

DUNES OF PANAMA PHASE V  
OWNERS ASSOCIATION

- RULES AND REGULATIONS -

The Association, acting through its Board of Directors, has adopted the following Rules and Regulations, to be effective May 14, 2014. The board reserves the rights to alter, amend, modify, repeal or revoke these Rules and Regulations. These Rules and Regulations are supplementary to, and not in lieu of, provisions governing the condominium which are set forth in the Phase V Condominium Documents and Florida Statutes as amended from time to time. A unit owner may be assessed for violations of these Rules and Regulations, as provided by the Florida Condominium Act as it exists from time to time.

1. Residential units will be occupied for private residential purposes only.
2. No Smoking in lobby, lobby entrance areas, elevators, or under any canopies in front of the entrance. No smoking signs shall be appropriately located identifying these areas. Please do not throw cigarette butts off of private balconies or common walkways.
3. No feeding of birds from balcony or walkway.
4. Only owners or their family members may have a pet on the property. All pets must be registered in the management office. No animal, other than two (2) common household domesticated pets, shall be kept or maintained in any unit. Any pet that creates or displays aggressive behavior or detracts from any unit resident's enjoyment of his/her own unit, or the common areas, will be considered improperly behaved and removed from property. Unsupervised Pets are not permitted on unit balconies, hallways, elevators, or indoor common areas except for transit between the individual unit and outdoor grounds of the common areas and must be leashed or carried. Pets must use dog walk areas and owners must clean up after their pets.
5. Do not feed, leave food for, or approach feral cats.
6. In order to assure a uniform appearance from the outside of the building, no unit shall hang, display or expose, from any window, door, balcony, or exterior of the unit, so as to be visible from anywhere on the property, any of the following: Laundry, including clothes, clotheslines, clothes drying racks, rugs, and the like. Exceptions: the American flag (appropriately displayed) and temporary appropriate seasonal decorations as approved by management.
7. It is prohibited to throw or sweep any items off the balcony (for example, cigarettes, water, dirt, etc.). It is prohibited to cause any water or liquid to drip from or run off any balcony except during periods of hard rain the balcony floor can be rinsed by an owner or maintenance. When cleaning balcony please contain water to the balcony being cleaned.
8. No charcoal, propane, or other flammable liquid stove, cookers, or similar devices shall be used on balconies. Electric grills are permitted. No balcony shall be used as a storage area for items such as boxes, storage chests, appliances, bicycles or similar articles. Owners may install one satellite dish that does not exceed three feet in diameter. Satellite dishes may not be attached to any part of the building or railing and must be mounted on a tripod that does not protrude beyond the balcony or patio area.

9. No use of sports equipment, skateboards, skates, roller-blades, scooters (manual or motorized), or similar wheeled- items may be operated or ridden in any unit, common areas, such as hallways, elevator lobby, or parking areas.
10. All owners, residents and visitors will observe and abide by all parking and traffic regulations as posted by the association. The speed limit is 10 miles per hour on all Dunes of Panama property.
11. Servicing of vehicles is prohibited, except for minor emergency repairs, such as changing a tire or charging a battery. Vehicle and boat washing is permitted only in the designated area at the entrance gate.
12. All owners and guests must register their vehicle and secure a permanent or temporary parking permit or decal from the management office. The decal or permit must be placed where it can be easily seen. All vehicles must display all current plates, tags, and decals.
13. Use of enclosed garage area is for garage space owners only. An owner may allow a guest to use the owner's space. Small boats, jet skis, bicycles, conveyances, and like kind equipment may be stored in an owner's space. No permanent storage of furniture or household items is allowed in garage. Any temporary storage of furniture or household items must be located solely within the confines of the parking space and must be registered in the office and removed within 14 days of their placement. At time of registration of an item the owner shall be given a decal to be placed on the item which displays the date the item must be removed. Storage cabinets and items are only allowed on a solid exterior wall. No storage of items in areas between parking spaces or garage walls which are not solid from floor to ceiling. Boat, R.V. and large trucks must park on upper level of garage. All vehicles and trailers must be maintained and in usable condition and must have a current license, tag, or decal from the state of registration.
14. Construction activities by individual owners which create noise are permitted only during the following times: Monday through Friday 8:30 a.m. to 5:00 p.m. Unit owners are responsible for the prompt clean up and removal of debris resulting from construction activities. Such clean up shall occur at regular and frequent intervals so as to not interfere with the enjoyment of other residents.
15. Luggage/grocery carts are for the use of owners and guests only not contractors and must be returned to lobby after use.
16. No playing on elevators or jumping in elevator cab.
17. No loud or offensive noise and/or activity, noxious odor, annoyance, nuisance, or disturbance may be conducted in any unit or on the common elements. Please observe quiet hours from 11 pm till 7 am.
18. Garbage must be placed in securely tied plastic bags small enough to fit into chute. Building's refuse system is for household garbage. Owners must make other arrangements for the removal of large items. Wheeled containers/carts are available from maintenance for removal of construction debris. No permanent storage of items in stairwells or common walkways.