

**HUNTER'S RESERVE
LEASE ADDENDUM**

Unit Owner's Information:

Name: _____

Address to which notices are to be sent: _____

Telephone Number Where you may be reached:

Day: _____

Night: _____

Building Number _____ Unit Number _____ Reserved Parking Space Number _____

Lease Term:

**Start date _____ **End date _____

**Leases of fewer than seven (7) months are not permitted.

Tenant's Information:

Tenant's Name: _____

Tenant's Name: _____

Minors: _____

Tenant's Telephone Number: _____

Vehicles Tenant will be parking at Hunter's Reserve:

Make/Model _____ Color _____ Year _____ Tag # _____

Make/Model _____ Color _____ Year _____ Tag # _____

**HUNTER'S RESERVE
LEASE ADDENDUM**

Tenant's Employer:

Employer Name: _____

Employer Address: _____

Work Telephone Number: _____

Emergency Contact Name: _____

Emergency Contact Telephone Number: _____

By signature below Unit Owner designates his common area rights and privileges to his/her tenant and confirms that he/she has provided a copy of the Hunter's Reserve Rules and Regulations to Tenant.

Unit Owner's Signature: _____ **Date:** _____

Unit Owner's Name (Please print): _____

By Signature below the Tenant confirms that he/she has been provided a copy of the Hunter's Reserve Rules and Regulations and a Hunter's Reserve Pet Registration Form. Further Tenant understands that Hunter's Reserve is a Deed Restricted Community and any violation of the terms, provisions, conditions, covenants and or the Rules and Regulations of the Hunter's Reserve Association (s) provides cause for the immediate eviction and termination of leasehold.

Tenant's Signature: _____ **Date:** _____

Tenant's Name (s) (Please Print): _____

HUNTER'S RESERVE PET REGISTRATION FORM

For the health, comfort and safety of the community pet owners are hereby reminded that:

- PETS MUST BE LEASHED AT ALL TIMES.
- DO NOT walk your pet near any of the Hunter's Reserve buildings or structures.
- Kindly bring a pet waste bag when walking your pet.
- Pet Owners must clean up after their pet should their pet relieve themselves on OR near any Hunter's Reserve buildings or structures.
- Hunter's Reserve residents may freely utilize the wooded areas to walk their pet.

Hunter's Reserve is a Deed Restricted Community

As per the Rules and Regulations Section 24:

"Cats, dogs and other common domesticated pets are allowed to be kept in units provided they comply with the Declaration of Condominium, Articles of Incorporation, By-laws and the Rules and Regulations. Pets are to be kept in the unit at all times. Animals are to be kept on a leash or carried when outside the unit. Pets are restricted in weight to 25 lbs. or less.

Owners of pets shall be responsible for removing pet waste of their pets from any of the common areas.

Any barking of a pet or other nuisance or annoyance to owners or occupants of Hunter's Reserve may be cause for an order to dispose of the pet. The owner or occupant covenants with the Association to promptly comply with any order to remove a pet from Hunter's Reserve, a Condominium.

No pet is to be left outside without it's owner present. Pets may not be tied, chained or otherwise restrained to buildings, fences, limited common areas or common areas.

Owners are held responsible for all actions of their pets. Owners will be notified in writing of any violations.

There shall be no more than two domesticated pets in a unit at Hunter's Reserve."

Seminole County Code, Chapter 20, Ordinances Pertaining to Animals:

It shall be unlawful for any animal owner to allow his animal(s) to run at large. It is unlawful to permit any animal to urinate or defecate on any private property without expressed consent. It is unlawful for any animal owner to permit any animal, in a continuing or repeating manner, to bark, whine, or cause objectionable noises, which disturb the comfort, peace, or quiet repose of any person residing in the vicinity. All rabies susceptible animals shall be vaccinated against rabies by a licensed veterinarian and shall obtain a county license and tag; this tag shall be worn at all times.

Animal Services officials have the authority to pick up any animal that is running at large.

Pet Owner's Signature _____

**HUNTER'S RESERVE
PET REGISTRATION FORM**

Hunter's Reserve is a Deed Restricted Community.

Please be advised that:

- A Maximum of two (2) cats, dogs, or other domesticated pets weighing twenty five (25) pounds or less is permitted per unit.
- Pet owners are responsible for ensuring that their pets are properly licensed and vaccinated.
- When outside **ANIMALS MUST BE CARRIED OR LEASHED.**
- Animals are **NOT** permitted to urinate or defecate on or near Hunter's Reserve buildings or structures.
- The association has the right to request the removal of any animal which disturbs the peace, comfort or safety of the community.

Unit Owner Name: _____

Pet Owner Name: _____

Building Number _____ Unit Number: _____

1. Animal's Weight: _____ License # _____

Description: Breed, Color, Markings: _____

2. Animal's Weight: _____ License# _____

Description Breed, Color, Markings: _____

I hereby certify that these pets have been inoculated against rabies and that they are properly licensed. (According to Florida Statute 828.30, all dogs, cats, and ferrets **MUST** be inoculated for rabies.)

Pet Owner's signature _____

Completed forms may be mailed OR faxed to:

Hunter's Reserve
150 W. Palm Valley Drive
Oveido, Fl. 32765

FAX: 407-971-7686

RULES AND REGULATIONS
OF
HUNTER'S RESERVE, A CONDOMINIUM

THE RULES AND REGULATIONS HEREINAFTER ENUMERATED AS TO THE CONDOMINIUM PROPERTY, THE COMMON ELEMENTS, THE CONDOMINIUM UNITS AND THE CONDOMINIUM IN GENERAL SHALL BE DEEMED IN EFFECT UNTIL AMENDED AS PROVIDED BY THE BY-LAWS 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 SEE THAT THEY ARE OBEYED BY THEIR FAMILIES, GUESTS, INVITEES, SERVANTS, LESSEES, PERSONS FOR WHOM THEY ARE RESPONSIBLE AND PERSONS OVER WHOM THEY EXERCISE CONTROL AND SUPERVISION. VIOLATION OF THESE RULES AND REGULATIONS MAY SUBJECT THE VIOLATOR TO ANY AND ALL REMEDIES AVAILABLE TO THE CONDOMINIUM ASSOCIATION AND OTHER UNIT OWNERS PURSUANT TO THE TERMS OF THE DECLARATION OF CONDOMINIUM, THE ARTICLES OF INCORPORATION OF THE ASSOCIATION, THE BY-LAWS OF THE ASSOCIATION AND FLORIDA LAW. VIOLATIONS MAY BE REMEDIED BY THE CONDOMINIUM ASSOCIATION BY INJUNCTION OR OTHER LEGAL MEANS AND THE ASSOCIATION SHALL BE ENTITLED TO RECOVER IN SAID ACTIONS ANY AND ALL COURT COSTS INCURRED BY IT, TOGETHER WITH REASONABLE ATTORNEYS' FEES, IN ADDITION TO ANY REMEDIES OR RIGHTS WHICH THE ASSOCIATION OR ANY UNIT OWNER MAY HAVE TO RECOVER DAMAGES, COSTS AND ATTORNEYS' FEES AGAINST ANY PERSON VIOLATING THE RULES AND REGULATIONS OR THE DECLARATION OF CONDOMINIUM AND ANY OF THE EXHIBITS THERETO. THE BOARD OF DIRECTORS MAY, FROM TIME TO TIME, ADOPT NEW RULES AND REGULATIONS OR AMEND OR REPEAL PREVIOUSLY ADOPTED RULES AND REGULATIONS. ANY WAIVERS, CONSENTS OR APPROVALS GIVEN UNDER THESE RULES AND REGULATIONS BY THE BOARD OF DIRECTORS SHALL BE REVOCABLE AT ANY TIME AND SHALL NOT BE CONSIDERED AS A WAIVER, CONSENT OR APPROVAL FOR ANY OTHER PURPOSE OTHER THAN THAT WHICH IS IDENTIFIED AT THE TIME OF THE GIVING OF SUCH WAIVER, CONSENT OR APPROVAL.

GENERAL RULES AND REGULATIONS

1. ALTERATION AND/OR STRUCTURAL MODIFICATIONS: No unit owner shall make any alteration or addition to the common elements or limited common elements, or to the exterior of his unit, or any structural modification to his unit, without the prior written consent of the Board.
2. AIR CONDITIONING: No air conditioning equipment other than equipment originally in the unit is permitted, including wall or window air conditioning units, without the written consent of the Board.
3. ANTENNAS AND WIRING: No antennas, aerials or wiring may be placed or installed on the exterior of the building or unit without the consent of the Board.
4. UNIT USE: Units shall not be used for commercial or business purposes and shall only be used as residencies.
5. BUILDING EMPLOYEES, CONTRACTORS AND DEVELOPER'S EMPLOYEES: No unit owner or member of his family or guest shall give orders or instructions to building employees, contractors or
or
the developer's employees, but rather shall express his desires to the person designated for this purpose by the Board of Directors.
6. CHILDREN: Each unit owner shall be solely responsible for the actions and any damage caused by his children or children visiting him. Unit owners shall be responsible for and shall require their children and visiting children to comply with all rules and regulations concerning the recreational facilities.
7. CLEANLINESS: Each unit owner shall maintain his unit, and especially the exterior of his unit, in a clean and orderly manner, and in a manner which will not be offensive to any other unit owner. No linen, towels, clothing or other items shall be placed or hung on the exterior of any unit, except on clothesline or areas installed or approved by the Board. All debris on the exterior of a unit shall be picked up regularly.
8. COMPLAINTS: All complaints of unit owners shall be made in writing and delivered to the person designated for such purpose by the Board or to a member of the Board.
9. CONDUCT: No person shall engage in loud and boisterous or other disorderly, profane, indecent, immoral or unlawful conduct on any portion of the condominium property,

10. DAMAGED COMMON ELEMENTS: The cost of repairing damage to common elements, including but not limited to the condominium buildings and landscaped areas, caused by a unit owner or his guests or invitees, shall be the sole responsibility of such unit owner.
11. DELIVERIES: The Association shall not be responsible for theft, conversion, disappearance, loss or damage of any item received from or for an owner, even though such theft, conversion, disappearance, loss or damage may occur through the negligence or willful act of the employees of the Association or the employees of the developer, and all parties delivering items to such employees and all parties intended to be the recipient of items so delivered, hereby assume all risks of theft, conversion, disappearance, loss and damage of and to such items.
12. EXTERIOR APPEARANCE: No improvements may be made or placed upon the exterior of any unit or on any of the common elements of the condominium without the prior written consent of the Board. Any consent of the Board to any improvement to be made in or on the exterior of any unit, or to anything to be placed therein or thereon, may be withheld on purely aesthetic grounds, in the sole discretion of the Board.
13. FLAMMABLE MATERIALS: No flammable, combustible or explosive fluid, chemical or substance shall be kept within any portion of the condominium property, including, without limitation, in any unit, storage area or common element area, except as required for normal household use.
14. GUEST OCCUPANCY: Temporary guests are permitted to reside in any unit so long as such guests do not create or cause an unreasonable source of noise, annoyance or disturbance to the other unit owners and permanent residents of the condominium. All temporary guests shall be required to comply with all of the rules and regulations of the condominium and other obligations created by the Declaration of Condominium and its exhibits. The Board reserves the right to limit the number of temporary guests which may reside in a unit at any time. The Board reserves the right to expel any temporary guest who violates the foregoing requirements.
15. GUNS: No guns shall be permitted to be discharged on any portion of the condominium property, including the common areas and units, except as might be permitted in the event of an emergency pursuant to the applicable laws of the State of Florida. Guns for this purpose shall include,

16. INSURANCE RATES: No unit owner shall permit or suffer anything to be done or kept in his unit which will increase the rate of insurance on the condominium property.
17. MOTORCYCLES: Motorcycles shall not be parked or placed in any area other than in designated motor vehicle parking spaces. Motorcycles shall not be driven upon common areas other than roadways and parking areas. All motorcycles shall be equipped with appropriate noise muffling equipment, and the Board shall be authorized to bar from the condominium property any motorcycle or other motor vehicle that causes an abuse of normal noise levels. Any damage done to the common elements including but not limited to pavement, as a result of motorcycle kick-stands or other use of motorcycles, shall be the sole responsibility of the owner of the motorcycle causing such damage and/or the unit owner to whom the motorcycle owner was a guest or invitee.
18. NUISANCES: No Unit owner shall make or permit any disturbing noises any place upon the condominium property 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 phonograph, television, radio, sound amplifier or other sound equipment may be placed or operated in such manner that same disturbs or annoys other occupants of the condominium.
19. PARKING: Parking areas upon the condominium property shall be used only by residents of the condominium and their guests and invitees. Only automobiles, small trucks, vans and other vehicles commonly used a private passenger vehicles may be parked on the condominium property without the consent of the Board. Other types of vehicles, and boats, trailers, campers and motor homes, may not be parked on the condominium property without the written consent of the Board, which may be arbitrarily withheld, if commercial equipment is exposed in or upon the vehicle. The foregoing restrictions shall not be deemed to prohibit the temporary parking of commercial vehicles making delivery to or from, or while used in connection with providing services to any unit or the condominium property. No vehicle which cannot operate on its own power shall remain on the condominium property for more than twenty-four (24) hours, and no repair of any motor vehicle shall be made on the condominium property. In connection therewith, no motor vehicle shall be placed upon blocks, jacks, or similar device, anywhere on the condominium property. No motor vehicle shall be parked other than in areas designated for parking. Vehicles improperly parked will be towed away at

20. PASSAGEWAYS: Sidewalks, entrance ways, passageways, vestibules, and all other portions of the common elements must at all times be kept free of obstructions and encumbrance, and shall not at any time be used for any purpose other than ingress and egress. No carriages, bicycles, wagons, shopping carts, chairs, benches, tables or other projects shall be stored or kept in or upon such areas.
21. PERSONAL INSURANCE: Although the insurance coverage afforded through the Association, in addition to other coverage, provides hazard insurance for the individual living units, such insurance does not include coverage of personal property and liability coverage for the individual unit owners. Therefore, it is recommended that such coverage be obtained by each unit owner.
22. PERSONAL PROPERTY: The personal property of a unit owner shall be stored within his unit, but in no event shall such property be stored or left within or upon other portions of the common elements or public areas.
23. PEST CONTROL: All unit owners are required to permit employees of pest control companies employed by the Association, if any, to enter their units at regularly scheduled times to perform pest control services.
24. PETS:
- A. Cats, dogs and other common domesticated pets are allowed to be kept in the units provided they comply with the Declaration of Condominium, Articles of Incorporation, By-Laws and these Rules and Regulations. Pets are to be kept in the unit at all times. Animals are to be kept on leash or carried when outside the unit. Pets are restricted in weight to 25 pounds or less.
 - B. Owners of pets shall be responsible for removing pet waste of their pets from any of the common areas.
 - C. Any barking of a pet or other nuisance or annoyance to owners or occupants of Hunter's Reserve may be cause for an order to dispose of the pet. The owner or occupant covenants with the Association to promptly comply with

any order to remove a pet from Hunter's Reserve, a Condominium.

D. No pet is to be left outside without its owner present. Pets may not be tied, chained or otherwise restrained to buildings, fences, limited common areas or common areas.

E. Owners are held responsible for all actions of their pets. Owners will be notified in writing of any violation.

F. There shall be no more than two (2) domesticated pets in a unit at Hunter's Reserve.

25.PLUMBING AND ELECTRICAL: Water closets and other plumbing shall not be used for any purposes other than those for which they were constructed, and no sweepings, rubbish, rags, sanitary napkins or other foreign substances shall be placed therein. Grease and other foreign substances shall not be poured down drainings. Electrical outlets and electrical wiring shall not be over burdened. Total costs of all maintenance, repairs and replacements connected with any misuse of plumbing and/or electrical installations shall be the responsibility of and paid by the unit owner.

26.PLANTING: No plantings or whatever nature shall be made by any unit owner upon any public areas, and/or other portions of the common elements, without the prior written approval of the Board.

27.RECREATIONAL FACILITIES: Swimming and other use of the recreational facilities shall at all times be solely at the risk of the individuals involved, and in no event that of the Association, the Master Association, or their members. The use of the recreational facilities shall be regulated from time to time by the Master Association.

28.RIGHT TO ENTER IN EMERGENCIES: In case of emergency originating in or threatening any dwelling, regardless of whether the owner is present at the time of such emergency, the Board, or any other person authorized by it shall have the right to enter such dwelling for the purpose of remedying or abating the causes of such emergency, and such right to enter shall be immediate.

29.ROOF: No person shall be permitted upon the roof of any building without the prior consent of the Board.

30.SOLICITATIONS: There shall be no solicitation permitted by any persons anywhere in or about the condominium property for any cause, charity or for any purpose whatsoever, unless specifically authorized in advance by the Board.

31.SERVICE PEOPLE: No unit owner shall permit any service people, whether for purposes of maintenance, repair, replacement or improvement, to work in his unit before 7:00 a.m. or after 9:00 p.m., except in cases of emergencies.

32.SIGNS: No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any unit owner on any part of the outside or inside of any unit so as to be visible from outside of the unit, or upon any portion or part of the common elements without the prior written consent of the Board or Developer except that the Developer shall be entitled to display signs, advertising and notices as it deems appropriate until all the units in Hunter's Reserve are completed and sold.

33.TRASH AND GARBAGE: All refuse, waste, bottles, cans, garbage and trash shall be securely wrapped in plastic garbage bags and placed only in those containers and areas designated for such purpose. All requirements of Seminole County or any other applicable government agency with regard to disposal of trash and garbage shall be complied with by all owners and occupants.

34.VEHICULAR AND PEDESTRIAN TRAFFIC: All vehicular and pedestrian traffic being in and/or operating upon the condominium property shall at all times comply with controlling governmental laws. All such traffic shall at all times obey any traffic signs and/or other equipment employed for the purpose of traffic control, whether or not same is placed by governmental authorities and/or the Association. The speed limit on any condominium streets is 10 mph.

35.WHEEL VEHICLES: No unit owner shall permit wheel vehicles, including but not limited to bicycles, mopeds, skateboards, carriages and shopping carts, to be used in a manner that would interfere with vehicular and pedestrian traffic upon the condominium property.

36.WINDOW, DOOR AND BALCONY TREATMENTS: No awning, canopy, shutter or other protection shall be attached to or placed upon the outside walls or doors or roof of the condominium buildings without the prior written consent of the Board. Terraces, balconies, porches or patios may not be enclosed, which includes the screening of same, nor may anything be affixed to the walls within such terraces, balconies, porches or patios except with the prior written consent of the Board. No blinds, shades, screens, decorative panels, window or door coverings shall be attached to or hung or used in connection with any window or door in unit, if affixed to the exterior of a unit, without the prior written consent of the Board. Window treatment shall consist of drapery, blinds, decorative panels or other tasteful materials, and no newspaper, aluminum foil,

sheets or other temporary window treatments are permitted, except for periods not exceeding one (1) week after a unit owner or tenant first moves into a unit or when permanent window treatments are being cleaned or repaired. Without the prior written consent of the Board, no windows shall be tinted, no tinted glass shall be installed and no screening shall be installed, other than replacements of tinted glass or screening of the same material and color as originally installed by the Developer or as previously approved by the Board.

ENFORCEMENT

Every owner and occupant shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and provisions of the Declaration, By-Laws and Articles of Incorporation of the Association, as amended from time to time. Failure of an owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an owner for failure of any owner, his/her family, guests, tenants, invitees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, or Articles of Incorporation or By-Laws, provided the following procedures are adhered to:

(a) Notice. The Association shall notify the owner or occupant of the infraction or infractions at the address reflected on the Association books for such owner or occupant. The notice shall give the owner or occupant a reasonable period of time to cure or cease from the activity causing the infraction or infractions. In the case of recurring infractions by an owner, his guests, invitees, occupants or employees, any subsequent notice after the first notice of such violation shall not be required to allow a reasonable period of time to cure or cease the activity causing the infraction. Included in the notice shall be a date and time of the next Board of Directors meeting at which time the owner or occupant shall present reasons why penalties should not be imposed if the infraction or infractions have not been cured or have not ceased by the time of such meeting or if the infraction is the same or similar recurring infraction. At such meeting, the owner or occupant shall be entitled to be represented by counsel (at his/her expense) and cross-examine and present witnesses and other testimony.

(b) Hearing. The noncompliance shall be presented to the Board of Directors after which the Board of Directors shall hear

reasons why penalties should not be imposed. Formal rules of evidence shall not apply. A written decision of the Board of Directors shall be submitted to the owner or occupant by not later than twenty-one (21) days after the Board of Directors meeting.

(c) Penalties. The Board of Directors may impose fines against the applicable unit owner if they determine after notice and hearing provided above, that such fine is appropriate. Such fine shall not become a lien against the applicable unit, nor shall the fine exceed \$50.00 for each event of noncompliance with any provision, covenant, restriction, rule or regulation herein or in the Declaration, Articles of Incorporation or By-Laws.

(d) Payment of Penalties. Fines shall be paid not later than ten (10) days after notice of the imposition or assessment of the penalties.

(e) Collection of Fines. Fines shall be treated as an assessment subject to the provisions of the collection of assessments as set forth in the Declaration and By-Laws: provided, however, that any provision in the Declaration and By-Laws to the contrary notwithstanding (i) no fine hereunder shall become a lien against the applicable unit and (ii) any and all fines hereunder shall be due and payable as set forth in the preceding paragraph (d.)

(f) Application of Penalties. All monies received from fines shall be allocated as directed by the Board of Directors.

(g) Non-Exclusive Remedy. These fines shall not be construed to be exclusive and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; however, any penalty paid by the offending owner shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such owner.

The Board of Directors shall be permitted (but not required) to grant relief to one or more unit owners from specific rules and regulations upon written request therefor and good cause shown in the sole opinion of the Board.

Tenant's Signature: _____ **Date:** _____