinion is that it is dangerous for children and elderly to be in the Jacuzzi (see posted rules.)

#### **B. FITNESS CENTER**

- Owners/lessees are limited to only one (1) guest per unit. Guests must be accompanied by residents at all times.
- No children allowed near any of the equipment. Children should be in designated kiddie rooms only.
- Proper attire is required at all times. Shirts and only athletic footwear must be worn when using equipment.
- Blinds must be kept open at all times for the safety of our residents.
- Do not touch the thermostat.
- No glass bottles allowed in the workout room. Only water is permitted in the fitness center. No other food or beverages are permitted!
- KIDS PLAY ROOM: If your children are playing in this area, be sure you pick up after them.
- Fitness Center shall be used for PERSONAL USE ONLY. Business use, for profit, is not permitted.

#### **C. TENNIS COURT**

- Courts are locked at all times. See office or guard for entry.
- No rollerblading, skateboarding, bicycling or any other equipment that will harm the court's surface is allowed.
- No pets allowed in or near the court area.
- Only three (3) guests per unit and all must be accompanied by a resident.
- Children 16 and under should be accompanied by an adult.
- No glass containers allowed on the tennis court.

#### **D. VOLLEYBALL COURT**

- Play at your own risk.
- Please follow posted rules.

#### **E. BASKETBALL COURT/RACQUETBALL COURT**

- Only three (3) guests per unit are allowed and must be accompanied by a resident at all times.
- Playing should be limited to (1) one hour when others are waiting to play.

- All residents should provide identification to the Access Control Guard or as requested by staff.
- No pets allowed in the building, except for service animals.
- No glass bottles are allowed on the courts.
- Owners/lessees are responsible for any damage caused to the court.

#### **F. THEATRE ROOM**

- Reservations for this room must be made with the office or the Access Control Guard.
- Bring your own movie. Beware the surround sound; theatre seats will shake.
- If the room is in use, please do not open the door.
- Limit your time to (2) two hours in consideration of others. Sign board in front of theatre doors.
- Do not let children play with remotes.
- The maximum number of people in the room is 7. No more!
- Management reserves the right to prohibit admission. Guests must be accompanied by a resident at all times.

#### **G. BUSINESS CENTER**

- Children under 16 should not be on the computer unless accompanied by parents.
- No playing on computer chairs.
- Bring your own paper.

#### **H. GAME ROOM**

- Children under 16 are not allowed to play on the pool table.
- No food or alcoholic beverages allowed.
- Be considerate of others waiting to play and others using computer labs.

#### **I. CHILDREN'S PLAYGROUND**

- Adult supervision is required at all times.
- This area is for the enjoyment of children under age 12.
- Management does not guarantee the safety of any person while using this area.
- Pets are prohibited in this playground.
- Do not throw dog poop in trash in this area.

#### **J. CAR WASH**

- This area is for the sole use of registered personal vehicles of residents(non-commercial); and not for use of family members or friends visiting.
- No mechanics/oil changes should be performed in the car wash area.
- Turn water OFF after use. Hang up the hose in the appropriate place.

#### **K. BBQ AREA**

- This area is for use by Southern Pines owners/lessees only.
- This area can be used anytime during the hours of 8 a.m. until 10 p.m.
- Reservations for special events must be made with staff in advance for guests of 8 or more. The limit is 20.
- The area must be left cleaned; trash must be disposed of at the front



dumpster.

## **21. PEST CONTROL**

- A. All unit owners and lessees shall have their own pest control company to exterminate the inside. The association is solely responsible for pest control in the common areas of the condominium property.

## **22. PETS**

- A. All pets must be registered with the management office. Dogs and cats shall not be permitted outside of the unit unless attended by an adult over the age of 18 and on a leash not more than 6 feet long. Said dogs and cats shall only be walked or taken upon those portions of the common elements designated by the association for such purposes. In no event shall said dog or cat ever be allowed to be walked on or about any recreational areas contained within the condominium property. Owners/lessees shall pick up solid wastes from their pets and dispose of the same immediately and appropriately. Owners/lessees who fail to adhere to said rule will be charged a fee without prior notice. Canines that are of the following aggressive breeds are **PROHIBITED** from being kept on Southern Pines property: Akitas, German Shepherd, Doberman, Pitbulls, American Pitbull, American Bulldog, Staffordshire.
- B. Any pet over the weight of 30 lbs. (at adult weight) will not be permitted. No more than (2) two pets allowed in each unit and no more than 30 lbs. in the aggregate. Any animal that shows aggressive tendencies, regardless of breed, toward any person(s) or other animal(s) will be prohibited on Southern Pines property.

## **23. SMOKING**

- A. Smoking of tobacco and/or cigarette is only permitted at a minimum distance of 50 feet away from any building, including residential units, clubhouse, pool area, or any other structure within the community.

## **24. CANNABIS / MARIHUANA USE**

- A. The use, consumption, or possession of marijuana, including but not limited to smoking, vaping, or any other method of ingestion, is strictly prohibited in all common areas of the community. This applies regardless of whether the marijuana is used for medicinal or recreational purposes.

## **25. SATELLITE DISHES AND OTHER ANTENNAS**

- A. The installation of satellite dishes or other antennas shall be restricted solely to the interior of the Unit. Antennas may not be placed on or in the common elements.

## **26. HURRICANE PREPARATIONS**

- A. Each unit owner or lessee who plans to be absent from the Condominium during the hurricane season must prepare the unit prior to departure by designating a responsible firm or individual to care for the unit during the owner or lessee's absence in the event the unit should suffer hurricane damage. Contact the Management Office for direction during this time.

## **27. GARAGES**

- A. Items may be stored in a garage so long as they don't interfere or prevent any motor vehicle from being parked within the garage, or from entering or leaving the garage, whether the unit owner's motor vehicle, the tenant's motor vehicle,

or a guest or invitee's motor vehicle. Sufficient space must be left in the garage to accommodate the number of motor vehicles it is designated for — for example a one-vehicle garage must have sufficient space for one motor vehicle. For purposes of this rule, “motor vehicle” is defined as an automobile, motorcycle, truck, motorized scooter., or any other vehicle operated on the roads of this state, used to transport persons or property, and propelled by power other than muscular power, but the terms does not include, mopeds or bicycles.

**BOARD OF DIRECTORS SOUTHERN PINES OF ORANGE COUNTY  
CONDOMINIUM ASSOCIATION, INC.**

Amended April 2025