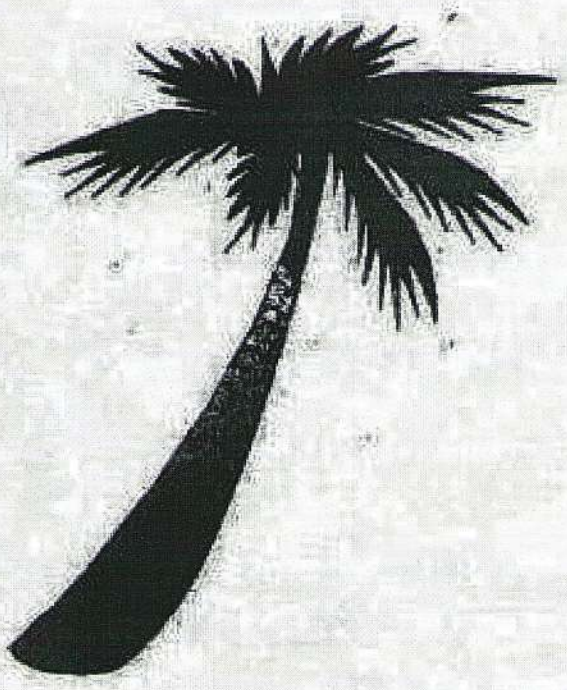
BLOOMFIELD RIDGE



RULES & REGULATIONS

Revised April 10, 2007

BLOOMFIELD RIDGE ASSOCIATION, INC.
RULES AND REGULATIONS

The Rules and Regulations herein enumerated as to the association properties, condominium property, the common elements, the limited common elements, and the units, shall be in effect until amended by the Board of Directors of the Association (reference Bloomfield Ridge By- Laws, paragraph 7), and shall apply to and be binding upon all unit owners, their families, guests and invitees, servants, lessees, and persons over whom the unit owner exercises control and supervision.

IT IS INCUMBENT UPON ALL UNIT OWNERS TO MAKE THESE PERSONS, ESPECIALLY LESSEES, AWARE OF THESE RULES, AND IT IS THE OWNER WHO WILL BE HELD ACCOUNTABLE.

RULES AND REGULATIONS

EXHIBIT A- GENERAL, RESIDENTIAL RULES AND REGULATIONS

EXHIBIT B- POOL RULES

EXHIBIT C- SPA RULES

EXHIBIT C- BOCCE COURT AND GRILL RULES

EXHIBIT E- INITIAL RULES AND REGULATIONS INCORPORATED

Revised April 10, 2007

EXHIBIT A- GENERAL RESIDENTIAL RULES AND REGULATIONS

1. COVER UPS, WRAPS, SHIRTS, OR SIMILAR APPAREL MUST BE WORN BY ALL MEN AND WOMEN OVER THE AGE OF 14 WHEN WITHIN THE COMMON AREA, EXCEPT WHEN IN THE POOL AREA.

2. NO COMMERCIAL VEHICLE OF ANY KIND SHALL BE PARKED IN BLOOMFIELD FOR A PERIOD OF MORE THAN FOUR HOURS PER DAY, UNLESS SUCH VEHICLE IS NECESSARY IN THE ACTUAL CONSTRUCTION OR REPAIRS OF A STRUCTURE OR FOR GROUNDS MAINTENANCE OR FOR MAINTENANCE WITHIN A UNIT.

3. THE PARKING OF TRUCKS IS NOT PERMITTED. VANS ARE PERMITTED IF THE FOLLOWING REQUIREMENTS ARE MET:

   A. THE VEHICLE WILL BE USED FOR PERSONAL, NON- BUSINESS USE ONLY.

   B. ALL VANS MUST HAVE WINDOWS ON BOTH SIDE PANELS AND SEATING CAPACITY THROUGHOUT.

4. NO BOAT, BOAT TRAILER, OR OTHER TRAILER OF ANY KIND, CAMPER, MOBIL HOME., MOTOR HOME, MOTOR CYCLE, OR DISABLED VEHICLE SHALL BE PERMITTED TO BE PARKED OR STORED IN BLOOMFIELD.

5. NO VEHICLE SHALL BE PARKED ANYWHERE BUT ON PAVED AREAS INTENDED FOR PARKING. OWNERS AND THEIR LEASSEES SHOULD PARK THEIR PRIMARY VEHICLE IN THEIR ASSIGNED SPACE UNDER THE CARPORT FACING THE BUILDING. SECOND VEHICLES, GUEST VEHICLES, COMMERCIAL VEHICLES PERFORMING A SERVICE, ETC. SHOULD USE THE UNASSIGNED PARKING SPACES.

6. NO VEHICLE SHALL BE USED AS A DOMICLE OR RESIDENCE, EITHER PERMANENT OR TEMPORARY.

7. THE OWNER OF EACH UNIT MAY KEEP ONE (1) SMALL PET, OF A NORMAL DOMESTICATED HOUSEHOLD TYPE (SUCH AS A CAT OR DOG) IN THE UNIT. THE PET MUST BE LEASHED OR CARRIED UNDER THE OWNERS ARM AT ALL TIMES WHILE ON THE CONDOMINIUM PROPERTY OUTSIDE OF THE UNIT. PETS ARE LIMITED TO NO MORE THAN 25 LBS. OWNERS WHO WALK THEIR PETS ON COMMON AREAS MUST CLEAN UP AFTER THEIR PETS. THE ABILITY TO KEEP SUCH A PET IS A PREVILEDGE, NOT A RIGHT, AND THE BOARD OF DIRECTORS IS EMPOWERED TO ORDER AND ENFORCE THE REMOVAL OF ANY PET THAT BECOMES A SOURCE OF UNREASONABLE ANNOYANCE TO OTHER RESIDENTS OF THE CODOMINIUM. NO PETS OF ANY KIND ARE

PERMITTED IN UNITS WHEN THE OWNER IS NOT IN RESIDENCE. (REFERENCE: DECLARATION OF CONDOMINIUM OF BLOOMFIELD RIDGE, PARAGRAPH 12.6).

8. NO UNIT OWNER AND OR TENANT SHALL MAKE OR PERMIT ANY DISTURBING OR UNREASONABLE LOUD NOISES, NOR DO OR PERMIT ANYTHING BY SUCH PERSON OR PERSONS THAT WILL INTERFERE WITH THE RIGHTS, COMFORT AND PEACEFUL ENJOYMENT OF OTHER UNIT OWNERS. NO UNIT OWNER AND OR TENANT SHALL PLAY OR PERMIT, A RADIO, STEREO, TELEVISION OR MUSICAL INSTRUMENT IN SUCH A MANNER AS TO-UNREASONABLY DISTURB OR ANNOY OTHER UNIT OWNERS.

9. ALL REFUSE, GARBAGE, AND RECYCLABLES SHALL BE DEPOSITED IN THE AREAS AS PROVIDED.
   ALL GARBAGE MUST BE BAGGED. BOXES MUST BE BROKEN DOWN PRIOR TO PLACEMENT INTO IDENTIFIED RECEPTACLES. PLASTIC BAGS ARE NOT PERMITTED TO BE STORED OR HUNG IN THE RECYCLABLE AREA.

10. THE INITIAL RULES AND REGULATIONS OF BLOOMFIELD RIDGE, (EXHIBIT E), AS APPEARING IN THE PROSPECTUS FOR BLOOMFIELD RIDGE, DATED NOVEMBER4, 1988, ARE INCORPORATED INTO THESE RULES BY REFERENCE.

11. IF A UNIT OWNER WILL NOT BE IN RESIDENCE AND A GUEST/FAMILY MEMBER PLAN TO USE AND OCCUPY THE UNIT, COMPASS MANAGEMENT AND THE BLOOMFIELD BOARD ARE TO BE NOTIFIED IN WRITING, AND OR EMAIL. PROVIDING COMPASS MANAGEMENT AND THE BOARD WITH THE NAMES, LENGTH OF STAY AND CAR MAKE AND MODEL, PRIOR TO THE ARRIVAL.

Exhibit B– POOL RULES

1. POOL HOURS—— DAWN TO DUSK
2. BATHING SUITS ONLY—NO CUT OFFS.
3. MEN AND WOMEN OVER THE AGE OF 14 ARE TO WEAR COVER UPS, WRAPS, OR SHIRTS TO AND FROM POOL.
4. NO FOOD ALLOWED ON DECK SURROUNDING POOL EXCEPT DURING POOL SOCIALS. FOOD IS ALLOWED ON POOL PATIO WITHIN THE AREA DEFINED BY THE OVERHEAD SHELTER, SUCH AS WHEN USING THE GRILL.
5. NO GLASSWARE PERMITTED IN ANY PART OF THE POOL AREA (DECK OR PATIO) AT ANY TIME. PLASTIC CONTAINERS OR CANS ONLY.
6. CHILDREN UNDER 12 MUST BE ACCOMPANIED BY AN ADULT.
7. INCONTINENT PERSONS MUST WEAR" SWIMMERS" OR OTHER DISPOSABLE SWIM PANTS UNDER THEIR SWIM SUIT, DESIGNED TO BE ABSORBANT AND LEAKPROOF TO PREVENT CONTAMINATION OF POOLWATER.
8. ANIMALS ARE NOT ALLOWED IN POOL AREA.
9. NO RUNNING, SKATE BOARDING, ROLLER BLADING, BIKING, BALL PLAYING, FRISBEE OR DIVING GEAR ALLOWED IN POOL AREA.
10. NO LOUD NOISES ALLOWED IN POOL AREA EXCEPT FOR ENTERTAINMENT DURING POOL SOCIALS. RADIOS WITHOUT HEADSETS NOT PERMITTED EXCEPT FOR LADIES EXERCISE CLASSES.
11. NO DIVING OR JUMPING IN POOL.
12. NO SUNTAN OIL ON CHAIRS OR IN WATER. USE WATER SOLUBLE PRODUCTS. ONLY.
13. SHOWER TO REMOVE SUNTAN LOTION AND BODY OILS BEFORE ENTERING POOL.

Revised April 10, 2007

14. TOWELS MUST COMPLETELY COVER LOUNGES AND CHAIRS AT ALL TIMES, NOT JUST BACKS OR BOTTOMS OF LOUNGES AND CHAIRS.

15. CHAIRS AND LOUNGES ARE NOT TO BE REMOVED FROM POOL AREA.

16. PERSONS WITH OPEN CUTS, SORES OR COMMUNICABLE DISEASE MAY NOT ENTER POOL.

17. PUT DOWN UMBRELLAS AND SECURE AND PUT CHAIRS AND LOUNGES BACKTO THEIR PROPER PLACES WHEN LEAVING POOL AREA.

18. THERE IS ABSOLUTELY NO SMOKING ALLOWED IN THE POOL AREA.

EXHIBIT C — SPA RULES

1. SHOWER BEFORE ENTERING SPA TO REMOVE SUNTAN LOTIONS AND BODY OILS.
2. BATHING LOAD—6 PERSONS.
3. CHILDREN UNDER 12 YEARS OF AGE ARE NOT PERMITTED IN SPA OR ON SPA DECK.
4. FOOD OR DRINK NOT PERMITTED IN SPA OR ON SPA DECK.
5. DO NOT EXCEED 15 MINUTES IN SPA.
6. PERSONS WITH HIGH BLOOD PRESSURE OR RESPIRATORY AILMENTS SHOULD AVOID USE OF SPA.
7. SPA HOURS—DAWN TO DUSK.
8. INCONTINENT PERSONS MUST WEAR "SWIMMERS" OR OTHER DISPOSABLE SWIM PANTS UNDER THEIR SWIM SUIT, DESIGNED TO BE ABSORBENT AND LEAKPROOF, TO PREVENT CONTAMINATION OF POOL WATER.
9. USE AT YOUR OWN RISK!!!!!!!

Revised April 10, 2007

EXHIBIT D—BOCCE AND GRILL RULES

1. WHEN LEAGUES ARE NOT IN SESSION, THE COURT WILL BE USED ON A FIRST COME FIRST SERVE BASIS. IF THERE ARE PEOPLE WAITING, PLEASE LIMIT YOU COMPETITION TO 2 GAMES OF 13 POINTS.

2. USE OF THE COURT IS LIMITED TO BLOOMFIELD RESIDENTS, TENANTS, AND GUESTS RESIDING WITH OWNERS OR TENANTS AT THE TIME OF PLAY.

3. HOURS OF PLAY ARE 9:00 AM TO SUNSET.

4. REMEMBER, WE ARE A COMMUNITY OF 96 UNITS. PLEASE KEEP THE NOISE DOWN AND LANGUAGE PRESENTABLE. PROFANE LANGUAGE AND EXCESSIVE NOISE WILL NOT BE TOLLERATED.

5. AFTER PLAY, PLEASE REPLACE THE BOCCE BALLS BACK INTO THE RACKS. DO NOT LEAVE THE COURT LITTERED.

6. KEEP THE AREA CLEAN AND MAINTAINED AT ALL TIMES.

GRILL RULES AND STEPS FOR OPERATION

1. TURN ON PROPANE GAS CANISTER.

2. TURN ON ONLY THE PILOT LIGHT THAT YOU NEED. YOU DO NOT NEED TO TURN ON ALL THE PILOTS TO USE GRILL.

3. WHEN FINISHED COOKING, TURN OFF PILOT LIGHT AND THEN PROPANE CANISTER IN THAT ORDER.

4. CLEAN GRILL WITH BRUSH STORED IN CABINET UNDER GRILL WHILE STILL HOT.

5. WAIT UNTIL GRILL COOLS BEFORE COVERING. IF IT MEANS YOU NEED TO COME BACK, PLEASE DO SO.

6. KEEP THE AREA CLEAN AT ALL TIMES.

Revised April 10, 2007

BLOOMFIELD RIDGE ASSOCIATION, INC.
INITIAL RULES AND REGULATIONS

The Rules and Regulations hereinafter enumerated as to the Association properties, condominium property, the common elements, the limited common elements, and the units, shall be deemed in effect until amended by the Board of Directors of the Association, and shall apply to and be binding upon all unit owners. The unit owners shall at all times obey said Rules and Regulations and shall use their best efforts to see that these rules are faithfully observed by their families, guests, ad invitees, servants, lessees, and persons over whom they exercise control and supervision. The initial Rules and Regulations are as follows:

1. BUILDING APPEARANCE AND MAINTENANCE:

a) The streets, sidewalks, walkways, entrances, and stairs must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the units, nor shall any carriages, toys, bicycles, wagons, shopping carts, chairs, benches, tables, or any other object of a similar type and nature be left therein or thereon.

b) Personal property of unit owners shall not be stored outside their units. Unit owners may keep normal porch furniture on their porches.

c) No garbage cans, supplies, containers, or other articles shall be placed in or on the walkways, hallways, balconies and entry ways, nor shall any linens, cloths, clothing, curtain, rugs, mops, or laundry of any kind, or other articles be shaken or hung from any of the windows, doors, walkways, balconies or entry ways, or exposed on any part of the limited common elements or common elements; and the limited common elements and the common elements shall be kept free and clear of refuse, debris and other unsightly material.

d) No unit owner shall allow anything whatsoever to fall from the windows, walkways, balconies, entry ways or doors of the premises, nor shall he sweep or throw from his unit any dirt or other substances outside of his unit or on the limited common elements or common elements of the Condominium.

e) Refuse and garbage shall be deposited only in the area provided therefor. All garbage must be bagged.

f) No unit owner shall make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors, or licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other unit owners. No unit owner shall play upon or permit to be operated a phonograph, television, radio or musical instrument in such a manner as to unreasonably disturb or annoy other occupants of the Condominium.

g) No barbecuing or outdoor cooking is permitted on porches, walkways, patios or any portion of the buildings. The Board of Directors may establish one or more areas of the common elements for outdoor cooking.

h) No exterior radio or television antenna installation, or other wiring, shall be made without the written consent of the Board of Directors.

I) No sign, advertisement, notice or other similar material shall be exhibited. Displayed, inscribed, painted or affixed, in or upon any part of the units, limited common elements or common elements by any unit owner or occupant without written permission of the Association.

j) No inflammable, combustible, or explosive fluid, chemical or substance, shall be kept in any unit or limited common element, except those necessary and suited for normal household use.

k) Unit owners, residents, their families, guests, servants, employees, agents, or visitors shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roofs of the buildings.

l) Prohibit smoking (cigar, cigarette or pipe) in front of all Bloomfield Ridge condo units, the common walk or stairwells and or on the lanai areas. The purpose for the Bloomfield Ridge "no smoking rule" in limited common areas is to; eliminate and stop second hand smoke moving down or up or into living quarters and lanai area of other unit owners.

2. ALTERATION OF CONDOMINIUM: Unit owners are specifically cautioned that their right to make any addition, change, alteration, or decoration to the exterior appearance of any portion of the Condominium is subject to the provisions of the Declaration of Condominium. For example, no unit owner may install screen doors, or apply any type of film or covering to the inside or outside of window door glass without the prior approval of the Association. All such additions, changes or alterations must be presented in writing to the Board of Directors for approval, accompanied by written plans or drawings and specifications. The Board of Directors shall approve such requests only if the Association is protected against, or indemnified as to, mechanic's liens and/or claims arising from such work.

3. EMERGENCIES IN OWNER'S ABSENCE: In order that proper steps and procedures may be taken in a minimum amount of time during an emergency situation, the Association may retain pass-keys to all units. The locks of each unit are not to be changed or altered without the written consent of the Board of Directors of the Association. Where such consent is given, the unit owner shall provide the Association with a duplicate key.

Any unit owner who plans to be absent from his unit for an extended period of time must prepare his unit prior to his departure in the following manner:

a) By removing all furniture, plants and other objects from around the outside of the unit; and

b) By designating a responsible caretaker to care for his unit should his unit suffer any damage caused by storms, hurricanes, winds or other violent acts of nature? The Manager and the Association shall be provided with the name of each unit owner's aforesaid designated caretaker. Such caretaker will notify the Association prior to making any entry to the unit during the owner's absence.