

**Rules and Regulations**  
**for New Colony House dba Marina Breeze**  
**Condominium Association**

### Introduction

The operation of our homeowner's association is governed by a board of volunteer directors. The Board of Directors is elected by the community to oversee the daily functions and financial responsibilities of the Association. The Board is also responsible for maintaining members' compliance with the established Declaration of Condominium and By-Laws of Condominium Associations and Rules and Regulations. They have specific provisions regarding what can and cannot be done on the property. These rules are designed for the common good, for the safety and protection of the buildings and their occupants, to promote cleanliness and good order of the property and to assure the comfort and convenience of all residents. Owners are responsible to keep their units in good repair and in such condition as will preserve the health and safety of the members of the Association.

We believe that it is the responsibility of each resident to cooperate and adhere to the rules of the Marina Breeze Condominium and any violations should be reported to our Management Company. Each owner, including family members and their guests is expected to comply. Fines and penalties may be levied for failure to comply with the By-Laws and Rules and Regulations.

### Use of Family Units

1. Buyers and Renters must be approved by the Board of Directors. An application, background check and board interview is required for Board approval. The background check is done solely for the Board of Directors and will not be released to a third party.
2. One year unit ownership by the buyer is required before leasing is allowed.
3. When the owner wants to rent his/her unit, the owner shall provide a copy of the lease agreement to the Board of Directors and the management company at least ten days prior to the date of occupancy.
4. Rentals must be for a minimum period of six months. No short term rentals are allowed.
5. No "For Sale/For Lease" signs are to be placed in the window(s). No signs of any type should be placed in the common areas or to be visible from the common areas.
6. The outside doors in the stairwells used to enter and exit each building are to be securely closed and locked at all times. Please notify the Board of Directors if you need to prop open a door.
7. Waterbeds are not permitted in units.
8. All units on upper floors are to install and maintain carpet and pad for sound control throughout the unit except in the kitchen and bath.
9. The use of illegal substances and/or selling of these substances will not be tolerated as well abusive or illegal behaviors. Call the Daytona Beach Police force if you witness any questionable or illegal behavior.

10. Washers and Dryers are not permitted in the individual units. A laundry facility is on the premises for residents use.
11. The owner will allow the management or authorized person the right of entry into the unit for twice yearly inspection of the plumbing fixtures for leaks during reasonable hours for preventive maintenance.
12. Nothing shall be done to increase the insurance risk to the property, the residents, the units or the facilities.

## Use of Common Areas

1. The common areas are shared by owners. Damage to the common area caused by the action of a unit owner or the actions of his/her family, guests and/or tenants or the actions of the children or guests of his/her tenants shall be repaired or replaced at the expense of the unit owner. Including bearing any expense of, any damage to the common areas caused by moving into or removing from their unit household furnishings or other objects or by any other deliveries to or from units by their invitees.
2. No clothes, sheets, blankets, towels or laundry of any kind or other articles are to be hung out or exposed on any portion of the common area including bushes, except a designated outside area by the laundry room.
3. The common areas including porches and hallways are to be kept clear of rubbish, debris, litter and other objectionable matter.
4. No obstruction of any kind including furniture, chairs, storage tubs are allowed in common areas such as the hallways, on the porches or walkways.
5. Barbeque equipment is not allowed near any buildings or on the lawn, porches or steps. Please restrict using barbeque equipment to the patio area.
6. NO SMOKING in the common areas to include hallways and the laundry room.

## Landscaping and Plantings

1. The raised garden area on the patio will be overseen by a set committee who will coordinate and work under the direction of the Board of Directors. This area is not for the use of any single unit.
2. In order to expedite lawn care, there should be no flower beds or potted plants in the lawn area. Please notify the Board before planting any plants or replacing any bushes next to the buildings.
3. Please keep the front and rear porches and porticos clear. Do not place planters, potted plants, tables or chairs on the porches or porticos. Please do not affix brackets to them or hang plants or wind chimes or other décor.
4. Any garden décor requires advanced approval by the Board.
5. Any changes or additions to the common patio areas must be approved by the Board. Please clean up the common area patios after use.

## Pets

1. No Pets are permitted in the units, other than small birds, turtles and fish.
2. Documentation is required to be supplied to the Board and the management company for the necessity of a special needs or service animal.

## Exterior Modifications/Additions/Alterations/Improvements

1. No unit owner/renter shall make any structural addition, alteration or improvement to any building or paint or otherwise decorate or change the appearance of any portion of the exterior of any building without prior written consent of the Board of Directors.
2. No drilling, screws, bolts or similar items should be inserted in any concrete slab floor or ceiling which is deemed community property or common space.
3. If a key lock pad or numeral pad(s) are added to the unit, provide that entry information to the Board and management company who must have access to the unit in case of fire or other emergencies.

## Seasonal Decorations/ Smoke Detectors

1. Seasonal decorations, including decorative lights are permitted on the façade of the units provided this is done in a manner that does not damage the outer walls of the buildings.
2. Seasonal decoration should be removed promptly after the appropriate holiday.
3. Unit owners shall install smoke detectors in their units and maintain them in good operating condition as required by law. Unit owners are responsible for keeping all smoke detectors operable at all times.
4. All unit owners/renters must provide accessibility to the Board and management company by providing keys or key codes so units are accessible if the smoke alarms become active and need a battery change

## Vehicles

1. No non-registered or inoperable vehicles are to be moved onto or kept on the Association property.
2. No motor vehicle may be disassembled or any major repairs made on Association property.
3. Vehicles in violation of this section may be towed at the owner's expense.
4. No trailer, boats or other moveable or portable structure are to be stowed or permitted on the premises and will be towed at the owner's expense.