

RULES AND REGULATIONS OF LINKS EDGE CONDOMINIUM ASSOCIATION, INC.

The following Rules and Regulations shall govern and control the use, occupancy and equipment of the Condominium Units and Condominium Property. These Rules & Regulations are for the mutual welfare and benefit of all Unit Owners of Links Edge a Condominium. These rules and regulations shall apply equally to the Unit Owner's, their families, guests and lessees residing within and on the Condominium Property.

General

1. The use of Condominium Property shall be for the Unit Owner, family members, guests and lessees and for no other person(s).
2. No feeding of non-domestic birds or wildlife on the Condominium Property shall be permitted.
3. Each Unit shall be used as a single-family residence, and no Owner or lessee shall conduct business or trade within a Unit that would violate the Charlotte County Zoning Code.
4. Unit Owners shall be responsible for any destruction, damage or defacement of condominium property caused through their acts, or acts of their children, guests or lessees where the repair of the damage is the obligation of the Association. The Association may repair any destruction, damage or defacement of Condominium Property caused by a Unit Owner, his/her children, guests or lessee and seek all costs incurred for such destruction or damage that is not covered by insurance.

Pool Area

1. No fires or cooking shall be permitted on Condominium Property except on the barbeque grill in the pool area. It is the responsibility of the Unit Owner, family member, guest or lessee to clean the grill after usage.
2. No glass containers or pets shall be permitted within the pool area.
3. Unit Owners and lessees shall use the pool area in such a manner as to respect the rights of the other Unit Owners.
4. All Unit Owners, family members, guests and lessees shall abide by the posted swimming pool rules.
5. Any child in the pool area under 12 years old must be accompanied by an adult.
6. Any infant needing diapers shall wear swim diapers while in the pool area.
7. Anyone using the umbrella in the pool area is responsible for closing it after use.

Exterior Appearance

1. Unit Owners shall not paint or otherwise change the appearance of any exterior wall, door, window, porch or other exterior surface.
2. No signs, flags, pennants, advertisements, notices or other lettering, including "For Sale" and "For Lease" signs, shall be exhibited, inscribed, painted, or affixed by any Unit Owner to any part of the Condominium Property visible from the exterior or Common Elements without the prior written consent of the Association.
3. No radio, satellite dish, television antenna, solar energy panels nor any wiring for any purpose may be installed on the Common Elements or exterior of Condominium Property without written consent of the Association.
Specifications for satellite installation per the FCC rule (47 C.F.R. Section 1.4000) [adopted 02/28/2020]
 - Satellites must be in an area exclusive to the homeowner (i.e. lanai or balcony); anything that extends into the common area is prohibited.
 - Satellites may not be drilled into the exterior wall on the lanai (common property of the Association)
 - The size of the satellite cannot exceed one meter (39.37")
4. No household articles, furnishings or other personal property shall be left on the front patio of a Unit except for up to 2 patio chairs and 1 small table. (Exceptions: (1). A unit may put up holiday decorations for Halloween, Thanksgiving, Hanukkah, Christmas, ST. Patrick's Day and Easter, (2). A Unit may display one portable removable United States flag in a respectful way on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veteran's Day, but decorations or flags must be removed within 1 week after the holiday)
5. No laundry, bath apparel or toys shall be left outside on the Unit front porch.
6. No railing of a Unit shall be used for the draping and drying of towels, swimsuits, clothing or similar articles or have lights strung on it.
7. Camping and burning of trash is prohibited on the Condominium Property.
8. No part of the Condominium Property shall be used or maintained as a dumping ground for rubbish, garbage or other waste (hereinafter referred to as "Trash"), all of which shall be bagged, tied and placed in the covered sanitary dumpsters. Residents must call Waste Management at 629-1106 for any oversized items that need to be disposed of,
9. NO items may be hung or otherwise stored on the Condominium Property which include scrap metal, any abandoned, wrecked or junked materials, items or articles whether in the form of wrecked or junked vehicles, appliances, furniture, garden equipment, unsightly items, building materials, equipment or other items of any type.
10. No clothesline shall be visible outside a unit.
11. Nothing shall be hung from the windows of a Unit or placed upon the window sill, and no mops shall be shaken outside any exterior door.
12. Lawns, shrubbery or other established exterior plantings shall not be altered.
13. No planting shall be allowed by a Unit Owner outside his/her Unit without prior approval from the Association.
14. All two-wheel bicycles kept outside shall be stored under the stairwell of the Unit.
15. Before adding a storm door, hurricane shutters or hurricane windows, a Unit Owner shall consult with the Association for the make and model to be used which will conform to Association rules. [adopted 06/22/2018]
16. Exterior lights shall be of a color which shall be determined by the Association.
17. No sunscreen, blind, awning or vinyl enclosure shall be placed on any porch or exterior opening except as permitted by the Association, in accordance with the provisions of the Declaration of Condominium.
18. No changes may be made to any outside water shut off valve by owners. Please contact the Association. [adopted 02/28/2020]

Interior Appearance

1. No draperies or curtains shall be placed in the windows of any Unit without a solid white liner facing the exterior of the Unit.
2. If a Unit Owner residing on the 2nd floor of the Condominium installs tile, marble, wood, Pergo or other solid materials on the floor of the Unit in lieu of carpet, the Unit Owner shall first install on the floor as a base, cork or equivalent sound deadening materials to minimize sound transmission.
3. Unit Owners shall not drill through any common walls without written approval from the Association.

Safety

1. All walkways and verandas on Condominium Property used or set aside for pedestrian travel shall be kept clear at all times of any obstacles.
2. No on-site storage of gasoline, heating or other fuels shall be permitted on any part of the Condominium Property.
3. No bicycle, skateboard or roller blades shall be used on Condominium sidewalks or around parked cars or pool area.
4. The Association retains a master passkey for all condominiums, so it can inspect for sanitary and maintenance issues, as well as for emergencies. In the event an Owner changes a lock, he/she should use Bob's Lock and Key who is aware of the Association's specifications.
5. No gas or electric barbeque grill is allowed in a Unit or on patios per Florida law.
6. Unit Owners should periodically check their hot water tank for rust or leaks.
7. The speed limit on Condominium Property shall be 5 mph (miles per hour).
8. No firearm, BB gun or pellet gun shall be discharged on Condominium Property.

Pets

1. A unit Owner shall be allowed to have up to two (2) domestic pets/animals per Unit consisting of a combination of the following: dog, domestic cat or bird. Pets must be kept on a leash, or caged, and under direct control at all times when outside the Unit. Pets per Unit shall not be allowed to collectively exceed 40 pounds
2. Lessees and their guests are not allowed any pets of any kind to be kept on the Condominium Property, nor may they acquire a pet, either temporarily or permanently, after occupancy.
3. Unit Owners must immediately clean up any waste on the Condominium Property deposited by their pet. All pets should be exercised off Condominium Property.
4. If the Association shall determine that any pet has become a nuisance or danger to other Unit Owners, the pet shall be removed from the Condominium Property
5. No pets are allowed in the pool area.

Lease / Renting

1. Any Unit Owner or his/her representative who intends to lease the Unit must read the Lease / Renting rules of the Association Rules and Regulations and convey these rules to any prospective lessee.
2. All Unit Owners who lease their Unit should advise the Association of each new lease by completing the New Lease Information Form and sending it to Star Hospitality Management, 26530 Mallard Way, Punta Gorda, Florida 33950 prior to the beginning of the term of the lease.
3. The Unit Owner or his/her representative shall give a copy of the Association Rules and Regulations to each new lessee.
4. The lessee and all guests who may use the leased Unit must comply with all the rules and restrictions contained in the Association Rules and Regulations.
5. If a Unit Owner is leasing to someone he/she does not know, the Association suggests obtaining a background check on the prospective lessee.
6. Each leased Unit shall be used as a single-family residence and maintained in a clean and sanitary manner. Sub-leasing is strictly prohibited.
7. The lessee is assigned only the leased Unit's covered parking space for his/her vehicle.
8. No lease shall be for less than 1 month or more than 12 months.
9. A maximum of 2 leases per Unit are allowed in a 12 month period.
10. All lessees and their guests are subject to Florida Occupancy Regulations. For any two (2) bedroom condominium = no more than 4 occupants.
11. Lessees and/or guests are not allowed any pets of any kind to be kept on Condominium Property, nor may they acquire a pet, either temporarily or permanently, after occupancy.
12. No Corporation, company, partnership or trust may lease a Unit.
13. In the event a lessee violates the Rules and Regulations of the Associations, the Association shall have the right to take immediate action to rectify the problem which could include termination of the lease and to bring appropriate legal proceedings when necessary to complete the eviction. The costs involved in an eviction action, including cost of reasonable attorney fees, shall be the obligation of the lessee and Unit Owner jointly and severally.
14. Owners who are delinquent in their assessments must obtain permission from the Association Board before they may lease their Unit. If the Board of Directors approves the lease, the Unit Owner must first bring his assessments current or have the lessee make his/her check payable to Links Edge who will cash it and bring the delinquent assessments up to date with the remainder paid to the Unit Owner,
15. A copy of the Rules and Regulations as well as the New Lease Information Form can be obtained from the Association Board.

Vehicles / Parking

1. All Unit Owners shall be assigned one covered carport to park one vehicle owned by the Unit Owner or Unit Owner's lessee.
2. No items shall be stored in the carport except for one vehicle owned by the Unit Owner or Unit Owner's lessee.
3. All uncovered parking spaces on Condominium Property shall be used on a first available basis.
4. No mechanical work or oil changes shall be done to any vehicle that is parked on Condominium Property.
5. No trailers, boats, boating equipment, campers, motor homes or other recreational vehicles are permitted to be stored or parked on Condominium Property.
6. No commercial vehicles and/or trailers, or trucks larger than one ton are permitted to park on Condominium Property overnight.

Nuisances / Complaints

1. No Unit Owner shall permit loud or objectionable noises or obnoxious odors to emanate from his/her Unit or play any piano, organ, electrically amplified musical instrument or device loud enough to cause a nuisance to the occupants of the other Units in the Condominium. Radios, stereos, televisions and musical instruments are to be used at a reasonable volume. (10:00 PM to 8:00 AM are designated as quiet hours)
2. No practice that is a source of annoyance as determined by the Association, to residents, or which interferes with the peaceful possession and proper use of property shall be allowed.
3. No immoral, improper, offensive or unlawful use shall be made of any part of the Condominium Property.
4. Complaints of rule and regulation infractions shall be submitted in writing to the Association Board. The Association will review the information and, if necessary, will take corrective action and enforcement of the Rules and Regulations.

Amendments to Association Rules and Regulations

These rules and regulations may be amended from time to time by a majority vote of the Board of Directors of the Links Edge Association.

LINKS EDGE CONDOMINIUM ASSOCIATION, INC.
HURRICANE STORM SHUTTER POLICY

Experience has proved that hurricane shutters on windows provide significant protection from damage during storms. Florida condominium law requires the Association to have a shutter policy as to style and specifications.

APPROVED SHUTTER TYPE

The **only** Board approved shutters are white aluminum roll down, motorized hurricane shutters for the lanai area. Placement for the lanai shutters will be at the top of the screen, inside exterior wall. The exterior shutters for the windows will be white aluminum rolldown, motorized or crank, owner's choice. The installer must be licensed and have all applicable permits.

Any approved shutters other than the galvanized steel vertical and horizontal panels provided with the unit and installed prior to the Effective Date of this policy are deemed to be "grandfathered" in. [Effective June 22, 2018]

INSTALLATION MAINTENANCE OF SHUTTERS

If a Unit Owner desires to install hurricane shutters on his/her unit, the cost of installation, maintenance and removal of the shutters will be the unit owner's sole responsibility. Links Edge Condominium Association, Inc. assumes no responsibility whatsoever in respect to the cost of installation, maintenance or removal of hurricane shutters.

Failure to comply with the policy may result in fines or legal action to compel compliance.