

Renegade

CONDOMINIUM ASSOCIATION

**OWNER / RESIDENT RULES AND REGULATIONS
HANDBOOK**

2015

For many residents, condominium living will be an experience which will require adjustment.

This handbook will highlight areas which are felt to be the most important.

If you have any questions, please contact Lewis HOA Property Management at (850) 668-1173.

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CONDOMINIUM DOCUMENTS

When an Owner sells a Condominium Unit, the seller has the responsibility to supply the buyer with a copy of the Condominium Documents. At a minimum each owner should have in his/her possession a copy of the Articles of Incorporation, Declaration of Condominium, Bylaws, Rules and Regulations Handbook. Any and all other documents are located on the Association's website:

www.RenegadeCondoAssn.com

BOARD OF DIRECTORS

Renegade Condominium Association Homeowner's Association (HOA) is a group of Unit Owners of 96 condominiums in the Renegade Complex. (Note: Unit #129 is owned by the HOA, thus pays no monthly HOA fees.) The HOA has three directors on its Board, each serving a two-year term. The Board Members elect the offices of President, Vice-President and Secretary/Treasurer.

FEES

Homeowner's Association (HOA) fees are due from the Owner by the first of each month. These fees cover reserves for the long-term replacement of common items such as roofs and exterior painting, insurance, resident manager, water, sewer, garbage, swimming pool, security fences, gates and closed circuit TV. Items not covered by the HOA fees include cable, TV, telephone, and electricity. Payments may be made by check payable to Renegade Homeowners Association. Owners receive a payment coupon book each year from Cadence Bank and should submit their payment with a coupon from that booklet. Payments are to be mailed directly to Cadence bank at PO Box 49408, Sarasota, FL 34230-6408. Please note your complete account number in the Memo field of your check or the check could be returned and thus initiating late fees.

An account becomes delinquent if payment is not recorded at Cadence Bank by the 10th of the month. Accounts which are delinquent at that time will accrue a \$10 late fee. Assessments not paid within 30 days of the date due may be considered for acceleration and can result in a lien on the property and possibly even foreclosure.

When you have a question concerning charges, please call Lewis Association Property Management at (850) 668-1173 and indicate that you wish to discuss your Renegade account.

RESIDENT MANAGER

Renegade has a resident manager who maintains office hours in the Renegade office adjacent to the swimming pool and lives on the premises in Unit 129. The Resident Manager provides additional security and assistance to owners. However, it is important to realize that except for emergencies, the Resident Manager should be contacted only during the regular office hours which are posted on the office door.

KEYS and GATE ACCESS

Each Owner/Resident will be issued a key to the laundry room, which also contains post office mail boxes. Each Owner/Resident will be issued a key to the applicable mailbox.

It is important for a duplicate of the unit keys to be maintained with the Resident Manager. This allows for emergency service in the case of water leaking and other problems when the resident is not available and for the performance of routine service provided by the HOA including Pest control.

Entering Renegade requires an access fob or a wireless remote. Each owner will be provided with two access fobs at no cost, upon purchase of unit. Additional fobs up to a total equal to the number of residents plus one for the owner may be obtained for a fee to the Owner/Resident. Lost fobs will be replaced for the same fee. In addition, owners (or residents) may purchase a wireless remote to access the Renegade gates. In no case will more than one fob per resident plus one fob for the owner (or combination thereof) be issued to any unit.

Mailbox locks/keys are the responsibility of the owner for repairs or replacement. The Association pays for the first mailbox key; if the keys are lost or additional keys are required it's the Owners responsibility to pay for those additional keys. It is recommended to have additional keys made to prevent the cost in the future and the resident manager can hold the keys for you. **It is recommended that all fobs, mailbox keys and unit keys be returned to you the owner (or your property management company) at the end of your tenants lease term.**

ENTRANCE GATES

There are two vehicle entrance gates and one vehicle exit gate as well as three pedestrian gates at Renegade. The exit gate will automatically open upon a vehicle approach from inside the property and all other gates can be operated by an access fob. In addition, one of the South vehicular gates can also be operated by a wireless remote. The north vehicular entrance gate is for guests of Renegade residents and a telephone access is provided to that gate. In order for a guest to enter Renegade they must dial their intended host on the keypad by entering the pound sign followed by the resident's unit number (i.e. #129). The resident will then respond via their telephone and can then open the gate from their telephone to let their guest in. In order for this to occur, each resident must provide the resident manager with their telephone number so that it can be programmed into the access system.

MAINTENANCE REQUESTS

Maintenance requests for exterior maintenance (common areas outside individual units) will be handled by the Resident Manager. It is advisable that these requests be in writing.

SWIMMING POOL

The swimming pool and pool area is for the use of owners and residents (and their guests) only. Residents must accompany their guest at the pool. We ask your cooperation in complying with the posted pool rules, which are also listed on page 8 of this handbook.

LAUNDRY ROOM HOURS

There is a laundry room with six washers and six dryers located on the property. This room also contains U.S. Mail Boxes for each condo unit. It is available for residents only from 9 AM to 10 PM. Each owner has been provided with a key to access the unit during the hours that the laundry room is open.

PEST CONTROL

The Association fees include pest control service. Service will be each month on the last Wednesday of the month. Please see the calendar on the Association website for the building schedule.

If at any time, a problem appears between routine service visits, the Pest Control Services Provider will make an unscheduled trip to the property. So if you ever experience a pest problem, let the resident manager know.

INSURANCE

The Association holds an insurance policy for the replacement of the basic structure of the building, including each unit. Wall, floor and ceiling coverings and any additions to the original structure are not covered by the Association policy.

If you choose to cover your personal possessions and items not included in the Association policy, you will need a "Condominium Owner's" (HO6) policy. You may purchase this from any company but should take care to confirm that it coordinates with the Association's insurance policy. If you have questions about the policy, please contact Lewis Association Property Management at (850) 668-1173.

TRASH AND REFUSE

Residents must place all trash in the two dumpsters located at the back corners of the property. There is also a recycling dumpster for those items which can be recycled. Dumpsters are picked up by the City of Tallahassee early on Tuesday and Friday mornings of each week.

We now have cameras at each dumpster. If an owner/resident places furniture there for removal, we will notify the owner/resident and bill the cost of removal to the unit owner.

No trash or garbage is to be stored on walkways or any place on the property other than in the dumpsters. If trash or garbage is located in front of by your unit you the resident manager will remove it and bill it back to the owner.

No trash can be stored in excess in any unit at any time; this is a health and safety issue for the complex. If the unit is to be found in such a manner the owner/resident will be notified.

RULES AND REGULATIONS FOR OWNERS AND RESIDENTS

As an Owner, Resident, or Guest at Renegade, you are privileged to be staying at what we believe to be Tallahassee's finest condominium development. The purpose of these Rules and Regulations is to ensure that the development lives up to that potential. They are based on the golden rule, courtesy and respect for one's neighbor, and simple common sense. It is our hope that the occasions for enforcement of these rules and imposition of sanctions for their violation will be few.

It is the responsibility of each unit owner to ensure that his/her residents and guests abide by these Rules and Regulations. Sanctions for violations of these Rules by any guest or resident may be imposed upon the owner (sometimes referred to as the "responsible unit owner"). Each owner, guest and resident is charged with constructive notice of these Rules and Regulations. It is suggested that these Rules and Regulations be appended to and made a part of any lease between an owner and his/her residents and that violations of these rules and regulations be deemed a material breach of the lease.

We hope these simple rules will help make your stay at Renegade an enjoyable one:

1. All of the restrictions, limitations and obligations of members as provided in the Declaration of Condominium are incorporated herein by reference and apply to all members and their guest of the Association.
2. The units shall be used only for residential purposes and shall not be used for commercial use. No business shall be run out of the units for any reason.
3. Unit owners shall not use or permit the use of their premises in a manner to create excessive noise, excessive vibration or other results which may be deemed to be obnoxious activity.

4. Common elements shall not be obstructed, littered, defaced or misused in any manner. Grills may not be used or stored on any walkways; a grill has been purchased and stored by the pool for your use. Please see resident manager for availability.

5. No structural changes or alterations shall be made in any unit or to any of the common elements except as provided in the Declaration of Condominium.

6. Nothing shall be hung or displayed on the outside of walls of a building and no sign, awning, canopy, shutter or radio, television or satellite antenna shall be affixed to or placed upon the exterior walls or roof, or any other part of the condominium property thereof, except with the approval of the Board of Directors, provided, however, that each Unit Owner may have a sign on or about the entrance way of his/her Unit with letters which do not exceed two (2) inches in height. All signs must be approved by the Association. Application for approval can be obtained from the resident manager on site during regular business hours.

7. There shall not be kept in any unit any flammable, combustible or explosive fluid, material, chemical or substance except for normal office use.

8. In case of an emergency originating in or threatening any of the units, the Board of Directors of the Association, or any other person authorized by it, shall have the right to enter such unit for the purpose of remedying or abating the cause of such emergency, and such right of entry in the event any such emergency shall be immediate. To facilitate entry in the event of any emergency, each unit owner shall deposit a key to his/her unit with the Resident Manager.

9. No unit owner shall make any adjustments of any nature whatsoever to any of the equipment located on the common elements without first obtaining the permission of the Association.

10. No unit owner shall use or allow others to use the portico, entry areas, patios or deck areas for storage.

11. Leashed animals shall be walked in only designated areas and not on community walkways. The eastern half of the green area at the South end (nearest the dumpster) of the community has been set aside as a "pet walk area". A dog or other pet shall not be permitted to soil the "common" property or any property of another unit owner or resident. Pooper Scoopers have been provided in the "pet walk area" and residents must use them when walking their pets.

12. Each resident shall be responsible for any damage or unsightly soiling caused by their pet(s) or the pet(s) of the unit's resident(s) or guest(s). A fine will be imposed for those who do not clean up after their pets.

ENFORCEMENT OF RULES AND REGULATIONS

In the event of violation of the provisions of the Condominium Documents and/or the Rules and Regulations, the Association may take legal action to remedy the problem as it may deem appropriate.

POOL RULES

1. As used in these rules the term "adult" shall mean a person who is at least 18 years of age; the term "pool deck" shall mean the concrete apron around the pool; the term "pool enclosure" shall mean the entire pool area, as enclosed; and the term "resident" shall mean a unit owner or a unit Owner's tenant residing in the unit.
2. Each guest using the pool must be accompanied by a resident.
3. No children under 12 years of age shall be allowed within the pool enclosure without adult supervision.
4. No glass bottles or glass containers of any type shall be allowed within the pool enclosure.
5. No pets shall be allowed within the pool enclosure.
6. There shall be no running or horseplay within the pool enclosure.
7. All persons shall shower prior to entering the pool.
8. Radios and other electronic equipment may be operated only at low volume.
9. No resident shall allow more than two guests within the pool enclosure except for scheduled pool activities.
10. Pool parties will be allowed on Saturdays and Sundays after 10 AM but must end before 11 PM.
11. The pool may be used from dawn to dusk or until the pool lights are turned off.
12. No more than 20 people shall occupy the pool at any one time.
13. The uses of the grills provided by the Association are a privilege, after each use the owner/residents must clean the ashes from the grill. If the owner/resident does not comply the use of the grills will be restricted by that owner/resident.
14. Garbage cans have been provided by the Association in the pool area, once you have finished your enjoyment of the grills/pool area please clean up after yourself.

TAILGATE PARTIES

Understanding that partying is a natural part of preparing for and concluding college football games, tailgate parties will be allowed at Renegade. However, also understanding that walkways and stairwells must remain clear for safety purposes, partying must be limited to the areas around a resident's vehicle or assigned parking space and/or an area that has been arranged for the parking of a vehicle. All tailgate parties must be limited to the two hours before and two hours after a football game. Such tailgate parties must conform to all local ordinances, and to the standards of the community so as to not adversely affect other residents or general safety practices of the community.

PETS AND DOGWALK

Pets are permitted at Renegade but it is important that anyone with a pet keep in mind that they are responsible for their pet. This means that they should not be allowed to become a nuisance to neighbors and they must be on a leash when they are not inside an owner's unit. This applies to all animals when they are outside of an owner's unit. We do provide a "dog walk area" at the Southeast corner of the property and pooper-scooper is available there. Dogs should only be walked in that area and owners must clean up after their pets. Fines will be assessed for those who do not comply.

PARKING RULES

1. All parking spaces at Renegade Condominiums are assigned and are to be used only by the assigned owner, their residents, or their guests.
2. Only one car may be parked in any parking space.
3. Motorcycles must be parked in the owner's assigned space.
4. Traffic through the parking lot is one-way and is marked by arrows as to the direction.
5. There are approximately sixteen (16) visitor spaces available.

These spaces are not available for guest parking **on FSU Football Home weekends** as they are reserved by unit owners or residents for guests, on a first come, first served basis, for the entire football weekend (Friday at 5:00 PM to Sunday at 5:00 PM).

NOTE: Residents of Renegade Condominiums must pick up a Football Weekend parking permit from the Resident Manager. This permit must be displayed on the dashboard of a car parking in the complex during FSU Football Home Weekends only.

TOWING RULES

1. A towing service will be employed by the Association.

If an unknown car is parked in a resident's assigned parking space, **the owner of that space** may notify the towing service and ask that the car be towed. The person requesting the towing must show the towing service identification so that if there are any questions as to the authority for towing, the service will have documented the person who is responsible.

Towing Company:
Hobkirk Enterprises Towing & Recovery
2301 Ronellis Dr
Tallahassee, FL 32310-5927
Phone: (850) 224-6456

The resident manager may request a tow from an owner's space only upon written authorization on file in the Association's office. No Exceptions.

2. The manager will only be responsible for authorizing towing vehicles inappropriately parked on any common area or in any Association owned space (i.e. Visitor parking spaces).

SECURITY GATE OPERATION PROCEDURES

ENTRY - OWNERS AND RESIDENTS

Hold your fob in front of the fob transmitter.

The gate will take approximately twelve (12) seconds to open.

When the gate is completely open, proceed slowly into the property.

The gate will only open for ONE VEHICLE at a time. Should you be behind another vehicle as that vehicle is entering the property, you must wait for the gate to close completely before using your key fob and gaining access to the property. **If you try and enter behind another vehicle and the gate closes causing damage to your vehicle Renegade will not be liable for any damages to your vehicle.**

The Owners and Residents' gate will open only with your key fob or remote access fob. If you have forgotten yours, you will have to use the Visitors and Guest gate.

ENTRY - VISITORS AND GUESTS

A visitor or guest must drive up to the left (North) entrance gate and use the key pad to signal their arrival. They need to enter the pound sign followed by the resident's unit number (i.e. #129).

The resident's telephone will ring and to allow access for the visitor or guest, the resident must dial "9".

Please inform the Visitor or Guest that the gate will take twelve (12) seconds to open completely and then they may enter.

The Visitor and Guest gate will only be open for the passage of ONE VEHICLE.

NOTE: In order for this system to work, each resident must provide the resident manager with their telephone number so that it can be programmed into the access system.

EXIT - VEHICLES

The gate will start to open automatically as your vehicle approaches the gate (at approximately 10 feet). It will take approximately sixteen (16) seconds to open completely.

You may then exit the property.

EXIT - PEDESTRIANS

There are three pedestrian exits (two on Hayden Road and one at the North East corner at the back of the property.) Each gate has a fob reader located on it that can be accessed from inside or outside the property; therefore, you must have your key fob to get out or in.

YOUR KEY FOB WILL BE REQUIRED FOR YOUR RETURN TO THE PROPERTY
THROUGH ANY OF THE GATES.

KEY FOBS

All requests for key fobs and/or optional transmitters must be made to the resident manager during normal office hours. The office phone number is (850) 575-1258.

Key fobs shall be assigned to the owner and be limited to one fob per resident plus one fob for the owner. If an optional remote is purchased, it may be in addition to the key fob (key fobs are still required for use of pedestrian gates).

Security at Renegade is in everyone's best interest. Though each of the gates is monitored by television surveillance, it is important that you follow these instructions and make certain your visitors are aware of them also.

FINE ASSESSMENT

In the event the board of directors determines a unit owner has violated any of the rules or regulations as set forth above, the unit owner shall be fined as follows:

1. \$25.00 for the first violation
2. \$50.00 for the second violation of the same rule or regulation occurring within one (1) year from the last violation.

In the event the board of directors receives a complaint that a unit owner has violated a rule or regulation, the board of directors shall notify the unit owner that a complaint has been made and shall specify the rule or regulation which has been violated. The notice shall set forth a date for a hearing to be held before the board of directors which shall be at least 30 days after the notice. If the unit owner has not been previously subjected to a complaint for a violation of the same rule or regulation and if the unit owner ceases the alleged activity, repairs and damage and otherwise complies with the rules and regulations within ten (10) days from the date of the board of directors notifies the unit owner of the alleged violation, no further action shall be taken by the board of directors. If the unit owner disputes the violation and/or fails to correct the violation in the foregoing manner within the specified, the board of directors shall hold a hearing to receive and consider evidence of the alleged violation. After such hearing of the board of directors shall first receive evidence of the alleged violation and following the presentation of such evidence, the board of directors shall receive evidence relating to the alleged violation and offered by the unit owner. The board of directors shall consider the evidence presented, determine whether a violation has occurred and notify the unit owner of its decision and determination and amount of the fine within ten (10) days from the date of the hearing.

FREQUENTLY ASKED QUESTIONS AND ANSWERS

Q: What are my voting rights in the condominium association?

A: On all matters as to which the membership shall be entitled to vote, there shall be one (1) vote for each unit.

Q: What restrictions exist in the condominium documents on my right to use my unit?

A:

1. Each of the Units shall be occupied only by the Unit Owner, members of his family, tenants of a Unit Owner and their respective servants and guests, as a residence or as temporary lodging and for no other purpose. No Unit shall be permanently occupied by more than four (4) persons, and the maximum permanent occupants and overnight guests shall be no more than six (6) persons per Unit.
2. No Unit may be divided or subdivided into a smaller Unit nor any portion thereof sold or otherwise transferred without first amending this Declaration to show the changes in the Units to be affected thereby.
3. Nothing shall be hung, displayed or placed on the exterior walls, doors or windows of the Unit or the building without the prior written consent of the Board of Directors.
4. No clotheslines or similar devices shall be allowed on any balconies of a building, or any other part of the Condominium Property, without the prior written consent of the Board of Directors.
5. No Unit Owner shall make, allow or cause to be made, any structural addition or alteration of his Unit of the Common Elements without the prior written consent of the Association.
6. The Common Elements shall be used only for the purposes for which they are intended.
7. No nuisances nor any use of practice which is the source of annoyance to residents or which interferes with the peaceful possession and proper residential use of the property by its residents shall be allowed on the Condominium Property. All parts of the property shall be kept in a clean and sanitary condition and no rubbish, refuse or garbage shall be allowed to accumulate or any fire hazard allowed to exist. No Unit Owner shall permit any use of his/her Unit or of the Common Elements which will increase the rate of insurance upon the Condominium Property.
8. No immoral, improper, offensive or unlawful use shall be made of the Condominium Property or any part thereof; and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed and complied with. The responsibility of meeting the requirements of governmental bodies which require maintenance, modification or repair of the Condominium Property shall be the same as the responsibility for the maintenance and repair of the property concerned.
9. No signs shall be displayed from a Unit or on Common Elements except such signs as shall have advance written approval by the Board of Directors.
10. Reasonable rules and regulations concerning the use of the Condominium Property may be made and amended from time to time by the Association in the manner provided by its Articles of Incorporation and By-Laws. Copies of such regulations and amendments thereto shall be furnished by the Association to all unit Owners and residents of the condominium upon request. The Initial Rules and Regulations are included within the By-Laws.

Q: What restrictions exist in the condominium documents on the leasing of my unit?

A: None

Q: How much are my assessments to the condominium association for my unit and when are the due?

A: \$170 per month, due on the first day of each month

Q: Do I have to be a member in any other association?

A: No, you are not required to be a member of any association other than the Renegade Condominium Association, of which the Owner is a member.

Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities?

A: No.

Q: Is the Renegade Condominium involved in any court case in which it may face liability in excess of \$100,000?

A: No.

IMPORTANT TELEPHONE NUMBERS

EMERGENCY (911 or one of the following)

| | |
|---|----------|
| Tallahassee Police & Leon County Sheriff's Department | 606-5800 |
| Tallahassee Fire Department | 891-4310 |
| Tallahassee Memorial Healthcare | 681-1111 |
| Capital Regional Medical Center | 656-5000 |

SERVICES

| | |
|--|----------|
| Utilities - City of Tallahassee | 891-8120 |
| Solid Waste (<i>large trash items</i>) | 891-5250 |
| Comcast Cablevision | 574-4000 |
| CenturyLink Telephone | 681-3100 |
| Hobkirk Enterprises Towing and Recovery | 224-6456 |

COMMUNITY FACILITIES

| | |
|-------------------------------|----------|
| Leon County Health Department | 487-3555 |
| Leon County Public Library | 487-2665 |
| Taltran Bus System | 576-5134 |
| City Hall | 891-8200 |

BOARD OF DIRECTORS:

| | |
|---------------------|--------------|
| President | Homer Ooten |
| Vice-President | Dale Adams |
| Secretary/Treasurer | Dana Reiding |

RESIDENT MANAGER:

| | |
|------------------|---------------------------------------|
| Rhonda Carpenter | Office: (850) 575-1258 |
| | Email: Renegade.ResidentMgr@gmail.com |

ASSOCIATION MANAGER:

| | |
|--|------------------------------------|
| Lewis Association Property Management, LLC | Phone: (850) 668-1173 |
| Cheri Garbark, LCAM | Email: LewisPropertyMgmt@gmail.com |

ASSOCIATION WEBSITE: www.RenegadeCondoAssn.com