

## PARADISE LAKES CONDOMINIUM ASSOCIATION, INC.

### NUISANCE RESTRICTIONS

In accordance with Section 19.12 of the Declaration of Condominium for Paradise Lakes Resort Condominium, Section 16.12 of the Declaration of Condominium for Paradise Lakes Individual Site Condominiums, and Section Q of the Association's Rules and Regulations, which generally prohibit conduct which constitutes a nuisance to other residents, the Board of Directors hereby adopts the following as a guideline for determining whether a violation of the Association's nuisance restrictions has occurred.

#### General Definition:

A "nuisance" shall be defined as any unreasonable, unwarranted, or unlawful use of any portion of the condominium property (including conduct that may be entirely contained within a unit) in a manner that interferes with the enjoyment, comfort, or use of the condominium property by another resident.

Examples of nuisances shall include, without limitation, any of the following:

1. Unreasonable and/or excessive noise, specifically including noises that occur between the hours of 11:00p.m. to 8:00a.m., Monday through Saturday and 11:00p.m. to 10:00a.m., on Sundays.
2. Excessive smoking (including cigarettes, marijuana, electronic cigarettes, vapes, etc.)
3. Strong odors and/or noxious gases
4. Vibrations
5. Excessive light
6. Unreasonable and/or continual animal noises such as barking, howling, squawking, etc.
7. Failure to pick up and dispose of animal waste
8. Unclean conditions such as garbage or debris in or around a unit or limited common elements
9. Conduct requiring police intervention
10. Any other conduct, regardless of whether or not such conduct is identified herein, that results in more than one complaint from other residents in the community

Upon receipt of a complaint regarding an alleged nuisance as defined herein, the Board of Directors shall have the sole discretion to determine if the alleged conduct does, in fact, constitute a nuisance. If the Board of Directors determines that a violation of the Association's nuisance restrictions has

occurred, such violation will be treated in the same manner as any other violation of the Association's governing documents, and the owner/resident causing the nuisance shall be subject to all available remedies including, but without limitation, the imposition of fines, suspensions and further legal action as may be required to abate such nuisance.

IN WITNESS WHEREOF, the Board of Directors has adopted this rule at a duly called, noticed and convened meeting held this 11<sup>th</sup> day of September, 2019, and shall become effective immediately.

PARADISE LAKES CONDOMINIUM  
ASSOCIATION, INC.

BY:

  
(Signature)

MICHAEL BARTOLLOTTA V.P.  
(Printed Name)

Vice President  
(Title)