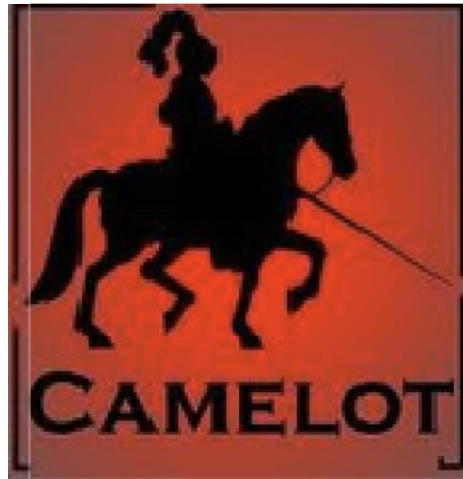


Camelot Gardens

Condominium Homeowners Association, Inc.



Rules and Regulations

Amended: November 2, 2023

All forms and governing documents are available at the clubhouse or on our website at www.camelotpsl.org

Camelot Gardens
2244 SE Blossom Road
Port St. Lucie, FL 34952

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Introduction

Condominium living is a way of life. Each owner is entitled to complete use of his own unit as well as the recreational facilities. Such use must not conflict with the rights of the other owners and residents. Certain standards for individual behavior are necessary to assure pleasant and harmonious community living.

It is the desire of the Camelot Gardens Board of Directors to serve the best interests of all residents. The Board of Directors is also obligated to enforce the rules.

It is the duty of the owner to inform their guests and/or tenants of the community rules and regulations. Objectionable behavior is not acceptable even though not covered by a specific regulation. Regulations concerning operational details and use of recreation facilities are posted at their respective sites.

Guidelines, policies, and forms mentioned in this booklet are available on the forms rack in the clubhouse or may be downloaded from the Camelot Gardens website at <http://www.camelotpsl.org>

Our Management Company Info:

Advantage Property Management

1111 SE Federal Highway, Suite 100

Stuart, FL 34994

Sales, leases, and administrative questions: lolas@advpropmgt.com

Phone: (772) 334-8900

Fax: (772) 288-0175

General Email: advantagepm@advpropmgt.com

Website: <http://advantage-property-management.com>

The following Rules & Regulations were **amended and approved at a Board Meeting held on November 2nd, 2023.**

General Rules

1. Owners are responsible for any damage or defacing of property which they, their guest or tenant have caused.
2. Noise -Excessive noise from audio / video equipment, barking dogs, social gatherings, automobiles or by any other means will not be tolerated. Work being performed to a unit may not begin before 8am or continue after 6pm. Residents are encouraged to call the police or the County to report excessive noise.
3. Games, skateboards, roller blades, scooters, bicycles (including electric) of said mentioned or any other non-racket ball items are permitted in recreational areas (Pool, Tennis/Pickleball Courts etc.) or on the walkways of the buildings.
4. Barbecuing of any type is not permitted on balconies or walkways of buildings. Barbecuing on patios is permitted. Owners are responsible for **damage to buildings or common area** resulting from barbecue use.
5. No owner, tenant or guest shall use his unit in Camelot Gardens to operate a business which requires additional traffic or parking. This includes yard and estate sales.
6. Children under the age of 13 must be accompanied by an adult for use of all recreational facilities. The unit owner will be responsible for any damage caused by the act of their child.
7. The hanging of clothes, towels or rugs is not permitted on balconies or **fences along the** walkways. Clotheslines on your patio cannot exceed the height of the patio fence.
8. Registered residents may wash their personal cars only in the designated car wash area. The car wash is reserved for owners only, not to include guests. Washing of cars is not permitted at your unit. The car wash area is for car washing only. Residents should detail their vehicles in their own parking space.
9. Residents are encouraged to notify the Management Company by phone, followed by written notification or email(camelotgargenspsl@googlegroups.com) of any observed violations.
10. Owners hiring contractors or service providers to perform work or service to units, or their limited common area must provide the Association with proof of liability and worker compensation insurance along with a completed and approved (by the Board of Directors) architecture application, before beginning work. Work being performed to a unit may not begin before 8am or continue after 6pm.
11. Camelot Gardens has a Neighborhood Watch Program implemented by residents of our community who patrol the area, observe, and will report any violations of the Rules and Regulations to the Board, Association, and local Police Department.

SECURITY

1. Residents must have a CG sticker visible in the designated spot on your vehicle. Overnight Visitors must display an approved yellow guest pass from the rearview mirror or placed on dashboard. Unauthorized vehicles will be towed. Stickers are non-transferrable. A Car Registration update form is available at www.camelotpsl.org under forms if you wish to register and receive a CG sticker for a different car.

Guests

1. Owners are responsible for all acts of their guests and/ or tenants.
2. Warnings will be issued by the manager to the unit owner if tenants/guests are violating the rules. This may result in the suspension of recreational facilities usage and/or fines.
3. Absent owners permitting family members/guests to occupy their unit must notify the Board of Directors prior to the guest arrival. Any occupancy by the same family members/guests for 30 days or more shall be subject to the same requirements as a Lease. Guest occupancy forms must be completed 15 days prior to a guest visit. The form is available in the clubhouse rack and on our website – www.camelotpsl.org.
4. The completed form must be mailed to Advantage Property Management along with the appropriate
5. Owners violating the “Guest” 30-day rule are subject to a minimum fine of \$200 up to a maximum allowable by Florida statute of \$1000.00. Those guests will be asked to vacate the property.
6. If an owner receives payment in any form from guests occupying their unit, it is considered a lease requiring the owner to follow the rules for Leasing of Units. This includes the requirement that a lease must be no less than one month or longer than 6 months.
7. Owners violating the rules for Leasing of Units are subject to a minimum fine of \$200 and the tenants will lose use of common recreational facilities such as the pool, tennis/pickleball courts and shuffleboard court.
8. Residents are responsible for the pets of guests who visit their unit. Visiting pets are subject to the same restrictions as resident’s pets.

Swimming Pool

Hours of Operation: Dawn to Dusk

Capacity: 22 persons

The Pool Gates Must Be Kept Locked

No lifeguard on duty, swim at your own risk.

Camelot Gardens Condominium Homeowners Association Inc. and the Board of Directors are not responsible for stolen or lost articles.

1. Use of the pool is limited to residents and guests. Proper swimming attire is required.
2. All people must shower (no soap) before entering the pool.
3. Pool toys, floats, scuba gear, etc. are not permitted in the pool or pool area. The use of a personal life saving device (noodles, swimmies, lifejacket etc.) is permitted.
4. The use of water aids for exercise will be allowed.
5. Diving, running, jumping, boisterous conduct, unnecessary splashing and ball throwing are not permitted in pool or pool areas.
6. No other games, skateboards, roller blades, scooters, bicycles, including electric of said mentioned or any other non-swimming pool items are permitted in the pool area **deck**.
7. Suntan lotions, creams and oils must be removed before entering the pool. Pool furniture must be covered for protection when using the products mentioned.
8. Beverages in plastic or aluminum containers are allowed. **NO GLASS** in the pool or pool area. No food or beverages are permitted within 4 feet of the pool. Everyone must clean up after themselves.
9. Bathers requiring/using protective garments, and/or diapers/pullups, are not permitted in the pool.
10. Earbuds or headsets are required when using any audio or video devices.
11. Persons with contagious and/or communicable diseases are not permitted in the pool.
12. No standing on any pool chairs, tables, or lounges.
13. Children under the age of 13 must be accompanied by an adult.
14. Umbrellas must be returned to a closed position and chairs returned to their original position upon leaving pool area.
15. The pool may not be reserved for private parties.
16. **NO SMOKING** in the pool, fenced in pool area and the screened in enclosure. Smoking is permitted outside the fenced pool area. Cigarettes and cigar butts are not to be discarded on the Community grounds. **DO NOT THROW CIGAR or CIGARETTE BUTTS IN THE MULCH OR IN PROXIMITY TO THE CONDOMINIUM BUILDINGS – THIS IS A SEVERE FIRE HAZARD**

17. Rules for the pool are covered by Florida Laws and the Board of Health regulations.
18. Residents and guests are expected to comply with notices posted poolside.
19. Pets are not permitted in the pool area.
20. Pool keys are not to be given to any person/persons not residing in the unit.

Shuffleboard

Hours of Operation: Dawn to Dusk

1. Residents and guests only are permitted to play.
2. Do not walk on the shuffleboard playing surfaces.
3. All equipment must be returned to the proper place of storage at the end of play.
4. Players must show consideration for others waiting to use the court. If others are waiting, play should be limited to one (1) game not exceeding 75 points.
5. Children under the age of 13 must be accompanied by an adult.
6. Proper conduct **is always required**.
7. NO SMOKING in the shuffleboard area.
8. Pets are **not** permitted on or near the shuffleboard courts.

Tennis and Pickle Ball Courts

Hours of Operation: 8:00 a.m. until Dusk

1. Residents and guests only are permitted to use the tennis/pickleball courts.
2. Children under the age of 13 must be accompanied by an adult.
3. Proper footwear is required,
4. Gate must be locked after play.
5. No food, alcoholic beverages or chairs are allowed on the tennis/pickleball court area.
6. If others are waiting to play, show consideration for those waiting to use a court.
7. Proper conduct is required at all times.
8. No games, skateboards, roller blades, scooters, bicycles, including electric types of said mention are permitted on the tennis and pickle ball courts.
9. Tennis and pickleball courts may not be used as a shortcut to other areas of Camelot Gardens.
10. NO SMOKING on or near the tennis and pickleball courts.
Pets are not allowed on/in the tennis and pickleball court area.

Clubhouse

Hours of Use: 8:00 a.m. to 10:00 p.m. Capacity: Sixty (60) persons

The clubhouse may not be occupied before 8:00 a.m. or after 10:00 p.m. except for official Association functions.

1. All activities sponsored by Camelot Gardens have precedence over private parties.
2. Clubhouse use is restricted to residents and their accompanying guests. **The** private party reservation form must be submitted and approved by the Social Committee prior to personal use of the Clubhouse.
 - a. Residents reserving the clubhouse for private use will be responsible for cleaning and the repair and/or replacement of any damage incurred during their private use of the clubhouse. A deposit payment of \$200 and a non-refundable payment for payable to Camelot Gardens must be submitted with the reservation form. The deposit check will be refunded if the condition of the clubhouse is the same as prior to the private party. If not, fees for damage/repair or cleaning will be deducted from the deposit check.
 - b. Alcoholic beverages being served at a private party require a signed and notarized form to be submitted with the reservation request. The form states no one under the age of 21 will be served alcohol. All alcohol is to be removed from the clubhouse at the conclusion of the private party.
 - c. The exclusive use of the pool is not authorized in conjunction with a private party.
 - d. Notice specifying the hours of private party use will be posted on the clubhouse entry door (on the outside) 24 hours in advance.
 - e. Entrance to the clubhouse lavatories shall remain accessible for all residents.
3. People in wet bathing suits are not permitted in the clubhouse.
4. The clubhouse may be used for commercial endeavors after a written request is approved by the Board of Directors.
5. Chairs, tables, supplies or are not to be removed from the clubhouse without written approval by the Social Committee.
6. Inside lavatory doors shall always remain locked. This prohibits entry into the clubhouse from the wet pool area.
7. **NO SMOKING** in the clubhouse or the screened enclosure.
8. Pets are not allowed in the clubhouse or the screened enclosure.
9. Guest(s) are not allowed in the Clubhouse without the registered resident being in attendance.

Unoccupied Property

Residents leaving Camelot Gardens overnight or longer are required to shut off their water at the main water supply to their unit. If the water is not turned off by the resident the Association **will** shut it off. Residents will be held responsible for damage occurring by failure to turn off their water. Remember to shut off the power to your hot water heater.

Metal tags corresponding to the last number of your unit are attached to your water shutoff valve.

General Rules & Regulations for Owners, Tenants & Guests

1. Units:

- a. An emergency contact form must be filled out and submitted to the Management Company.
Owners are responsible for maintaining, repairing, and replacing screens, glass for windows and the doors within their respective units. Bronze or smoky gray no-glare reflective film may be used on windows. No bed sheets, paper, foils or temporary coverings are allowed on windows.
- b. Owners are responsible for regular required maintenance, repairs, and replacement of items in their unit which may cause property damage if not properly maintained. This includes servicing of, but is not limited to, heating/air conditioning units, hot water heaters and replacement of water supply hoses on the washing machine.
- c. Owners altering/changing plumbing or electrical are required to use a licensed/bonded company and provide a general disclosure.
- d. Each unit shall be occupied by one family as a single-family residence and for no other purpose.

2. Exterior Appearance:

- a. No resident shall decorate or alter any part of a unit or building that affects the exterior of the building without prior written approval of the Board of Directors (Declaration of Condominium 10.10). Hurricane shutters, screened in patio enclosures and replacement bathroom windows are permitted. An architectural application with improvement specifications must be submitted to the architectural committee or the Board for approval prior to installation. Installation and maintenance are the homeowner's responsibility. Any repairs from damage to the building caused by installation/use is the homeowner's responsibility.

b. Items requiring forms to be submitted.

- a. Satellite Dishes
- b. Major Plumbing
- c. Major Electrical
- d. Structural Changes

- e. Any alterations that have potential to change Association utilities or limited common area (patios, balconies grounds etc.).

- c. Holiday Decorations may be displayed 30 days prior and 30 days after the holiday. Your unit must be restored to its original state when the decorations are removed. Owners must use their units' electrical outlets, not an Association outlet.

- d. No owner will allow a vendor to run wires, drill holes or attach equipment to the exterior of the building. The Architecture Committee must be contacted, and the proper form must be filled out and approved prior to the installation or change to the exterior of the building.

- e. Balcony: Small potted floor plants that are not higher than the railing may be displayed. Owners may have two (2) chairs and a table on your balcony (all to be removed during threat of a hurricane).

- f. Patio Fence: Owners may display up to two (2) flags on the patio fence. The flags must be standard mounted and no larger than 4 1/2' x 6. If two (2) flags are displayed then one shall be the American Flag, which shall fly higher than the decorative flag. If flying a national flag of another nation you must also fly the American Flag, which shall fly higher than the national flag. Willful neglect of the fence, by the owner, may result in the Association repairing or replacing the fence. The cost of repairs/replacements will be passed on to the owner. (Declaration of Condominium 5.1(5)).

- g. Decorative nameplates and security signs on the outside of an owner's patio fence are permitted.

- h. A limit of four (4) potted plants or flowers are permitted on top of the patio fence, provided the pots are in protective saucers to prevent leakage on the fence tops.

3. Common Elements:

The common facilities shall be used by residents and guests for the purpose which they are intended (Declaration of Condominium 10). Cigarettes and cigar butts are not to be discarded on the Community grounds. **DO NOT THROW CIGAR or CIGARETTE BUTTS IN THE MULCH OR IN PROXIMITY TO THE CONDOMINIUM BUILDINGS AS THIS IS A SEVERE FIRE HAZARD.**

Damages:

If you believe damage to your unit is covered by the Association, you must call the management company immediately and follow up with a written notification including photos of the damage prior to contracting for repairs. If the Association is not notified prior to repairs, the Association may not be liable for payment.

4. Limited Common Elements:

- a. The height of any shrub, tree or vegetation in any patio shall not exceed the level of the balcony floor or height of the screen roof.
- b. Damage caused by an owner, tenant or guest ~~done~~ to exterior walls, balconies, concrete patio, floors, walkways, fencing borders, electrical systems, plumbing systems, sliding glass doors, electrical outlets, glass, carports or any other structural components of the unit shall be the owner's responsibility to repair.
- c.
- d. Planting outside of your fence must be pre-approved by the Landscape Committee. An "Approved Plant" list is available on the Camelot website. Exceptions can be discussed with and approved by the Landscape Committee prior to planting.
- e. Bicycles and kayaks must be stored inside the enclosed patio fence when not being used.

5. Trash: All parts of the condominium shall be kept in a clean and sanitary environment. No rubbish, refuse or garbage shall be allowed to accumulate, or any fire hazard allowed to exist.

- a. Garbage is to be tied in plastic bags before being deposited in trash receptacle. Boxes must be broken down and placed inside the trash receptacle. No items should be left around or on top of the trash receptacle at any time. If your assigned dumpster is full, please take your trash to another dumpster. Arrangements must be made by the owner or tenant to remove from the property any items too large to fit inside the dumpster. Any fees for the additional service pick up will be the responsibility of the owner or tenant.
- b. All large items: such as barbecue grills, appliances, furniture etc., are to be disassembled and placed in a dumpster. DO NOT leave outside of the dumpster.
- c. Contractors employed by homeowners are prohibited from disposing of any items used or removed from a unit in the Camelot Gardens dumpsters. Homeowners will inform contractors of the prohibition. Homeowners will be held responsible for any fees charged to the Association in conjunction with the removal of items left behind by their contractors or hired help.

6. Lawful Use: No improper, unlawful, immoral, or offensive acts, on condominium property is allowed. All laws, zoning ordinances and governmental regulations must be observed.

- a. Any use of the condominium property or behavior that creates an annoyance to residents or interferes with the peaceful possession or use of the property by its residents is not allowed.
- b. Any illegal activities conducted within Camelot Gardens are not permitted and will immediately be reported to the police.

7. Association Participation: Notices of the Board of Directors, Homeowners, Annual and required Committee meetings will be posted on the Association bulletin board at the pool, in the information stations, posted on the Camelot website and sent via email.

- a. According to Florida Statute 718, each member of the Association may participate in a Board meeting.
- b. According to Statute 718.111(12), inspection of Association records by an owner is permitted. Reference Camelot Gardens Record Policy Review for further required instructions.

8. Regulations: Reasonable regulations concerning the appearance and use of the condominium property may be made and amended by the Association in the manner provided by its Articles of Incorporation and By-Laws. Copies of the Rules and Regulations and Amendments may be downloaded from our website.

9. Signs:

- a. No “For Sale”/“For Rent” or any advertising signs shall be displayed on any part of the common element, limited common elements or on parked vehicles.
- b. For Sale/Open House signs are permitted on Sundays between the hours of 11:00 a.m. and 4:00 p.m. There may be a sign placed at the Camelot Gardens entrance and one placed at the unit.

10. Antennas: No radio, electrical or other equipment which interferes with any television signal reception may be operated on the condominium property. No antennas of any type designed to serve a unit or units shall be allowed on the common elements except as may later be provided by the Association to serve as a master system for the benefit of the entire community.

- a. Under federal law you are permitted to have a satellite dish on your property provided it is one meter (39.6 inches) or less in diameter. The dish must be installed on areas of the property which you own or have exclusive use or control. In Camelot Gardens this refers to the interior of your unit, your balcony or patio that is inside your fence. An

architectural application must be submitted for approval by the Board of Directors prior to installation.

- b. Only one (1) satellite dish may be installed per unit. The satellite dish must be installed by a bonded/insured installer. The dish must be securely fastened so it will not blow away. Damage to the balcony floor, balcony railing or patio floor is forbidden. If the dish is installed on the balcony railing, it will not project more than one meter (39.6 inches) from the railing.
- c. Upon selling the unit, the satellite dish must be removed and the area it was installed in must be restored to the original condition.

11. Pets: Pets are limited to a total of two (2) per unit. This includes the total number of resident's pets and visiting guest pets.

- a. Pets shall not be kept, bred, or used for any commercial purpose.
- b. Pets must be confined to the pet owner's unit.
- c. No pet will roam free or be tethered on a common element.
- d. No pet shall be a nuisance or create any unreasonable disturbance. Examples of nuisance behavior are, but not limited to:
 - Pets who exhibit aggressive behavior
 - Pets who create excessive noise such as barking or continual chirping
 - Pets whose unruly behavior causes personal injury or property damage.
 - Pets in common areas, which are not under complete physical control of a responsible human companion and on a leash.
- e. When outside, pets must be leashed and under the control of the person walking the animal.
- f. Feces must be picked up by residents or their guest and disposed of properly in the dumpster.
- g. Owners must show courtesy and be aware of their proximity to their neighbor's gate and patio fencing when walking their pet.
- h. No pet is permitted in the clubhouse.

12. Parking and Prohibited Vehicles:

- a. Residents must park in their assigned spaces. Assigned spaces are defined as one covered space and one uncovered parking space. Each assigned space has a cement bumper with the unit number on it.
- b. Guests of owners will be required to have a yellow Guest Pass on their rear-view mirror from 10:00 p.m. to 7:00 a.m. No exceptions.

- c. Residents must place the Camelot Gardens numbered identification sticker in the rear window. Stickers may not be removed and placed in a different vehicle.
- d. Vehicles must be parked facing forward in the parking space to prevent exhaust fumes from entering patios.
- e. Only approved vehicles (automobiles, SUVs, minivans) may be parked on condominium property. Vehicles may not be parked in a manner that obstructs roads or other parking spaces. Vehicles on blocks, jacks or ramps are not permitted.
- f. Prohibited vehicles-(**as per** Condominium Declaration 10.7)
 - Trucks (any type including hybrid vehicles that have a truck bed)
 - Monster Trucks
 - Motorcycles
 - Trailers
 - Campers
 - Recreational Vehicles
 - Commercial Vehicles
 - Unregistered or inoperable vehicles
 - Boats
 - Autos, SUVs or vans with modified body/frame (changed from standard production models)

None of the above listed vehicles may be parked, placed, or operated on Camelot Gardens property unless a green visitor pass is obtained for temporary parking.

Trucks are permitted for deliveries or other services to Camelot Gardens' residents.

- g. RVs owned or leased by residents may be temporarily parked on condominium property for up to 24 hours before and 24 hours after a trip. This is solely for the purpose of loading and unloading the RV. Residents must obtain a green visitor pass from the Property Manager or Board member for each occurrence. Green visitor pass will be displayed on the dash or a visible place on the vehicle. At no time will anyone be permitted to live in an RV on condominium property.
- h. Guests with pickup trucks will be allowed, but not overnight. The exception to this is special Board permission for overnight parking for no longer than 7 consecutive days once a month. Guests must park in guest or the unit owners parking spaces. If staying overnight, they must hang a yellow Guest parking pass (obtained from resident they are visiting) on their rear-view mirror or placed on the front dashboard. The guest pass must be returned to the resident before leaving Camelot Gardens.
- i. Guest parking spots are painted yellow and say GUEST on them. Guest parking spots are solely for parking approved vehicles of persons visiting a resident. Residents may temporarily park in guest parking when visiting another resident, going to the clubhouse or pool. Guest parking spots are not for rent.

- j. Continuous parking of owner registered vehicles in guest spots is not permitted.
- k. No one is permitted to perform automobile repairs or services, including oil changes, on Camelot Gardens' property.
- l. Owners are responsible for any damage to the asphalt which they, their guests or tenants' vehicles may have caused from oil or gasoline leaks.
- m. A violation sticker will be placed on the driver's rear side window for a parking violation and serve as the only warning. Any vehicle in continued violation of the rules will be towed.
- n. All vehicles must be registered, insured and operable.
- o. If any vehicle is left for more than 30 days unattended, a form must be completed by the property owner.
- p. All cars must pull as far forward as possible into the parking spaces to prevent blocking and a hazard.
- q. Car covers may be used if kept in undamaged condition. Damaged covers (on unattended vehicles) will be removed by management. Covers must be free of designs, lettering, or graphics. The Board reserves the right to deny the use of a cover they deem inappropriate.

Sale / Lease

Pursuant to Article 11 (as amended and effective 11/15/2017) of our Declaration of Condominium:

1. If any person acquires his title to a unit by gift, device, inheritance, or any other manner, that person shall have no right to occupy or use the unit until his continuance of ownership of such unit is approved by the Board of Directors.
2. A unit may not be leased for a period of six (6) months after purchase beginning on the date the deed is recorded in the official records of St. Lucie County.
3. No unit owner may lease a unit without prior written approval of the Board. Any owner violations or outstanding balances on the unit account must be resolved prior to approval being granted. To preserve the residential character of the condominium, the entire unit must be rented and occupied by the lessee and the family of that lessee. Be advised, to comply with Port St. Lucie city code, the Association will not approve any lease that involves more than two (2) unrelated persons occupying any single unit. No rooms may be rented, and no transient tenant(s) may be accommodated. No condominium unit may be leased for less than one (1) month or more than six (6) months. The lease may be renewed if the tenant is in good standing with the provisions of the Association's Declaration of Condominium at the time of renewal.
4. A sale application or lease application must be submitted to the Board by any unit owner intending to sell, transfer title or make a bona fide lease. The appropriate application must be submitted at least fifteen (15) days in advance of the transfer but no more than forty-five (45) days in advance of the transfer along with the required fees.
5. Background checks will be run NO earlier than forty (40) days prior to move in date.
6. Owners must contact the Association when listing their unit with a realtor.

7. A unit owner will notify the Board 30 days in advance of their intention to renew a lease. Applicants for renewal of a lease will NOT be charged another processing fee for criminal background check or credit check.
8. A unit owner relinquishes the use of common area amenities, clubhouse and pool privileges when leasing their unit.
9. Subleasing is not permitted.
10. An emergency contact form must be filled out by new owners and tenants, and then submitted to the Board of Directors.
11. If the required notice of sale, lease application or lease renewal forms is not submitted to the Board of Directors, then at any time after receiving knowledge of the transaction, the Board of Directors at its election, and without notice, may approve or disapprove the transaction or ownership.

RULES ENFORCEMENT AND PROCEDURE

All Rules and Regulations, Declaration of Condominium,-Articles of Incorporation, and by-laws are enforced by the Board of Directors. Owners are responsible for violations committed by themselves, guests, or tenants. All violation complaints MUST be in writing to the management company or manager. If the complaint is an emergency the management company should be called and followed up with a written complaint. The management company will inform the Board of Directors of the complaint. The Board will decide if a violation exists.

Violation procedure:

1. The Board will direct the management company to send a written letter to the violator.
 - a. Notice includes reference to rule/violation infringement.
 - b. Notice states 14 days to correct violation.
 - c. Notice sent to owner address of record if different from unit address and a copy emailed to the Board President and Secretary.
 - d. The owner informs the management company of violation correction.
 - e. Management Company confirms correction made and notifies the Board.
 - f. If correction satisfactorily made no further action taken.

2. If violation persists 14 days after receiving the written violation notice the following will occur:
 - a. A fine will be levied by the Board.
 - b. Fines as follows: \$25 first day, \$50 second day, \$75 third day, \$100 each day thereafter until violation is corrected or fine total reaches \$1000.
 - c. A hearing for appeal of the fine will be scheduled with 14 days' notice providing the date, time and place of the hearing.
 - d. Fines upheld by the committee will be added to your Association account by the management company until paid in full.

3. After receiving a written violation notice of an item listed below the following fine may be imposed
 - a. \$25.00 first offense, \$100.00 for a repeated offense of the same violation
 - I. Loud Noise Complaint
 - II. Not picking up after your dog
 - III. Running a stop sign
 - IV. Reckless Driving
 - V. Unauthorized vehicles parked overnight without proper documentation.

 - (b) Violators (of any rule stated in Sect 3(a)), will receive written notice of the fine being imposed and given 14 days' notice to appeal the fine. The notice will include the date, time,

and location of the Camelot Gardens fine committee hearing for which you may appear. The violator is entitled, but not required, to attend and speak at the hearing.

Note: The fine committee is comprised of volunteers who may not be Board members nor their family members. The fine committee determines whether to approve or disapprove the fine/suspension. If the majority vote approves the fine/suspension, payment will be due within five (5) business days of the hearing date. If the fine is not paid it will be placed on the owner's account and sent to our attorney for collection. Any fees incurred by the Association to collect the fine will be the responsibility of the owner/ tenant or guest who was fined.

The decision of the committee does not preclude the Association from exercising other enforcement rights granted by its governing documents or the State of Florida.

All forms and available at the clubhouse or on our website at
www.camelotpsl.org

- Amended and Restated Declaration of Condominium, Articles of Incorporation and By-Laws
- Anti-Kickback Policy
- Approved Plant Request
- Architectural Application for work on your unit, limited or common element.
- Car Registration Updated
- Clubhouse Rental
- Email Consent
- General Release of All Claims and Hold Harmless Agreement
- Guest Occupancy Notice
- Inspection and Copying of Association Records
- Lease Application Package
- Lease Renewal
- Work Order
- Occupant Add-On
- RV Temporary Parking
- Rules and Regulations
- Rules and Regulations Acknowledgement Form
- Sales Application Package
- Sales Policy
- Suggestion/Request
- Temporary Parking Request
- Truck Parking Permit

Camelot Gardens Condominium Homeowners Association, Inc.

2244 SE Blossom Road
Port Saint Lucie, FL 34952

Acknowledgement Form
Receipt of Rules and Regulations Effective November 2nd, 2023

I have received, read, and understand the Rules and Regulations of Camelot Gardens and will abide by them. A copy of these Rules will be placed in my unit made available to be read by all who are occupying or visiting my unit.

Name _____ Name _____
(Please Print)

Signature _____ Signature _____

Date: _____

Unit #: _____

Phone Number: _____

You are required per the Rules and Regulations Acknowledgement Policy, adopted by the Camelot Gardens on September 22, 2021, to mail or hand deliver this form to the Property Management Company, 1111 SE Federal Hwy, Suite 100, Stuart, FL 34994 within thirty (10) days of your receipt of the Rules and Regulations. Thank You.