

**RIVERSIDE TERRACE CONDOMINIUM, INC.  
MISCELLANEOUS RULES AND REGULATIONS**

1. Condominium living requires that each owner regulate the occupancy and use of their unit so as not to disturb unreasonably or unnecessarily any other owner.
2. Each owner shall be governed by and shall comply with the terms of the **Declaration of Condominium** and the **Riverside Terrace Condominium, Inc. By-Laws**.
3. Owners shall not adjust any equipment controls, time clocks, lights, sprinklers, water valves, pool equipment, etc. Any malfunction of building equipment should be reported to the property management or to a Board Member immediately.
4. Accidents such as water leaks or plumbing failures can occur in your unit during your absence. Therefore, please be sure the Board has a set of your keys. The Florida Condominium Act provides that the Association shall have irrevocable right to have access to each unit for making emergency repairs therein to prevent damage to the common elements or to other units in the building. **Each unit owner shall supply a set of the keys to the Board of Directors.** All keys will be maintained in a locked safe and their use limited strictly to emergency situations as above set forth.
5. Strict adherence to refuse disposal must be maintained. See Rules and Regulations governing garbage and trash.
6. No boxes or other articles shall be placed on the walking areas, overhangs or balcony railings. No towels or clothing of any kind shall be hung on the balcony railings or walking areas. All chairs and other articles must be removed from the walkways when not in use. (This does not apply to the end units). These measures are taken primarily for the safety of the owners and guests.
7. Mops, brooms and vacuum cleaner bags shall **not** be shaken from unit windows, stairwells, walkways or balconies.
8. Please keep all stairway doors closed. For your information, we quote from the city's Bureau of Fire Prevention Regulations:

Article II—Exit Ways, Maintenance of -

Section II. 1—Obstruction to means of Egress:

No person shall at any time place an encumbrance of any kind before or upon any fire escape, balcony or ladder intended as means of escape from fire.

Section II. 4—Stairway doors to be kept closed. It shall be unlawful to block open any stairway enclosure door which leads to or from a floor of the building and which by law is required to be self-closing.

9. Fire insurance regulations do not permit the use of charcoal broilers or burners, grills, etc., on patios or balconies of the building. Per Florida Law, electric grills are not permitted either.

D.Creedon, P.Forget, T.Cassidy, D.Rosenfeld, B.Ellis, B.Rowbotham, S.Dowling	Revision Date: 06/2016
Approved By: Board of Directors	Issue Rev: 2

**RIVERSIDE TERRACE CONDOMINIUM, INC.**  
**MISCELLANEOUS RULES AND REGULATIONS**

10. No signs, including “For Sale” or “For Lease”, shall be posted on Condominium property without the consent of the Board of Directors.
11. Unit owners are responsible for damages to the common facilities by guests occupying their unit.
12. The roof area is off limits. Persons are allowed on the roof for maintenance purposes only. The roof is to be left locked. The Medeco security key is used for the roof door locks.
13. All owners are responsible for their children and their guest’s children with respect to damage, annoyance and unnecessary use of the Condominium facilities.
14. All radios, television and music players shall be turned down after 11:00 P.M.
15. Parking spaces have been assigned to each owner. Please note Rules and Regulations which cover parking. Each owner is assigned one (1) parking space. Guest parking is not permitted for owner parking from December 15 through April 15.
16. All questions, suggestion, complaints or requests regarding the Condominium must be presented to the Board of Directors in writing so the proper action can be taken.
17. Exterior improvements, such as shutters, front doors, sliding glass doors, etc., and interior remodeling that requires permitting, must be approved by the Board of Directors before work is started. The remodel form is to be filled out and presented to the Board for approval. An approval letter from the Board to the contractor is required for permitting from the city.
18. Exterior unit doors must be painted bright white. Original stained wood doors that are recessed are exempt.
19. All hurricane protection shutters must match the building color, if possible.
20. Unit owners should leave the keys to their car inside their unit if leaving the car for more than 24 hours.

D.Creedon, P.Forget, T.Cassidy, D.Rosenfeld, B.Ellis, B.Rowbotham, S.Dowling	Revision Date: 06/2016
Approved By: Board of Directors	Issue Rev: 2