

Pineda Plaza at Suntree
Rules & Regulations
Revised May 26, 2010

The unit owners are responsible for all repairs and replacement of all elements that serve one unit (i.e. AC units, electrical wiring, plumbing, etc). The Association is responsible for all common elements such as the roof, exterior walls, and the parking lot.

All owners/tenants are to be respectful of other owners/tenants at all times. Business operations must not interfere with any other owner/tenants enjoyment of their property. All business owners are responsible for their employees and customer's behavior at all times.

No owner or tenant may alter, modify, or otherwise change the exterior of the building, parking lot, or any sign without the written approval of the Association.

All promotional or temporary signage must be approved by the Association prior to be placed on the complex and must meet the guidelines set below. Owners/tenants are responsible for any and all required permits.

Only businesses allowed by Brevard County zoning ordinances are permitted to be operated within the complexes.

All employees of businesses operating within the Association are to park away from the building leaving the parking spaces closest to the building for customers.

No cars are to be left in the parking lot overnight.

Pineda Plaza is a non-smoking plaza, with exception to two designated smoking areas. One is located on the eastern end of the main building; the other is located at the western end of the main building. Smoking is not permitted anywhere else with the Plaza.

All owners are required to provide to the Association a certificate of insurance that covers their responsibilities as outlined in F.S. 718.

All tenants are required to sign a copy of these rules and regulations and return them to the Association's Management office at:

Pineda Plaza at Suntree
C/o Fairway Mgmt
1331 Bedford Dr., Suite 103
Melbourne, FL 32940

Window/Door Guidelines

In accordance with the Declaration of Condominium, all signage, lettering and any other kind of advertising is restricted to as written in the Declaration, as approved by the Board of Directors, or as amended by 66% of the Membership at a duly noticed meeting.

The Board of Directors has adopted the following guidelines for all units within the Plaza:

Limited Common Element Sign

The Declaration, 1st Amendment, sec 5.3, entitles each unit owner to a facade sign, which will forever be considered a “limited common element”. Written approval of the design, size, and appearance must be obtained from the Association prior to installation. The sign must be located central to the unit assigned and may not impede, or encroach upon, any other limited common element sign. Cost of installation, maintenance, and repair of all limited common element signs are the sole responsibility of the unit owners. Any damage not covered by the insurance, or in which requires a deductible to be met, will be the sole responsibility of the assigned unit owner. Authorization for placement will be based on, but not limited to: size of the sign, location, and consistency with the other elements of the Condominium.

NW Pylon Sign

Allocation of space on the NW Pylon sign, as authorized by the 1st & 3rd Amendments to the Declaration has been assigned to units. The signs are assigned on a right to use basis. All costs associated with the Maintenance of the NW pylon sign are shared equally among assigned units. Cost of placing signage on the panels is the responsibility of the unit owner. The Association will act as an “Agent” only in facilitating the repair and/or replacement of the sign.

Unit Door Signage and Lettering

Each unit may place a company logo, hours of operation, and contact information on the main entrance door only. Businesses may display “Please use other entrance” directional signs on non-entry doors. Businesses operating out of more than one unit may only decorate “one main entrance”. The Association prior to installation must approve all door designs, in writing. With exception to the company logo, all door lettering will be white and not exceed 2”. Lettering and/or logo may not cover more than 60% of the door.

Windows

Unit owners are forbidden from advertising, or placing any lettering, on or against any of the windows of the unit. Special event banners or advertising will be allowed, with written approval of the Association, on a case by case basis. Authorization from the Association will not exceed (30) days and may not be given more than (2) times per calendar year.

Windows are to be kept free of items that may appear as clutter (i.e. boxes, files, etc) and are to present a professional appearance at all times.

Hours of operation or "Open/Closed" signs may be placed in the window most commonly accessible to the parking lot and/or entrance. Open/Closed signs may be no larger than 24" X 24" and may be illuminated. Open and closed signs may not be used to advertise any product, service, business operation, or special promotion.

Advertising of any kind in windows is strictly prohibited, unless otherwise authorized in these guidelines, the Declaration of Condominium, or in writing by the Association.

Breezeway Advertising

Menu boards or other forms of stand-alone marketing material may not be placed on or near the entrance of the business. Use of such items must be approved, in writing by the Association, and not impede traffic along the walkway. Businesses may not place any other form of advertising, temporary signage, or promotional product on any part of the common area. This restriction includes the parking lot and both entrances. Breeze way advertisements will be considered on a case by case basis, after written request, by the Board of Directors.

Compliance

All limitations of use described in the Declaration of Condominium and all Rules & Regulations passed by the Board of Directors are enforceable by appropriate legal remedies allowed by Florida Statutes and the Declaration.

DATE

Owner and/orTenant

UNIT NUMBER