

# **ALAFAYA BUSINESS CENTER CONDOMINIUM ASSOCIATION**

## **AMENDED & RESTATED RULES AND REGULATIONS** **2019**

The following Rules and Regulations shall remain in force and effect until owners are notified in writing by The Association of any changes or amendments.

1. All loading and unloading of goods shall be done only in the areas and through the entrances, designated for such purposes by the Association.
2. The delivery or shipping of merchandise, supplies and fixtures to and from the leased premises shall be subject to such rules and regulations as in the judgment of the Association are necessary for the proper operation of the building.
3. All garbage and refuse shall be kept in the container specified by the Association and shall be placed outside of the premises prepared for collection in the manner and at the times and places specified by the Association. Occupant shall pay the cost of the removal of any of Occupant's refuse or rubbish.
4. Any unit owner determined by the Association to be using a dumpster or other waste container, provided for the benefit of the unit owners, in excess of his proportionate share may at the discretion of the Association, be required to utilize its own dumpster or otherwise dispose of its trash.
5. No signs, structure or object shall be erected on, the roof or exterior walls of the premises, or on the grounds, without, in each instance, the written consent of the Association. Any signs, structure or object so installed without such written consent shall be subject to removal without notice at any time.
6. No unit owner or occupant shall place or permit any junk, obstructions or merchandise in the outside areas immediately adjoining the premises. The common areas shall not be used for storage or disposal of any type of personal property.
7. The plumbing facilities shall not be used for any other purpose than that for which they are constructed, and no foreign substance of any kind shall be thrown therein. The expense of repair of any breakage, stoppage or damage resulting from a violation of this rule shall be borne by the unit owner and occupant, who shall, or whose employees, agents or invitees shall have caused it.
8. Occupant shall use, at occupant's cost, such pest extermination as the Association may approve and at such times as is necessary in the judgment of the Association.
9. No occupant shall burn any trash or garbage of any kind in or about the premises.
10. The Association reserves the right to rescind, amend, alter, or waive any of the foregoing rules or regulations at any time when, in its judgment, it deems necessary, desirable or

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proper for its best interest and for the best interest of unit owners and occupants, and no such revision, amendment, alteration, or waiver of any rule or regulation in favor of one tenant shall operate as an alteration or waiver in favor of any other tenant. The Association shall not be responsible to any occupant for the non-observance or violation by any other occupant of any of these rules and regulations at any time.

11. Excess use of water, sewerage, garbage and refuse over limits set by the Association shall be borne by the unit owner or occupant.

12. In the event the Association determines that security, extermination, maintenance, cleaning or other services should be contracted by the Association in the best interest of all occupants then all occupants shall share in cost of such service.

13. No lease of a unit nor any material lease modification shall be valid without prior written approval of the Association in accordance with the provisions of the Declaration of Condominium. To maintain the premises and to preclude additional expense, higher insurance rates and loss to others, these following uses are not permitted on the condominium property:

Animal Dealers

Auto Body Repair & Painting

Auto Parts sale (used)

Auto Rentals

Auto Wrecking

Bedding Manufacturers

Bottled Gas Sales or Service

Cabinet Makers

Chemical Works

Crematories

Demolition Contractors

Distillers

Fiber Glass Work

Fish Dealers

Furniture Manufacturers

Furniture Repair

Gas or Liquefied Petroleum

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Junk Dealers

Lumber Dealers

Night Clubs & Lounges

Oil & Gas Industry Operations

Packaging Materials Manufacturing

Paint Manufacturers

Paper Box Manufacturers

Religious Services

Scrap Dealers

Telemarketing Operations

Tire Recapping

Toy Manufacturers

Upholsterers

Woodworking Shops

NOTE: The added use prohibition as to religious services shall not apply to Units 21 and 29 until expiration of the present lease for those units. No modification of those leases extending the lease term will be approved by the Association.