



USE RESTRICTIONS
(As Recorded in the Public Records)

Prospective buyers and/or current owners should refer to the recorded documents for the Lighthouse Cove Condominium Association, Inc. for complete information. This document is intended to be summary in nature and is not necessarily a verbatim transcript of the recorded documents or the Official Records of the Association.

Rules, covenants, use restrictions, policies, procedures and resolutions are subject to change and Owners will be mailed or emailed copies of any changes, amendments or Board actions.

For more complete information refer to your Documents.

1. No nuisances shall be allowed to be committed or maintained upon the Condominium property, nor any use or practice that is the source of annoyance to residents or which interfere with the peaceful possession and proper use of the property shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage shall be allowed to accumulate, nor any fire hazard to exist. No unit owner shall operate any use of his apartment or make use of the common elements that will increase the costs of insurance upon the Condominium property.
2. No immoral, improper, offensive use shall be made of the Condominium property, nor any part thereof; and all laws, zoning ordinances and regulation of all governmental authorities having jurisdiction of the Condominium shall be observed.
3. Each owner of a Condominium unit may have up to two cats, a dog, or a bird, as long as the pets reside solely within a given condominium unit are not permitted outside of the owner's condominium unit unattended and no pets shall create a nuisance. In no event shall any single pet or combination of pets exceed twenty (20) pounds and those pets must be at all times under the control of the unit owner or occupant, and no pets shall be left unattended and all pets must be on a leash when outside of a unit. All pet owners MUST CLEAN UP AFTER THEIR PETS. No reptiles, animals livestock or poultry of any kind shall be raised bred or kept, raised or maintained for business or commercial purposes.
4. Reasonable regulations concerning the use and occupancy of the Condominium property may be made and amended from time to time by the Board of Administration of the Association. Violation of these regulations shall be the same as if there was a violation of other provisions of this Declaration.
5. The Association has the irrevocable right of access to each unit during reasonable hours, when necessary for the maintenance, repair, or replacement of any common elements or of any portion of a unit to be maintained by the association pursuant to the Declaration or as necessary to prevent damage to the common elements or to a unit or units.
6. No sign, advertisement or notice of any type shall be shown on the common property, except, "For Sale" signs, "Open House" signs and "Security" signs. Open House signs may be displayed in front of a Unit not earlier than fifteen (15) minutes prior to the "Open House", and only on days that an Open House is held and must be removed immediately after completion of the Open House. "For Sale" signs are to be placed in front of the Unit for sale no further than three (3) feet from the privacy wall or garage. Security signs are to be placed in the limited common areas at the corner of the garage door opening. No Permanent signs shall be placed on any Units. Temporary for rent signs are permitted and must be displayed in the window of the unit and shall not exceed two hundred (200) square inches.



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7. An owner shall not place or cause to be placed in or on sidewalks and other project areas and facilities or similar nature, any furniture, package of objects of any kind. Such areas shall be used for no other reason than for normal transit on or through them.
8. It is prohibited to hang garments, rugs or other items from the window or balconies.
9. It is prohibited to dust or clean rugs from windows, or by beating on the exterior of the unit.
10. Trailers and boats will be in accordance with the regulations of the Board of Administration of the Association. No Parking space may be used for any purpose other than parking non-commercial vehicles, which are in operating condition. Each Unit shall have no more "non-commercial vehicles" than the garage and driveway can accommodate. No other vehicles or objects will be parked or placed upon such portions of the Condominium Property unless permitted by the Board of Administration in writing. No parking space shall be used by any person other than an occupant of a Unit who is an actual resident, guest or visitor and with regard to guest or visitor only whom the guest or visitor for the Unit is in fact visiting and actually within a given Unit or Condominium Property.
11. Owners must keep their garage doors closed whenever practicable.
12. Rules and regulations for the use of the swimming pool, patio deck, recreation building and any other common area or recreation area are to be submitted from time to time by the Board of Administration in writing to all unit owners, or displayed in an appropriate place, and is to be adhered to by all unit owners, their families and invited guests.
13. A unit may not be rented or leased for a period less than six months and not more than twice during a twelve (12) month period and no Owner may rent more than one (1) unit at any given time. Not more than 10% of the total units may be rented at one time.
14. Garbage, rubbish or other debris, must be properly contained in a metal or plastic receptacle and shall be placed outside the dwelling for collection on the day, or after sunset on the day before scheduled collection, in accordance with the regulations of the collecting agency. At all other times, such receptacles shall be placed in the garage so as not to be viewed from the road.
15. Skateboard ramps and devices of a similar nature shall not be permitted in the driveways, streets, common or limited common areas.
16. Basketball poles and hoops shall not be permitted in the driveways or limited common areas.
17. No engine repair, oil change or other repair of vehicles is allowed anywhere in the common or limited common areas. Minor work may be performed inside the Owner's garage during reasonable hours; in no case shall work be performed prior to 8:00 a.m. or after 6:00 p.m. A violation of this paragraph shall impose irreparable harm to the other Owners in Lighthouse Cove.



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18. Any damage to the common elements or limited common elements caused by the owners, their family members, or their guests, shall be repaired at the expense of the owners involved.

19. A "Renter Information Sheet" along with a copy of the proposed Lease, must be submitted to: Lighthouse Cove Condominium Association, Attn.: Rental Review Board committee prior to any Unit being rented. Renter forms must be submitted at least 15 days before rental agreement for Unit is executed by an owner. A maximum allowable application fee (as authorized by the Florida Statutes) will be required when the Renter Information application is submitted for approval. The Application subject to approval of Review Board appointed by Board of Administration. Approval of the rental of a unit shall be in writing by Lighthouse Cove Rental Review Board Committee. A signed lease must be filed with the Association within ten (10) days of the execution.

20. The use of barbecue grills/smokers or any other cooking apparatus must be six (6) feet away from building and confined for use to the rear of the units. No barbecue grills/smokers or other cooking apparatus may be placed between any garage and Unit. Grill/smokers or other cooking apparatus must be away from the building, overhangs and patios to avoid grease, smoke, fire damage to a Unit, Common Elements, Limited Common Elements or other Condominium Property. Should damage occur from the use of a grill, smoker or other cooking apparatus, the unit Owner is responsible for paying for all costs and expenses for repairs. Cooking on balconies, in front of or in the garage is a fire hazard and is not permitted.

21. Clubhouse Parking. Residents may park their vehicle in the clubhouse parking spaces while they are using the pool or clubhouse with a daily three (3) hour limit.
Guest of residents may exceed the three (3) hour limit and may park in the clubhouse parking as long as they are visiting a resident.
Residents may not use the clubhouse parking as auxiliary parking for parking of personal vehicles except as stated above.

22. Owners shall not be permitted to install hot tubs on balconies or decks. If a hot tub has been installed prior to this amendment it was done so without the current Developer's or Board's permission or approval and those owners shall be responsible for any and all damages that may be caused by the hot tub to the roof and/or unit(s). There is a concern by the Board and Developer that the decks and/or balconies in Phase I may not have been built to sustain the weight of hot tubs. Owners may be permitted, with ARC and Board approval, to install hot tubs on ground floor concrete enclosed lockable, screened porches. Hot tubs shall not be permitted on open concrete patios as this could be constituted as an "attractive nuisance" and could increase the Association's liability exposure.

23. A Buyers Application Form approved by the Board of Administration, must be submitted prior to the sale of any Unit. At the time of submitting the Application Form to Lighthouse Cove Condominium Association, a maximum allowable application fee (as authorized by the Florida Statutes) will be required, and all potential buyers must sign a statement indicating that they were provided a copy of the Declaration of Condominium, Articles of Incorporation and Bylaws for the Association which must be submitted along with the Application Form.