

**GREENBRIAR TWO CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS**

The rules and regulations hereinafter enumerated as to the condominium property, the common elements, the condominium units, and the condominium in general shall be deemed in effect on October 31, 2024, and stay in effect until amended by the Board of Directors of the Condominium Association, and shall apply to and be binding on all condominium unit owners. The condominium unit owners and unit occupants shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees, persons for whom they are responsible and persons over whom they exercise control and supervision. Violations of these rules and regulations may subject the violator to any and all remedies available to the Condominium Association and Florida Statute. Violations may be addressed by the Condominium by fines or other legal means. The Association shall be entitled to recover in said actions any and all court fees and costs incurred by it, together with reasonable attorney's fees, against any persons violating the rules and regulations or the Declaration of Condominium and any of the exhibits attached thereto. The Board of Directors may, from time to time, adopt or amend previously adopted rules and regulations governing the details of the operation, use, maintenance, management and control of the common elements of condominium and all facilities or services made available to the condominium unit owners. Any waivers, consents or approvals given under these rules and regulations by the Board of Directors shall be revocable at any time and shall not be considered a waiver, consent or approval of identical or similar situations unless notified in writing by the Board of Directors.

1) VIOLATIONS OF RULES AND REGULATIONS

1. Violations of rules and regulations, or any of the governing documents, must be submitted to the Association Property Manager Mr. Jason Woodard, CAM at 739 East Hartford Street, Hernando, Florida 34442 or by email to greenbriar2@outlook.com. All violations must be in writing and signed by the complainant. For questions regarding any of the governing documents please contact the Property Manager at (352) 249-7483.
2. Violations will be called to the attention of the violating party (unit owner or occupant) by the Association Manager, and the unit owner will also be notified if the violating party is other than the owner. The rental agents, if known, whose clients are involved in infractions shall also be notified.
3. Appeals of the Association Manager's decision concerning violations may be presented to the Board of Directors at a board meeting. Appropriate action will be considered at that time.

2) FACILITIES/NO SMOKING

Smoking of any kind is prohibited inside the buildings, units, and fenced in pool area of Greenbriar Two Condominiums. This includes, but not limited to, tobacco and marijuana, even if it is prescribed. Smoking is allowed on the common grounds, open air porches and lanais. The facilities of the condominium are for the exclusive use of the Association members, lessees, renters, resident house guests, and guests of a member. Any damage to the buildings, recreation facilities or other common areas or equipment caused by any resident or their guests shall be repaired or replaced at the expense of the condominium owner.

3) NOISE

In order to insure your own comfort and that of your neighbors, stereos (including car stereos) and television sets should be turned down to a minimum volume between the hours of 10 PM and 8 AM. All other unnecessary noises between these hours should be avoided. If this policy is abused, the police may be notified and the Association Manager should be notified at the earliest convenience to take disciplinary action.

4) OBSTRUCTIONS

Sidewalks, entrances, driveways, passages, patios, courts, stairways and carports must be kept open and shall not be obstructed in any manner. The only things allowed on the second story stair landings are: two (2) chairs (folding chairs only), one (1) small table 32" tall/ 18" wide/ 24" long, two (2) potted plants no more than 18" wide, stairs must have no obstructions of any kind, the front entry door can not be obstructed in any way. No sign, notice or advertisement shall be inscribed or exposed on or at any window or other part of the condominium, except as approved in writing by the Association, nor shall anything be projected out of any window in the condominium without similar approval. NO stereo or televisions antennas or dishes shall be attached to or hung from the exterior of the condominium or the roof thereon, except as provided by superseding federal or state law. No equipment shall be attached to the roof anytime.

5) CARPORTS

Carports are owned by the Association, and are not to be altered in any permanent way. Removable storage units may be installed with prior Board of Directors approval providing they do not interfere with or prevent storage of an automobile entirely within the carport. All such storage units must be of the same color as the carport. Unsightly clutter (EX: storage boxes, paint cans, gas cans, tools, repair paraphernalia, children's toys, etc.) shall not be permitted to accumulate. Bikes must be stored on a rack mounted on the partition wall. Carports are assigned to a particular unit owner and are not to be used by anyone else without the consent of the assigned owner. Residents may not let vehicles idle in the carports. The carport floor may be painted with the correct matching paint color after written consent has been obtained from the Board of Directors.

6) CHILDREN

Children are not to play in entrance ways, carports or stairways assigned to unit owners other than the one assigned to the unit in which they are living. Playing is not allowed in the parking lots. Supervision must be exercised when children are playing on the grounds. The parents of children living or visiting in a Greenbriar Two unit will be liable for any damage done to the buildings and the common elements.

7) DESTRUCTION OF PROPERTY

Our trees, bushes, flowers, etc., add beauty to our common areas and also increase the value of our property. In order to prevent serious injury resulting in legal liability to the unit owners, no unauthorized person may climb trees or hang ropes, swings, or other devices from any branches of our common area trees; in addition, no nails or sharp objects are to be driven into any tree trunk or branches. No hitting golf balls in the common area is permitted. There are numerous driving ranges and putting and chipping greens in the immediate area. We will save our grassy areas and eliminate the possibility of broken windows and personal injury. In addition, the water retention areas are not to be used for any purposes.

8) EXTERIOR APPEARANCE

1. The exterior of the condominium and all other areas that belong to or go with the condominium must conform to the rest of the property. Building exteriors, including roofs, shall not be painted, decorated or modified by any owner or corporation in any manner without prior written consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association. No awnings, window guards, light reflective materials (except Building and Unit Number identification as provided by the Board), decorative shutters, ventilation, fans or air conditioner units are not permitted on the exterior of the condominium except as approved in writing by the Association. The ownership and maintenance of any approved exterior improvements or structures other than the condominiums are the responsibility of the owner and transfer to subsequent owners with the sale of the condominium units or structures.
2. Installation of solar tubes and satellite dishes must be approved by the Board prior to installation. Satellite dishes must be installed on a pole, and placed in the bushes on the backside of the building.

9) CLEANLINESS

All garbage and refuse from condominium units shall be disposed of with care in dumpsters. No construction debris shall be accepted. All trash should be disposed of in tied top trash bags. Hazardous waste (tires, batteries, oil, air conditioners, etc.) will not be accepted. Leaves, branches, and grass cuttings are not to be disposed of in dumpsters. The trash collectors will not accept these items. No garbage shall be placed outside the dumpsters; boxes and furniture are to be broken down before being placed in a dumpster to save space. Only garbage and refuse created within the condo units is allowed to be placed in the dumpsters.

10) Roof

Unit owners, renters, lessees, and guests are not permitted on the roof for any purpose. If there is a problem, call the Association manager.

11) SOLICITATION

There shall be no outside solicitation by any person anywhere in the buildings for any purpose. Yard or garage sales or the sale of any items on the common grounds or carports are strictly prohibited.

12) PARKING

Each building was designed with its own parking lot and residents of each building should be using their own intended parking lot. No vehicle shall be parked in such a manner as to impede or prevent access to any carport. No tandem parking allowed. Unregistered vehicles are not allowed on the property. The owners, their employees, agents, visitors, licensees and the owner's family will not park in another owner's carport and/or assigned parking space without permission. No vehicle which cannot operate on its own power shall remain within the condominium property for more than 72 hours. No major repair of vehicles shall be made within the condominium property. Emergency repairs may be made with the written approval of the Board of Directors. Please make certain that all vehicles are parked in designated parking spaces, within the painted lines, and are pulled close to the bumper. As a security measure, keep your car doors locked at all times. No unit owner, member of unit owner's family, guest, tenant, or employee may park or allow to be parked on the condominium property any recreational vehicle, travel trailer, boat/trailer, or motor home of any type for more than 72 hours. Exceptions may be made on a case by case basis by the Board of Directors if a hardship can be demonstrated. In no case will exceptions be made for longer than two weeks. No commercial vehicles exceeding 5 ton (10,000 lbs. GVW) shall be parked on the condominium property except during actual delivery or pickup.

13) PETS

No dogs shall be permitted on Greenbriar Two property with the exception of special needs dogs. The No Dog Rule went into effect 3/1/95. The No Dog Rule was re-instated February 2011 by owner vote. The No Dogs Rule was added to the Declaration of Condominium, Article XII-Use Restrictions, 12.1.E on February 22, 2016 by a vote greater than Sixty-Six percent (66%) of owners. **No dogs** shall be permitted on Greenbriar Two property with the exception of special needs dogs. Special needs dogs must be pre-approved by the Board of Directors prior to allowing them on the property. The Board requires a "Reasonable Accommodation Request Form" form be signed by a physician and submitted, along with a DNA sample of the animal, as part of the request to keep a special needs animal in your condo unit. No animals, including special needs animals, may be walked on the condominium grounds except where designated. The designated area is located in the field at 595 E. Hartford St., Hernando, FL 34442. Dogs are not permitted at the pool. Up to two cats are permitted in the units, but must be kept inside at all times.

14) RULES FOR THE USE OF THE POOL

Violation of pool rules may result in suspension of use rights.

Persons causing property damage shall be held financially responsible.

- 1) Pool hours are from 10:00 AM to dusk in the summer. 10:00 AM to 5:00 PM in the winter when the pool is heated and covered at 5:00 PM. In the winter, the pool will remain covered if the temperature is not expected to reach 70 degrees on any given day or in the case of inclement weather.
- 2) Admittance is by **pool pass**, with a limit of four (4) persons per pass. Unit owners should be sure their renters, lessees, and guests have a pool pass.
- 3) Use the pool at your own risk; there is no lifeguard on duty.
- 4) No minor children (under 18 years old) are allowed at the pool without adult supervision.
- 5) Children of diaper age are not permitted in the pool unless wearing pool diapers specifically designed for such use. Common sense dictates pool diapers should be changed frequently.
- 6) Shower before entering the pool.
- 7) No running or horseplay is permitted in or around pool. No throwing of objects, skateboards, roller blades, roller skates, or bicycles are not permitted in the pool area. Large flotation devices (rafts) which interfere with others' enjoyment of the pool are not permitted.
- 8) The Health Department guidelines do not permit food of any kind in the pool. The pool is defined as the water area plus the surrounding 4 1/2 feet of concrete deck. Absolutely no glass containers, hazardous materials or barbecue grills are permitted within the fenced pool area.
- 9) Maximum pool occupancy is 30 people.
- 10) Diving and jumping into the pool is not permitted.
- 11) Animals are not permitted inside the fenced pool area.
- 12) Please return chairs to their proper place after use.
- 13) The Board of Directors or its designee is authorized to eject any person from the pool area for repeated objectionable behavior, improper dress, or for violation of any pool rules.

Continued violations of pool rules will result in the loss of pool privileges

- 14) Large groups of guests (more than four) must have the Association's written approval at least 10 days in advance of any special event. All owners, renters, or lessees hosting a pool party will agree to be responsible for all party guests. The host will receive a copy of the pool rules and will be responsible for cleanup.

15) NEW UNIT OWNERS

New owners will acknowledge in writing receipt of the governing documents upon ownership of condominium unit.

16) GUEST

- 1) Unit owners must make available copies of these rules and regulations to their renters, lessees and guests. Unit owners are responsible for their compliance of the rules. The Board of Directors will make copies of these rules and regulations available to rental agents.
- 2) Unit owners or their agents may not lease their unit for less than thirty (30) consecutive days.

17) GOLF CARTS

Golf carts are permitted to be driven on Greenbriar Two property. Golf carts must be insured, stay on pavement and park in marked and appropriate areas.

18) BARBECUE GRILLS/SMOKERS

The use of barbecue grills and smokers (gas and charcoal) are prohibited in carports, on lanais, on stairs, and on second floors. Grills must be attended by user and at no time may a grill (gas or charcoal) be used under roof. It is strongly recommended that propane-equipped grills be shut off at the tank and stored in a well-ventilated or open areas out of direct sunlight.

19) SUMMATION

The rules and regulations are designed to make living in Greenbriar Two a safe, healthy, pleasant and comfortable place for you and your neighbors. The restrictions are for the mutual benefit of all. Violations of these rules are to be reported in writing to the Association Manager at: 739 E. Hartford St., Hernando, FL 34442 or by e-mail at greenbriar2@outlook.com, who will then call the matter to the attention of the violating owner, lessee, renter or guest for corrective action. Any disagreement over the violation will be reported to the Board of Directors; a subsequent judgment by the Board of Directors will be made. If any irreconcilable conflict should exist with respect to the interpretation of the rules and regulations and the Declaration of Condominium, the provisions of the Declaration of Condominium and By-Laws shall prevail.

By Order of the Board of Directors of the Greenbriar Two Condominium Association, Inc.

Board of Directors

Cynthia Tyler — President
Joseph Troll — Vice President
Carol Ehninger — Secretary
Charles Watson — Treasurer
Raymond Micheal — Director