

Camelot Residence's Association, Inc.
RULES AND REGULATIONS
REVISED – APRIL 2025

- 1. PARKING SPACES.** Each apartment is assigned one marked parking space. All other vehicles must be parked in an unmarked space. Do not park in the space reserved for another. Violators are subject to having their vehicles towed.
- 2. SPEED LIMIT.** The speed limit in Camelot Estates is 10 miles per hour. This has been set for the safety of the children and is strictly enforced by the Board of Directors.
- 3. REPAIRS TO VEHICLES.** Emergency repairs are limited to changing of flat tires, jump-starts, or replacing a dead battery to resident's vehicles on premises, and the owner of the vehicle is responsible for the cleaning of the area. Any vehicle dripping fluids must be repaired immediately or will be banned from the parking areas.
- 4. PARKING STICKERS.** A Camelot parking sticker is required for each vehicle owned by a resident of Camelot Estates. Our Grounds Patrol person checks all vehicles on an irregular schedule. Stickers may be obtained at the Manager's office, 3152 Sir Hamilton Circle. There is no charge for the sticker. Bring a description of your vehicle and the license tag number when you come for a sticker. All vehicles must have a current tag.
- 5. NOISE LEVELS.** Please control the noise level. While the Association has no desire to restrict your social life, the close proximity of your neighbors requires that parties are contained within your apartment and the noise level is kept low enough so others are not disturbed. Quiet hours from 10:00 P.M. to 7:00 A.M.
- 6. BARBECUE GRILLS.** Barbecue Grills may be used outside the apartment on a grassy area only. In areas where such barbecuing is permitted, only commercially manufactured cooking devices shall be used. No grills may be used on the second floor walkway, within a screened porch/patio or in front of the building. No grills may be stored on the second floor walkway or in front or side of the buildings. If charcoal is used, it must be extinguished with water and be cool to the touch prior to disposal in any trash receptacle. The cooking area, including the cooking devices, is to be properly cleaned immediately after use so as not to attract insects and rodents.
- 7. TOWELS, BLANKETS, CLOTHING, ETC.** No towels, blankets or clothing etc. are to be hung outside your apartment, over the second floor railing or stairway rails.
- 8. PEST CONTROL.** The Association provides pest control to the exterior of the buildings only. Contact the manager's office for more information. Pest control services do not relieve you of your responsibility to keep your apartment, especially food preparation and serving areas clean.
- 9. SKATEBOARDS, ROLLERBLADES, ETC.** The parking and roadway areas are designed for motor vehicles only. All children's bicycles, tricycles, skateboards, scooters, etc. are not allowed to be ridden in the parking, roadway and sidewalk areas. All ball playing, jump roping, games, etc. are prohibited in these areas and on the walkway and stairs. Please instruct all family members and guests not to play in these areas. All grassed areas throughout the property are allowed for recreational activities.

10. HOUSEHOLD TRASH. Household trash and garbage are to be placed in plastic bags and deposited in one of the dumpsters located around the complex. Cardboard boxes are to be opened, flattened and placed in a Dumpster. Recycle bins are available for your recyclable items **DO NOT PUT PLASTIC BAGS IN THESE CONTAINERS.** Large items such as furniture are to be placed in the enclosure at the southwest corner of the property for pickup. Hazardous waste (batteries, tires, etc.) must be taken to a hazardous waste facility.

11. STAIRWAYS AND WALKS. Stairways and walks are to be kept clear. A 36" aisle is to be maintained at all times. This is a Fire Department rule for your own safety. These stairs and walkways should not be used for play areas. Bicycles, toys, etc. may not be stored on the second floor walkways or in front of the buildings. Two patio chairs and one small table are allowed in the front of each unit. No plants are allowed on the upper walkways, but up to three potted plans are allowed in front of the lower units.

12. FEEDING OF ANIMALS. Feeding of animals and wildlife is prohibited.

13. PETS. Pets are not permitted in the complex nor are any allowed to "visit". Only birds and fish properly taken care of are permitted.

14. SAFETY CONCERNS. The safety of all Camelot Estates residents is an extremely important issue of the Condominium Association. The climbing of trees, on dumpsters, recycle containers and A/C units is prohibited.

15. INSIDE SCREEN ROOM AREA. These areas should not be used for storage. If you are unable to properly arrange items an approved shade or blind should be used. Proper access to rear door must be maintained.

16. SWIMMING POOL. Separate rules are provided regarding the Swimming Pool and are posted in the pool area. Please read them. Keys are provided for each apartment and are required to enter and exit the pool.

17. DAMAGE TO CONDOMINIUM PROPERTY. An apartment owner shall be liable to the Association for damage to the common elements caused by the apartment owner, or the invitee or lessee of the owner. Defacing of the condominium property by marking with chalk, markers etc. will not be allowed.

18. INSTALLATION OF TILE OR WOOD FLOORING. The building design of Camelot is for carpet and some vinyl flooring within the units. The installation of tile or wood floors has increased the unnecessary noise levels to the first floor residents. The Board of Directors highly recommends not installing these items. Owners will be responsible to remove these items at their cost as stated in the Condominium Documents.

Section 13.1 Apartments b. By the Apartment Owner (1)

SWIMMING POOL RULES

- A. This is a private pool for the use of residents and guests only. There is no lifeguard on duty. Use of the pool is at your own risk. The maximum number of persons permitted in the pool is fifteen (15).
- B. Pool hours are from 9:00 A.M. to Dusk
- C. In order to eliminate overcrowding in the pool, no more than two (2) guests per unit are allowed in the pool area.
- D. An adult resident must accompany each guest and all children under age thirteen (13). An adult can only be responsible for four (4) children.
- E. The dividing safety rope is there for your protection and must be left there as dictated by Florida statutes.
- F. All swimmers must shower before entering the pool. Swimming attire must be worn in the pool. No street clothes are allowed in the pool.
- G. Anyone having a skin disease, inflamed eyes, a cold, nasal or ear discharge, open blisters, cuts or skin abrasions or a communicable disease is not permitted in the pool.
- H. No babies in diapers, unless wearing pool diapers, may use the pool. All children must be toilet trained.
- I. No pets of any kind permitted in the pool or pool area.
- J. Glassware, bottles or any breakable items are strictly prohibited.
- K. No food or alcoholic beverages are permitted in the pool area unless approved by the Board of Directors.
- L. Running, diving, jumping, cannonballing, foul language, loud or boisterous conduct or other horseplay is not permitted. No Floats in Pool.
- M. No audio equipment is to be used in the pool area unless earphones are used.
- N. The pool may be closed at any time without notice for maintenance, repairs, inclement weather or any reason the Association deems necessary. The Manager will post notice.

First Violation: 1-week suspension from the pool
Second Violation: 1-month suspension from the pool
Third Violation: 4-month suspension from the pool