

ARTICLE V

GENERAL

Official Records

The official records, as listed in Florida Statute 718.111, may be inspected by members of the Association during normal duty hours. An appointment with the Manager may be necessary.

Activity on Premises

Nothing shall be allowed or kept in any unit or common element which would overload or impair the floor, walls, and roof, or cause any increase in the insurance premium rates, cancellation or invalidation of any insurance maintained by or for the Association. No noxious or offensive activity or nuisance shall be engaged in while on the premises.

Identification

Management personnel are authorized to require any person on any of the common elements to identify himself/herself by name, age and unit number and if a guest, to give the name and unit number of the host.

Employee Relations

Employees of Stonewood Towers are under the supervision of the Manager and the Board of

Administration. Owners, residents, or guests will not direct employees to perform any job or favor (unless a bona fide emergency) and will not verbally or physically abuse employees. Complaints about employees' performance or attitude shall be directed to the Manager or the Board of Administration.

Exterior Surfaces

No awnings, shades, venetian blinds, window guards, radio or television dish or antennae or other objects shall be attached to or hung from the exterior of the buildings or protrude through the walls, windows, or roofs thereof. No notices, advertisements, bills, posters, illumination displays or other means of visual communication shall be inserted or posted on or about the premises or from the exterior to the building, except for those that have been approved, in writing, by the Board of Administration.

Dusting and Sweeping

Garments, rugs, mops or other objects shall not be dusted or shaken from the windows, stairwells, balconies or walkways of the building or cleaned in the common elements. Nothing shall be thrown or emptied by any person from balconies, windows or doors into or onto the common elements.

Noise

No person on the premises shall make any noise or engage in any loud or offensive conduct which would disturb or annoy any resident. Enforcement of this rule concerning disturbing noises will emphasize during “quiet hours” – 10:00 P.M. to 8:00 A.M.

Solicitation

Soliciting goods and services, or monetary solicitation for charitable, religious, political or other causes of any nature whatsoever is not permitted on the premises unless approved, in writing by the Board of Administration. In-house Stonewood affairs are excluded.

Authority for Access

Management personnel shall not comply with any request by an owner or lessee to permit anyone temporary access to his/her unit unless the request is in writing signed by the requesting owner or lessee, facsimile, or via electronic mail. *Refer to F.S. Statute 718 (electronic mail)*

Animal Feeding

The feeding of animals or birds (other than house pets) is strictly prohibited on Stonewood Towers premises.

Window Coverings

Window coverings shall be attractive to the surroundings. Sheets, blankets, aluminum foil and other such materials are not acceptable.

Construction Changes

If owners want to make changes to their unit, common elements or limited common elements, they must submit the plans and specifications to the Board of Administration for review. Alteration or Modification and Contractor Notification form for units are to be filled out and presented to the Manager, along with Contractor License and Proof of General Liability / Workers Comp Insurance. *Refer to: Amendment to Docs 1987, Article XI; Rights and limitations of owner to Alter or modify.*

Unit Maintenance

Repair and maintenance of unit interiors and appliances are the responsibility of unit owners. Unit owners are also responsible for cleaning the exteriors of the windows, screen doors, shutters, etc. No Association employee shall be asked during hours of employment to repair or maintain any unit, except when an emergency threatens damage to other units or to the common or limited common elements.

Barbecue Grills

No hibachi, grill or other similar devices used for cooking, heating or any other purpose, shall be kindled or stored on a balcony. However, electric portable, tabletop grills, not to exceed 200 square inches of cooking surface, or other similar apparatus is permitted. *Refer to letter sent by Brevard County Fire Department dated February 6, 2018*

This is according to the 6th Edition of the Fire Prevention Code 10.10.1.1

Combustible Substance

No combustible substances, including explosives, shall be brought onto, stored, or used on the premises.

Refuse

Trash chutes may be used only between the hours of 8:00 A.M. and 10:00 P.M. daily. No heavy or bulky objects, cardboard boxes, or sticks (such as broomsticks, etc.) shall be placed in the trash chutes, but shall be carried to the ground level trash containers. Trash shall be secured in plastic bags before being placed in trash chutes. Highly combustible substances, such as paint, petroleum products, and the like, shall not be placed in the trash chutes or otherwise disposed of on the premises.

Liability for Damages

Each owner shall be liable to the Association for all costs and expenses, including attorney's fees, incurred by or on behalf of the Association to repair, replace or restore any damage to, or destruction of, the common or limited common elements, which damage or destruction was contributed to or caused by the owner or anyone on the premises pursuant to the invitation or authority of such owner. Owners are responsible for any damage or clean-up caused by contractors under their employ.

Associated Disclaimer of Liability

The Association, Board of Administration, and Stonewood employees shall not be liable in any manner for the loss or damage to any person or any personal property unless such loss, damage, or injury is found to be the sole fault or negligence of the Association.

Watercraft Parking

In accordance with City Ordinances, no watercraft shall be parked or docked overnight anywhere on the beach east of the Stonewood Towers dune line security fence.

Smoking

Stonewood Towers Condominium has been designated a non-smoking facility. Therefore, smoking of any kind (Including e-cigarettes) is prohibited anywhere within the boundaries that define the Stonewood Towers Condominium property. The only exception is that smoking is only permitted inside the individual Owners unit.

This smoking revision is pursuant to:

- 1) The Florida Clean Air Act, F.S. 386, which prohibits smoking in all closed areas of the common elements in order to protect individuals from the health hazards of secondhand tobacco smoke.
- 2) F.S. 718.108, pertaining to condominiums, which defines Common Elements as “The condominium property which is not included within the units.”
- 3) The Association’s Articles of Incorporation which allows the Association (by Board vote) to adopt rules and regulations regarding the use of common elements.