

**AMENDED AND RESTATED RULES AND REGULATIONS
OF THE HERON COACH HOUSES CONDOMINIUM ASSOCIATION, INC.**

**SUBSTANTIAL REWORDING OF RULES AND REGULATIONS –
SEE CURRENT RULES AND REGULATIONS FOR CURRENT TEXT**

1. Each unit of the condominium property shall be used only for residential purposes, and as a single-family private dwelling for the unit owner or tenant and the members of his family and social guests and for no other purpose.
2. Unit owners shall not permit or suffer anything to be done or kept in their units which will increase the rate of insurance or the insurance premiums on the condominium property, or which will obstruct or interfere with the rights of other units owners or annoy them by unreasonable noises or otherwise; nor shall the unit owners permit any nuisance or commotion, immoral or illegal act in or about the condominium property.
3. The use of the unit shall be consistent, and in compliance with the existing laws, the provisions of the Declaration and these rules and regulations.
4. Units may not be used for business use or for any commercial use whatsoever except they may be leased for residential purposes.
5. Common elements shall not be obstructed, littered, defaced or misused in any manner.
6. As provided for by Article 14.3 of the Amended and Restated Declaration of Condominium, the following rules have been adopted by the Board of Directors:
 - a. The pet must not be allowed to disturb or annoy other residents. Residents are entitled to the peaceful enjoyment of their properties.
 - b. Tenants and household guests will not be permitted to have pets or to bring pets onto the Condominium Property at any time.
 - c. The pet must be vaccinated & licensed according to local & Florida State law.
 - d. The pet must not be left unattended on the lanai.

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- e. The pet must not be left unattended by its owner overnight.
- f. The pet must be on a leash when outside of the confines of the owner's apartment. The leash must not exceed an overall length of six feet and the leash must be hand held.
- g. The pet is not allowed on the grass areas.
- h. The pet must be "curbed" (on the edge of the road near where it meets the grass) and any droppings must be cleaned up by the owner. The unit owner must always have a "pooper scooper" or similar device with them when they walk their pet. The pet owner is responsible for their pet's droppings and for any inconvenience or damage caused by said pet.
- i. The pet is not allowed in the swimming pool area (such area also includes the pool house).
- j. Complaints to the Board must be put in writing and sent by Certified Mail or hand delivered to a Board Member and a receipt obtained.
- k. Fines will be levied for violations of the Pet Rules. If the fines do not cause compliance with the Pet Rules, and/or the pet is disturbing or annoying other residents, the Board has the right to ask the owner to remove the pet from the Heron premises. (In other words, another unit owner cannot take in this pet).
- l. Once an owner has been required by the Board to remove the pet, neither that pet nor a replacement pet may be brought onto the premises by that owner without the unanimous consent of the Board.
- m. According to the rules of the Forest Country Club: The pet is not allowed on the property of the Forest Country Club, including golf course & cart paths.
- n. Pets shall be limited to an overall body weight of 30 pounds.

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