La Vista Del Sol Condominium Association

Rules and Regulations for Owners

(Amended and Adopted March 16 and 22, 2026)

GENERAL RULES

1. Immoral, improper, offensive, or unlawful use of the Condominium Property is prohibited. All valid laws, local ordinances, zoning restrictions, and governmental use regulations shall be observed at all times.
2. Smoking is prohibited in halls, elevators, or stairs. No nuisances or obnoxious odors shall be allowed upon the Condominium property.
3. The use or practice of loud noises, such as loud TV, radio, parties, vehicles, motorcycles, or any other loud noises that are a source of annoyance to residents, or which interferes with the peaceful possession and proper use of the property by its residents is prohibited. Quiet hours are from 10 pm to 8 am. Please respect the 10 pm noise ordinance. *(Amended and Adopted 3/16/2026)*
4. Only electric grills may be used to barbecue or do other cooking on the unit balconies. Due to The City of Daytona Beach Shores fire regulations, the operation of charcoal and gas cooking grills or use of any open flame on condominium property is prohibited. *(Amended and Adopted 1/22/2016)*
5. All household trash and recyclables should be placed in the receptacles on the west side of each building. Do not place household trash in designated re-cycle bins or in the small trash receptacle next to the elevator. *(Amended and Adopted 1/22/2016)* All boxes must be broken down, and trash must be in tied bags. No trash can be left on the trash-room floors. *(Amended and Adopted 3/16/2026)*
6. Throwing anything from balconies, especially cigarettes, is prohibited. Do not shake mops or rugs from balconies.
7. No clothes, sheets, blankets, laundry or other articles shall be hung out or exposed from any balcony or the Common Elements. This includes drying racks on the balcony. *(Amended and Adopted 1/22/2016)*
8. Nothing shall be hung affixed, or displayed on the outside grounds, exterior walls, balconies, or roofs of the buildings to include but not limited to For Sale signs, awnings, canopies, window shades, antenna or satellite receiving devices, window air conditioning units, and fans. *(Amended and Adopted 1/22/2016)*
9. Window and sliding glass door treatments must be lined with a white material or made of a white material so that all viewed from the exterior of the building will have a uniform appearance. Exceptions and restrictions of §718.113, Florida Statutes, shall apply to the exterior appearance of the buildings, which include windows with turtle glass.
10. The public sales of furniture, household goods, personal property, or other items, or conduct of "garage sales" are not permitted unless pre-approved in writing by the Board, the Management Company, and The City of Daytona Beach Shores.
11. Entry Halls on each floor are for limited storage of personal items. The City of Daytona Beach Shores Fire Marshall codes state fire workers need a clear access width of at least 35" from wall to wall in the emergency access way. The fire workers must have access to carry water hoses through the unit's steel emergency exit door and into the front door of the unit when there is a fire. Storage of flammable or toxic chemicals in these areas is also prohibited by local fire codes. *(Amended and Adopted 1/22/2016, and 3/16/2026)*
12. Owners will be charged a fee of $50.00 per key fob to replace lost elevator key fobs or to purchase extra key fobs. All fees are to be sent to the Management company. The Association board will program the new fobs. *(Amended and Adopted 3/16/2026)*
13. Gate keys can only be reproduced by the Association Board. *(Amended and Adopted 3/16/2026)*
14. Late Notices for Assessments will reflect a late payment charge of $25.00 for assessments not paid by the 15th of the month along with the accrual of delinquent balance interest at a rate of 18% per annum (1.5% per month). Late notices will not be sent in advance to the 15th of the month. Late payment fees may be forgiven at the discretion of the Board of Directors and the Management Company.
15. Each unit has its own balcony for the use of the Renters/Guests. Other unit balconies are private and owned by that unit. They are not open to another unit's renters/guests. *(Adopted 3/22/2026)*

GARAGE AREA AND PARKING

1. Parking is by permit only, for owners, guests, and renters. An Association Parking Permit/ Guest Parking Permit must be displayed at all times for any vehicle parked in a numbered space, guest space, or Compact Car space. Owner's parking permits must be adhered to the lower driver's side of the front windshield. Guest/Renters Parking Permit must be displayed hanging from the mirror. Should an owner purchase a new vehicle or the sticker becomes to damaged to read, a new sticker can be obtained from the Association president.

2. Owner or renter vehicles must be parked only in the numbered space assigned to their unit. The Compact Car spaces or Guest spaces located within the garage are for visitors. The two Vendor parking areas outside the covered entrance of the garage are for temporary parking of emergency vehicles and vendor vehicles Monday through Friday 8am – pm. *(Amended and Adopted 1/22/2016 and 3/16/2026)*

3. Vehicles not displaying the required permit and not parked in the correct space in the parking garage will be subject to being towed from the premises. Towing and storage charges will be the responsibility of the owner of the violating vehicle.

    a For the first offense a warning notice will be placed on the vehicle windshield requiring the vehicle to be immediately moved or that a valid parking permit be displayed.

    b For the second offense, a second notice will be placed on the windshield warning of planned removal of the vehicle by the Association's towing contractor.

    c For the third offense, a final notice of immediate removal of the vehicle will be placed on the improperly parked/non-permitted vehicle, and the vehicle will be towed.

    (Amended and Adopted 1/22/2016 all re-approved 3/16/2016)

4. Park only in the Unit's assigned and marked parking spaces. Do not block access to adjoining parking spaces.

5. Only one interior full-size parking space in the parking garage is allotted for use by each of the 16 units. Golf carts, small electric cars, and motorcycles must be parked in the Compact Car spaces only and must display a parking permit. *(Amended and Adopted 3/16/2026)*

6. No vehicle can block the driveway entry way, exit or gates.

7. Keep all garage gates and access doors closed at all times. If the gates are automatic, wait to see that the door is fully closed. *(Amended and Adopted 1/22/2016)*

8. No personal storage is allowed in the garage.

9. The assigned spaces in the garage are for the use of the Owner or Occupant of the individual condominium units. *(Amended and Adopted 3/16/2026)* As provided by the Declaration, one numbered parking space is assigned to each individual condominium unit. Vehicles parking in a numbered spot without a Parking Permit or without the explicit written permission from the Unit owner are subject to being towed without notice. *(Re-adopted 3/16/2026)* Towing and storage charges will be the responsibility of the owner of the violating vehicle.

10. Trailers, step-vans, commercial vehicles, motor homes, and any truck other than a non-commercial standard pick-up truck or SUV are prohibited to be parked on Condominium Property overnight. *(Amended and Adopted 1/22/2016 and 3/16/2026)*

11. Parking on any grass or sidewalk surface is prohibited without Board approval.

12. Electric outlets to charge electric cars and golf carts are not available in the garage area or on Condominium Property. Extension cords running from Units are prohibited.

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LEASING

Violations of these Leasing rules will result in consequences

1. A rental application will be required covering every individual a unit owner intends to allow to occupy their unit.
2. The entire Unit may be leased or rented provided the occupancy does not exceed four (4) adults for longer than a three-month lease (whether related to each other or not), and minor children for whom an adult residing in the unit is legally responsible. *(Amended and Adopted 3/16/2026)* The total occupancy for a Unit cannot exceed two persons (whether minor or adult) per bedroom. *(Amended and Adopted 1/22/2016 and 3/16/2026)*
3. The lease term ***cannot be less than 30 days*** in duration. *(Amended and Adopted 1/22/2016 and 3/16/2026)* The unit ***may not be leased more than twelve (12) times each calendar year*** *(Re-adopted 3/16/2026)*
4. All renters must a read and sign a current copy of the Associations **Rules and Regulations**, and a copy of the dated and signed signature page must be given to the president of the Association at the beginning of the lease. *(Amended and Adopted 3/16/2026)*
5. All lease agreements, along with make, model and license plate number of lessee's vehicle, must be provided to the Association president prior to the arrival of the lessee. *(Amended and Adopted 3/16/2026)*
6. If the Unit owner uses a rental agency to manage the renting of their unit, they **must** provide the name and phone number of the rental agency to the Association president prior to any rental lease. *(Amended and Adopted 3/16/2026)* The rental agency **MUST** abide by the Association's Rules and Regulations for leasing a unit. *(Adopted 3/16/2026)*
7. Prior to entering into a long-term lease (3months or longer), the owner shall perform a background check of the tenant and provide the Association and Management Company with the results of that background check, together with the name and address of the intended lessee, and automobile information. The Association Board will approve or disapprove the lease within 10 business days. *(Amended and Adopted 1/22/2016 and 3/16/2026)*
8. If the lessee is a repeat tenant who previously had a satisfactory background check no additional background check is required. Prior written approval of lease is still required along with prior background check. *(Amended and Adopted 12/4/2015)*
9. Only one secured vehicle space is allotted for use by each unit (extra tenant vehicles as well as guest and vendor vehicles are to use the available guest and vendor parking located outside the garage gates. *(Amended and Adopted 3/16/2026)*
10. A Renter is prohibited from subleasing a Unit they have rented from the owner. *(Adopted 3/22/2026)*
11. Each unit has its own balcony for the use of the Renters/Guests. Other unit balconies are private and owned by that unit. They are not open to another unit's renters/guests. *(Adopted 3/22/2026)*
12. During the term of the lease, all assessments will continue to be paid directly to the Association by the unit owner. *(Re-adopted 3/16/2026)*

PETS

1. Up to two (2) domestic pets (limited to dogs and cats) shall be permitted in a Unit provided the weight of each pet does not exceed thirty (30) pounds at maturity. *(Amended and Adopted 1/22/201 and 3/16/2026)*
2. Owners/Tenants **must** pick up and properly dispose of all pet waste. This is also a requirement of The City of Daytona Beach Shores. *(Amended and Adopted 1/22/2016)*

SECURITY RULES

1. Unit entrance keys or electronic elevator key-fobs are vital to security and are for residents only. If keys and elevator key fobs are lent to houseguests, be sure to get them back. Lost elevator key fobs will be replaced at a cost of $50.00 per fob. Unit entrance keys are replaced by the Unit owner. *(Amended and Adopted 3/16/2026)*
2. Do not admit visitors to the elevators unless known to the person allowing entry. Have visitors directly contact the unit owner. Each person must have their own elevator key-fob to access their unit. *(Amended and Adopted 3/16/2026)*

3. No delivery person or worker should be given an elevator key-fob without complete vetting. *(Amended and Adopted 3/16/2026)*

4. Do not leave the Unit's exit/emergency fire doors on the west side of the Unit's elevator Entry Way unlocked or propped open. *(Amended and Adopted1/22/2016 and 3/16/2026)*

5. Do not prop open the stairwell security gates at the bottom of the stairwells or any exterior fence gates. These gates must be locked at all times. Make sure the gates close when entering or exiting. *(Amended and Adopted1/22/2016 3/16/2026)*

6. Do not give the keys to open the stairwell gates or the exterior gates to the property yards to visitors who are not extended guests. The keys to these gates may only be duplicated by the Association at the cost of the Unit owner. *(Amended and Adopted 3/16/2026)*

7. Do not prop open the gates at the entrance of the parking lot near the elevators. Make sure these gates stay closed and locked at all times. *(Amended and Adopted 1/22/2026)* Gates to the garage must be kept closed at all times to prevent theft. The codes to these gates can be given to delivery people for deliveries. *(Amended and Adopted 3/16/2026)* If the garage gates/doors are open and no one is around, close them and notify the Association president of any damage to the garage gates/doors.

8. The Association has the irrevocable right of access to each unit during reasonable hours, when necessary for the maintenance, repair, or replacement of any sprinkler system parts or of any portion of a Unit to be maintained by the Association pursuant to the Declaration or as necessary to prevent damage to the Common Elements or to a Unit or Units. *(Amended and Adopted 3/16/2026)*

9. The Association must retain a key to each Unit specifically provided by the Unit owner. In the event the Association needs to enter any condominium unit in accordance with the Declaration, Articles, Bylaws or these Regulations, the Association shall not be responsible for any costs or expenses incidental to a forced entry into the Unit if a current key is not in the Association's possession. An agent of the Association along with any contractor or workman authorized by the Association may enter any Unit at any reasonable hour of the day for any purpose permitted under the terms of the Declaration of Condominium or By-Laws of the Association. Except in a case of emergency, entry will only be made after pre-arrangement with the respective Unit Owner or the occupant of the Condominium Unit. Nothing herein shall relieve the Association of its duty of ordinary care in carrying out its responsibilities, nor from its negligence or willful activities that caused damage to a Unit Owner's property. *(Amended and Adopted 3/16/2026)*

10. Copies of Unit keys that are provided to the Association by the owners for inspection purposes/repairs will be locked in the metal lockbox for access in case of an emergency, or in the event you lock yourself out. *(Amended and Adopted 3/16/2026)* A new key must be provided anytime a new lock is placed on the Unit entry door. If an owner chooses not to deposit an entry key to the Association, the Association has the option to hire a lock smith to allow access to Unit in case of an emergency. The Unit owner will be billed for the locksmith service. *(Amended and Adopted 1/22/2026)*

11. Never leave <u>any</u> exterior sliding glass door or front door leading from the elevators propped open when the Unit is not attended. Make sure all unit exterior doors are completely closed and locked when entering or exiting a Unit. *(Amended and Adopted 1/22/2016)*

12. Make arrangements for suspension of mail and newspapers service when gone for extended absence.

SWIMMING POOL

1. Only Unit owners, guests, and renters are invited to use the pool and pool area. Outside visitors are not permitted without an owner's sponsorship. *(Amended and Adopted 3/16/2026)*

2. Users of the pool do so at their own risk. No lifeguard is provided.

3. Wear shoes and shirts or cover-ups going to and from pool. Dry before entering the elevator. Clean up water in the elevator upon exiting the elevator. *(Amended and Adopted 3/16/2026)*

4. Upon returning from the beach, shower off all sand before entering the pool or before entering the elevator. *(Amended and Adopted 3/16/2026)*

5. Suntan lotions and pool chemicals do not mix. Shower off tanning oils and creams before entering the pool.
6. No glass or other breakable containers may be brought to the pool/enclosed pool area.
7. No children under 14 may use the pool/pool area without adult supervision.
8. Residents are responsible for their guest's behavior.
9. No loud radios or music in pool area. Sound carries to balconies.
10. All non-potty-trained children are required to wear rubber pants or trainers in the pool. *(Amended and adopted 1/22/2016)*
11. Turn off the outside pool lights and the spa before exiting the pool area. *(Amended and Adopted 3/16/2026)*

GENERAL RULES FOR THE CONDUCT OF A DIRECTOR'S MEETING

1. **General Rule**.

The operation of the Association shall be governed by the Articles of Incorporation and the Bylaws of the Association. Meetings of the Board of Directors at which a quorum of the Directors are present are open to all unit owners and shall be conducted in a businesslike manner. The Association's management company will attend a maximum of four priorly designated Board meetings per year, including The Annual Budget Meeting and the SIRS Assessment Meeting. If there is a hurricane assessment, the management company will attend that assessment meeting as well.

All meetings, as per Florida law, will be recorded and written minutes will be taken. All recordings and written minutes will be uploaded to the Wimmer.cinqwebaxis.com site within thirty (30) business days of the meeting and will be removed after one year, as required by Florida law. All ZOOM meetings are recorded.

The right to attend such meetings (which does not extend to rental tenants and other non-owners) includes the right to speak at such meetings with reference to all designated agenda items. The Board may adopt reasonable written rules governing the frequency, duration, and manner of unit owner participation in Board meetings. The Division of Florida Condominiums, Timeshares, and Mobile Homes of the Department of Business and Professional Regulation have adopted reasonable rules that will be used in all meetings governing the tape recording and videotaping of Board and Member meetings. These same procedures apply to meetings of Committees that take final action on behalf of the Board of Directors or that make recommendations to the Board regarding the Association Budget. At the Board's discretion, it may designate time after the adjournment of each meeting for comments from owners on non-agenda items. However, these comments will be included in the recording.

The requirement that Board and Committee meetings be open to the Unit Owners does not apply to:

i A meeting with the Association's attorney with respect to proposed or pending litigation for the purpose of seeking or rendering legal advice, or

ii A meeting held for the purpose of discussing personnel matters.

2. **Notice of Board of Director Meetings**

Notice of all Board Meetings, which must specifically identify all agenda items open for Board and Unit Owner discussion, must be emailed to unit owners or posted conspicuously on the Association property at least 48 hours continuous hours before the meeting.

At any time 20 percent (20%) of the eligible voting interests of unit owners may petition the Board in writing to address an item of business (place an item on the agenda) at their near next regular meeting or at a special meeting of the Board of Directors to be held not later than sixty (60) days after receipt of the petition. Petitions to address future items of business may not be circulated to solicit Owner signatures during Board of Directors meetings.

3. **Conduct of a Board of Director's Meetings**

The Florida Statutes, Articles of Incorporation, and Bylaws of the Association define association membership and the right of each member to participate in Association affairs. The Association adopts the following rules of procedure for the

conduct of all meetings of the Board of Directors when not in conflict with the Association's Articles of Incorporation, Association's Bylaws, and the Florida Statutes:

a. Neither the Board of Directors nor the Membership shall conduct business of the Association in a duly called and noticed meeting without a quorum.

b. With the exception of Unit Owner Petition agenda items, at the opening of the Board of Director's meeting, the Directors by majority vote shall have the opportunity to:

- Add any item to the Agenda,
- Change the order of presentation of Agenda items,
- Table an Agenda item to another meeting, or
- Remove an item from the Agenda.

c. Only Agenda items shall be heard and discussed during the meeting.

d. The Parliamentary Procedure to be followed in making motions on Agenda items shall be:

i. **To make a motion:**

- The Board Member Maker of the Motion must be recognized by the Chair.
- The Maker of the Motion must state, "I move . . .,,
- A second to the motion is required.
- The Motion is opened for discussion by the Chair. The maker of the motion has the right to speak first and last before the vote.
- At the conclusion of the Motion discussion, the Chair conducts a vote.

ii. **To amend a motion:**

- An Amendment must be made and seconded before vote on the original motion.
- An Amendment can be debated and further amended.
- A majority vote of the Board is required to approve a Motion amendment.

iii. **To table a motion:**

- A motion to table a motion must be made and seconded.
- No discussion is allowed.
- No amendment to the tabling motion can be made.
- A majority vote of the Board is required to pass the tabling motion.

iv. **To take a motion from the table:**

- A motion to take a motion from the table must be made and seconded.
- No discussion is allowed.
- No amendment to the tabling motion can be made.
- A majority vote of the Board is required to pass the tabling motion.

e. No Board member may speak on an Agenda item until recognized by the Chair of the Meeting. No Board member may interrupt the recognized speaker who has the floor. Discussion shall be limited to the Agenda item on the floor.

f. Board members who have the floor are limited to five (5) minutes unless time is extended by a majority vote of the Board.

g. A Unit Owner must raise his/her hand to be recognized by the meeting chair, may only speak on an Agenda item on the floor before the Board for consideration, and may speak for no longer than three (3) minutes. A Unit Owner may only speak twice on an Agenda item on the floor before the Board.

h. The Association's Officers (who are not members of the Board of Directors), Manager, Accountant, Attorney, technical advisor, or a guest may be recognized to speak on an Agenda item only if a Board member wishes input from them and the Board agrees by majority vote.

i. No foul or threatening language is allowed to be used in any meeting by anyone. No personal verbal or physical attacks are allowed on anyone. No one participating in or attending a meeting will be allowed to bring a firearm or other deadly weapon into any meeting of the Association. At the discretion of the Board, violators may be escorted from the meeting by law enforcement.

j. When the Chair determines that all Directors and Unit owners have had the opportunity to fully discuss the Agenda item at hand, the Chair will announce that the Agenda item is ready for a vote and discussion will cease.

4. **Owner Attendance at Board of Director Meetings**.

Owners and/or their authorized representatives have the right to attend Director's Meetings and speak only about designated Agenda items for that particular meeting. Owners and their authorized representatives are prohibited from bringing up or discussing new items that are not listed on the duly posted Agenda for the meeting. Unit Owners and their authorized representatives must be recognized by the Chair of the meeting before speaking and must not interrupt other speakers who have been granted the floor by the Chair.

5. **Election Process**

Not less than 60 days prior to election, the Association's Management Company shall deliver to each unit owner the first notice of the election meeting. The second notice of election meeting shall be mailed not less than 14 days and no more than 34 days prior to the election. Any eligible person desiring to run for the Board of Directors must give written notice to the Association not less than 40 days prior to the date of the election. Condominium unit owners are not allowed to vote by proxy for the election of members of the Association's Board of Directors. Unit owners must vote by secret ballot. If no new applications for the board are submitted, the current officers will retain their seats without an election.

A person who is delinquent in the payment of "any monetary obligation" due to the Association is not eligible to be a candidate for the Board and may not be listed on the ballot. Individuals convicted of a felony in the State of Florida or any other jurisdiction are not eligible for Board membership unless the felon's civil rights have been restored for at least five (5) years as of the date such person seeks election to the Board of Directors. Any challenge to the Board election process must commence within sixty (60) days after the election results are announced.

Within ninety (90) days of being newly elected or appointed to the Board of Directors, each new Director shall certify in writing to the Association that he/she has read the Association's Declaration of Condominium, Articles of Incorporation, Bylaws, and current written policies, including the Rules and Regulations, and will work to uphold such documents and policies to the best of their ability, and will faithfully discharge his/her fiduciary responsibility to the Association's members. All Board members are required by Florida law to complete a four (4) hour certification course upon being elected, and a yearly one (1) hour re-certification course to keep updated on all Florida Condominium laws. Failure to comply with these requirements under the Florida Statute results with the suspension from service on the Board of Directors. The Board has the right to fill the vacancy during the suspension.