

BAVARIAN VILLAGE CONDOMINIUM ASSOCIATION, INC.
RESPONSIBILITIES OF UNIT OWNERS/RESIDENTS
Revised Rules and Regulations
April 5, 1999

Section 3: Common Areas/Exterior Appearance

Common Areas: The condominium property, which is not included within the units, is **COMMON AREA** or **COMMON ELEMENT**. Common elements include stairways, parking areas, sidewalks, and greenspace.

Exterior Appearance: No clothes, sheets, blankets, towels, laundry of any kind, or other articles shall be hung out or exposed from any balcony or patio area. The common elements shall be kept free and clear of rubbish, debris and other unsightly material. There shall be no keeping by condominium owners of any chairs, tables, benches, or other articles upon any common element. Nothing shall be hung or displayed on the outside walls of a condominium building, and no awning, canopy, shade, window guard, ventilator, fan, air conditioning device, radio or television antenna may be affixed to or placed upon the exterior walls or roof or any part thereof without the prior consent of the Association. All permanent exterior doors (as distinguished from the screen doors) from condominiums to the common ingress or egress.

Bicycles are not allowed in the common elements.

Lawn furniture, tables, benches, or other furniture are not allowed on the common areas.

No grills shall be operated on patios or balconies, as prohibited by the Fire Marshall and the insurance carrier.

Children shall not be allowed to play in the streets, in the stairwells, on the sidewalks, or on the dog runs. No one shall be allowed to play games (football, baseball, "catch," etc.) in the parking areas, streets, or dog runs.

Exterior: No exterior changes can be made to any unit without the approval of the Board of Directors and the written approval of the entire Association. These changes include screens, doors, walls, color of exterior, radio or television antenna, window guard, fan, ventilator, air conditioning device, awning or canopy.

Balconies and Patios:

- a. Functional patio furniture may be kept on balconies and patios.
- b. Bicycles may be stored on balconies and patios.
- c. No plants are to be kept on 2nd or 3rd floor balconies (no hanging plants).
- d. Balcony floors are to be covered with outdoor carpet.*
- e. All balconies must be enclosed to protect the exterior of the unit. ** (Special note on installation of aluminum bronze.)

Balconies and Patios:

- f. In accordance with Hillsborough County Ordinance 95-10, all types of barbecue grills will be prohibited on patios, balconies, porches, and within the shadow of the building. Any person violating this policy will be reported to the Fire Marshall. Violators could be subject to a possible fine of \$500 and/or 60 sixty days in jail by the Hillsborough County Fire Marshall's Office (copy attached).

*The Association will inspect the balconies that do not have outdoor carpet and will give unit owners thirty- (30) days to install outdoor carpet. If carpet is not installed within the specified time frame, the Association will install carpet at the owner's expense. The material that covers the balcony floor is a roofing material and must be covered with outdoor carpet to protect the surface from punctures, holes, and traffic. Your cooperation in this matter is appreciated.