



Renaissance I Association, Inc.



Rules and Regulations



Welcome to the Renaissance I Condominium

Congratulations on your decision to live at the Renaissance I. The Renaissance I residents are comprised of owners and some renters who enjoy the convenience of condominium living near the waterfront in downtown Sarasota.

Owners are automatically members of the Renaissance I Association, Inc. which is responsible for the management and maintenance of the common areas of the building. The Association budget comes from the owners' quarterly assessments.

Renters in the building are automatically subject to the same benefits and constraints as the owners and the owners are responsible to ensure that renters live within the guidelines of the condominium community. Please refer to the General Information guide as well.

Condominium living is quite different than living in a single-family home. Condominiums have a set of governing documents that include the Declaration of Condominium, the Articles of Incorporation and the By-Laws, that are filed with the State of Florida and are subject to Florida Statute 718. It is important that owners and renters become familiar with the documents as they regulate the responsibilities of owners, renters and the Association. The Board of Directors also approves additional Rules and Regulations that are applicable to the amenities and daily living within the building. These Rules and Regulations can be restrictive, as residents must share the common areas of the building and live a lifestyle that is considerate of the neighbor on the other side of the wall; quite different than a single-family home. Please keep these documents as a permanent copy in your files for future reference.

The Renaissance I is conveniently located near downtown Sarasota, the waterfront and the beaches. It is one of the premier condominium properties in the city and professionally operated by a management company, owner committees and a Board of Directors. All Renaissance I documents are on the website www.rencondo.com. We welcome you and encourage your active participation with the Association.

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Alarms

If an alarm occurs because of the negligence of the unit occupant, the responsible resident will be billed for any associated costs for emergency services response or resulting damage, if any.

Announcements

Every unit is equipped with an announcement system which will automatically be activated in the event of a fire emergency or other life safety related emergency. When necessary, staff will use this system to convey information related to a life safety emergency or associated maintenance issues.

Non-emergency message will be conveyed by email, posting around the building and on the website – www.rencondo.com. These would include announcements of maintenance-related interruption of water, electric and/or air conditioning etc. You'll also see announcements for social events and other non-maintenance events.

Balconies/Terraces

All items must be removed from balconies/terraces when resident is away or when a storm is imminent.

Items/Actions Not Permitted

- Painting, decorating or changing the appearance of any exterior surface of the balcony/terrace.
- Sunscreens, blinds, umbrellas or awnings.
- Installation of exterior lights, including holiday lights, signs or symbols.
- Drying racks or drying of clothes, linens or towels.
- Antennas or satellite dishes.
- Sweeping or hosing debris off your balcony/terrace.
- Storage of any kind.

- Carpeting or rugs.
- Plants and/or decorative items affixed to or hung from balconies/terraces ceilings or exterior walls surrounding the balcony/terrace.
- Drilling of holes in the walls, ceiling or floor.
- Cooking or grilling.
- Interior window treatments, shutters, drapes or blinds of any color other than white facing the exterior.
- Bulbs other than white, 60 watt equivalent.

Items/Actions Permitted With Association Approval

- Hurricane shutters (see www.rencondo.com).
- Changes of any balcony/terrace floor surfaces.
- Window film.

Bicycles/Bicycle Storage Room

- Bicycles must be registered (see Administrative Office) and stored in the bike storage room located on the second floor or inside your unit.
- Bicycles must be in working order.
- If storing bicycles in units, they must **not** be transported via the passenger elevators.
- Fuel, glass, motorized-vehicles, motorcycles, tools, parts, boxes or any other storage items are prohibited in the bike room.
- Unregistered bikes will be periodically removed and donated to local charities.

Board of Directors Meetings

- Only owners are permitted to attend.

Bulletin Boards

- The bulletin board outside of the fitness room and the right-side bulletin board in the mailroom may be used for resident postings. All postings must conform to size restrictions and can be posted for 30 days. Ads may be resubmitted for posting after the initial 30 days. Contact Administrative Office for assistance.
- The left side bulletin board in the mailroom is for the exclusive use of the Association.

Canvassing/Solicitation

Not permitted on the premises.

Car Washing

Not permitted on premises.

Common Facilities

The common facilities include: Clubroom and adjoining areas; pool, spa and pool deck; grill and adjoining area; guest suites; media room; sitting room; business center; conference rooms; elevators; fitness center; massage rooms; aerobics room; locker rooms and saunas; and all common hallways.

- All of the facilities of Renaissance I are for the exclusive use of unit owners, their renters, their house guests and visitors accompanied by an owner or renter.
- Where applicable, common facilities may be reserved for a private event. Please visit the administrative office for help with reservations.
- No common facilities may be used for any commercial endeavors.
- A unit owner relinquishes the right to use common facilities if a renter occupies the unit.

- Guest(s)/visitor(s) of an owner or renter may use the common facilities only if the owner or renter is in residence.
- No employees of a unit owner or renter may use any common facilities. Employees of residents include, but are not limited to: house sitter, pet sitter, housekeeper, caretaker, and/or contractor of any kind.
- Bathers use the pool doors next to the fitness center. Do not enter or exit the clubroom in bathing attire.
- Footwear and proper attire (shirts and/or cover-ups) required in common areas.
- Smoking is not permitted in any common facility.
- Eating is not permitted in the outdoor common areas, except at the tables in the area of the grill.
- Eating is permitted in the indoor common areas during an organized event.
- No changes may be made to common facilities.
- The resident is responsible for all damage incurred while using the common facilities and any damage incurred by their guest(s)/visitor(s), contractor(s)/worker(s), housekeeper(s), delivery personnel, or pet(s). The appropriate party and/or resident will be billed.
- Coolers or ice containers are permitted in the kitchen only.
- Kegs and/or ice sculptures are not permitted indoors.
- No party or function shall last beyond 10:00 p.m. without Board of Directors approval.
- Residents may not sublet the facility to any individual or group.
- Common facilities may not be used for any commercial endeavor.
- Non-resident parking is in visitors parking or on May Lane by permit.
- Beverages and/or food carried in hallways and the elevators must be covered.

- The Clubroom and adjoining facilities may not be available for use on all national and religious holidays and major sporting events. The Social Committee has the first right of use for those days.

Clubroom

See Common Facilities Reservation Agreement/Application for complete details of Clubroom usage.

- Management approved Agreement/Application is required for use of the Clubroom.
- Resident must be present for the duration of resident's event in the Clubroom and its adjoining facilities.
- Admission may not be charged for functions in the Clubroom.
- Charitable and educational events are permitted, upon approval of management and/or the Board of Directors. 100% of proceeds must go to the charitable or educational organization.
- Labor charges for set-up and tear-down of the Clubroom will be incurred as outlined in the Common Facilities Reservation Agreement/Application.

Fitness Center and Aerobics Room

- The televisions are first come, first served regarding channel selection. Return the remote control to the wall-mounted holder.
- Appropriate shoes must be worn while in the fitness center or aerobics room.
- An adult must accompany children under the age of 16 in the fitness and aerobic rooms.
- Sanitize and dry equipment after you have finished using it.
- Remember to turn off lights, fans TVs and cable boxes if you are the last to leave.
- Return hand weights to weight rack.

- Close window blinds when done to lower air conditioning costs.
- The aerobics room may be reserved for a maximum of one (1) hour Monday through Friday. No reservations are permitted on weekend days. Reservations cannot be made for more than one month in advance. No back-to-back hourly reservations per unit. Reservations may be made at the front desk. Please cancel reservations if your plans to use the room change. **Sharing is encouraged.**

Grill

Only the Association installed grill is permitted for use on the property and may be used on a first-come, first-serve basis. Grills are not permitted on balconies. Reservations are required, maximum one hour use. No hourly back-to-back reservations per unit are permitted. **Sharing is encouraged.** Top grate and surrounding area must be cleaned by the resident after use. Association will clean bottom tray. Grilling tools available at Reception Desk.

Guest Suites

See the Guest Suite Reservation form for details related to guest suite use and payment.

- Reservations are necessary. Unit residents must be in residence when their guest is staying in a guest suite.
- The sponsoring resident is financially responsible for all rental fees and any damages associated with the rental of any guest suite.
- Owners of leased/rented units may not use the guest suites.
- A maximum of two (2) adults are permitted per room.

Hallways

- No personal items, including trash bags or carts are to be left in the hallways.

- Service elevator hallway doors are to be kept closed when not actively loading or unloading.
- Carpeting from service elevator to resident's doorway will be covered during move-ins/move-outs, construction projects, and deliveries as determined by the Administrative Office. Protective covering will be removed as soon as possible and no later than 5:00 p.m. each day. Damage repair will be billed to the resident and/or contractor/delivery agent.
- Furniture or any other objects will not be leaned against or allowed to touch hallway walls or doors. Damage repair will be billed to the resident.

Pool, Spa and Pool Deck/Patio

- Please heed and follow posted pool and spa rules.
- Please shower before entering the pool or spa.
- No group functions after 10:00 p.m. on pool deck/patio or in grill area.
- Use of the pool and spa is at the risk of the user.
- Spa temperatures can be injurious to people under 16 years of age; use is restricted to those 16 and older.
- Pregnant women and/or anyone with high or low blood pressure or heart problems should avoid use of the spa.
- No glass containers may be brought into the pool, spa or onto the pool deck patio or grill areas.
- Do not enter Clubroom in swimwear.
- A cover-up and shoes or footwear is required when going to and from the pool through the Common Facilities.
- Children 16 and under must be accompanied and supervised by an adult at all times.
- Children under the age of 3 or in diapers or incontinent people of any age are not allowed in the pool at any time.
- No diving or jumping into the pool.
- Running on the pool deck is not allowed.

- No floats, toys or balls are allowed in the pool. Swim wings or a small tube required for child safety may be used. One “noodle” per person is allowed.
- Chairs, chaises and tables may not be reserved and must be returned to original place on pool deck.
- Use a towel to cover chairs and chaises to prevent damage from tanning and body oil.
- Food and snacks may be consumed only at the tables near the grill. No food is permitted near the pool or spa.
- Beverages in non-glass containers are allowed on the pool deck, but must not be taken into the water or within four (4) feet of the pool or spa.
- Noise level must not disturb others.
- Per State Health Department ordinance, the pool and spa hours are dawn to dusk as enforced by county inspectors.

Contractors/Workmen

- Any non-owner doing work in a unit must have liability and workers compensation insurance and appropriate licenses on file in the Association Office.
- Contractor(s)/workmen are responsible for all damages they incur. A refundable \$500.00 security deposit is required which will be returned if no damage is found. A pre and post inspection form will be completed by contractor(s)/workmen and Renaissance staff.
- Flooring from service elevator to resident’s doorway must be covered during construction projects, as determined by the Administrative Office. Resident is responsible for ensuring the hallway flooring is covered by their contractors. Loose ends will be taped as not to create a tripping hazard. Protective covering will be removed as soon as possible and no later than 5:00 p.m. each day. Damage repair will be billed to the resident.

- Contractor equipment or any other objects will not be leaned against or allowed to touch hallway walls or doors. Damage repair will be billed to the resident.

Deliveries

- The building staff is not permitted to monitor or accompany delivery people or unlock your unit. You or a designated representative must be available if you are expecting a delivery that must be moved into your unit. All deliveries of furniture, appliance and other large items must be via the loading dock.
- Resident receiving a delivery is held responsible for damage caused by delivery agents.

Food Deliveries

- For security purposes, food deliveries must be met and paid for in the lobby.

Loading Dock

- Loading dock reservations are required.
- All deliveries requiring the loading dock are limited to the hours of 8:00 a.m. through 5:00 p.m., Monday through Saturday, and must utilize the padded service elevator.
- Loading dock is closed on Sundays and holidays.

Small Parcels and Flowers

- Will be accepted at the Reception Desk and held for retrieval at resident's convenience.

Directory of Owners

Upon request, a unit owner may obtain contact information for other owners and renters which will include name, unit number, Renaissance street address and telephone number. Email addresses are only available if a unit owner consents to making them public. You may inform staff, in writing, if you

wish to keep your telephone number and email address private.

Door to Units

Fire regulations require that doors into units be closed at all times – not propped open.

Decorations and Doorbells

- Door wreaths and/or other decorations cannot exceed 18" in diameter and must be attached by an over-the-door hanger. Nails, screws, tacks or anything that penetrates the door or doorframe surface may not be used.
- Wreaths and/or door decorations are permitted only during the period from two weeks before and two weeks after a U.S. national or religious holiday.
- No lights, sound-emitting devices or moving motorized elements are permitted on or about the door or frame.
- Wireless doorbells are permissible, provided the button assembly does not exceed 2.5" high, 1" wide and .75" depth, is white and is placed on the door jamb on the same side as the entry hardware.
- Doorbells may not be attached to the decorative wall covering in hallways.

Doormats

- Not permitted in common or limited common areas.

Fire Safety

Residents must use emergency exit stairs in the event of an emergency. All elevators are for the exclusive use of the Fire Department during emergencies.

- The smoke detectors in your unit must remain operational. They do not connect to the building fire system. If you have a fire, you must activate a central alarm (in the hallway) to sound the building alarm.
- When you hear the announcement to evacuate, leave the unit immediately and go to the nearest fire exit.
- Do not tamper with or disable the safety system speakers in your unit. Doing so is a third-degree felony.
- If you are unable to follow emergency evacuation instructions because of mobility or other physical constraints, please notify the Community Manager or Administrative Assistant. Your name and unit number will be added to a list that will be given to the trained emergency response personnel when they arrive. It is also strongly suggested that you contact Sarasota County Emergency Management, People with Special Needs Office at 941-861-5000 to register with Emergency Services should evacuation be necessary. The registration form and other pertinent information can be found on the Sarasota County website – www.scgov.net. The form is also available in the administrative office and on the Renaissance website – www.rencondo.com.
- If a fire alarm occurs because of the negligence of the unit occupant or occupant's guest, the responsible resident will be billed for any associated costs for emergency services response or resulting damage, if any.

Housekeeper(s)

- Must sign in at front desk.
- Should have general liability and workers compensation or exemption for same or resident will be held directly responsible for any damage or liability that is incurred by the uninsured housekeeper.
- Are not allowed to park in secured parking garage.

- Must transport supplies and equipment through service elevator.
- Are not allowed to place cleaning supplies on hallway carpet outside resident's door.
- Cannot leave trash outside resident unit.
- Can unload, but not park in north side parking area.
- Cannot use any caustic cleaning products (i.e. bleach) in unit that may come in contact with hallway carpet or other common areas.
- Cannot sweep or hose debris over balcony/terrace and/or into hallways.
- Cannot leave mats, clothing or other items on balcony/terrace railings.
- Must follow all rules under trash disposal and recycling.
- Resident will be billed for any housekeeper damage done to common areas.

Keys and Entry Devices

- Florida Condominium Statutes require that all owners provide a key to Management that allows access to their unit for emergency and/or maintenance issues.
- Keys may not be left at the reception desk for renters, realtors, family, or friends.
- Only owners and owner's renters may have building-entry key fobs.

Motor Vehicles

- Vehicles with an overall width exceeding 81" and/or an overall length exceeding 16' 6" are not permitted.
- Commercial vehicles or those with commercial signage, motorcycles, mopeds, motorbikes, campers, trailers, mobile homes, motor homes, personal watercraft, boats, any towed conveyance, or recreational vehicles are not permitted.
- Advertising on vehicles is not permitted.

- Unlicensed vehicles and/or abandoned vehicles are not permitted on the property and will be towed by the Association at the vehicle owner's expense.
- Commercial vehicles operated by day vendors, construction personnel, or repairmen must park in designated contractor parking.

Noise

- All sound and/or sound-emitting equipment must be kept at a level that will not disturb other residents.
- Consider attaching sound dampening pads to the feet of furniture that is moved frequently.

Parking

- All residents must register their vehicle(s) and obtain a Renaissance decal. Provide make, model, color, and license tag information to the administrative office. If using a parking space other than the one deeded to your unit, please provide the parking space number to the administrative office. Please inform the administrative office if you've purchased a new car or have obtained a new license tag. Unidentified vehicles in the garage are subject to being towed at the vehicle owner's expense.
- Guests, visitors, attendees must park in the first floor Visitor Parking area, subject to Visitor Parking rules. Visitors parking on May Lane must display a visitor's pass which may be obtained at the front desk.
- **Anyone parking on May Lane who does not have a Renaissance decal or visitor's parking permit will be ticketed by the City of Sarasota.**
- Visitors parking may be used a maximum of seven consecutive days and may be used by guests only. Guests must register their vehicles at the front desk in order to obtain a visitor's pass. Vehicles found to be in violation will be towed at vehicle owner's expense.

- Residents must park in the space(s) deeded to their unit or space(s) rented from the Association.
- Owners, renters may not park in visitors parking overnight.
- No items may be stored in any parking space. Such items may be removed without notice.
- Only a properly registered, operable passenger vehicle in good repair may park on the premises.
- The garage speed limit is 9 mph maximum.
- There is a 20-minute handicap parking spot in the Visitor Parking area nearest the main entrance for ease of loading and unloading. Vehicles in violation will be towed.
- Notify the Administrative Office if you have permission to use a parking space belonging to another unit owner.
- The sale or transfer of any parking space can only be to a Renaissance owner. The transaction must be recorded in the Public Records of Sarasota County, Florida. Copies of all transfer transactions must be provided to the Association. Parking spaces transfer with the sale of a unit and may not be held for separate sale by the unit seller.
- Parking by residents at the north side of the building is limited to 20 minutes unless actively loading or unloading. Violators will be warned and then towed at their expense.
- Contractors are permitted to park at the north side of the building.

Pets

Only deeded owners may have pets. Renters, guests or invitees of a unit owner are not permitted to bring pets or animals of any kind into the Renaissance.

- Owners must use the service elevator to enter and exit the building with pets.
- If the service hallway and/or the service elevator are closed for any reason, pet owners may travel with their pets in the passenger elevators.
- Only dogs, domestic cats, fish or birds that do not create a nuisance may be kept in any unit. Only two pets are allowed per unit. The size limit for full-grown pets is 30 pounds. After three violation warnings, a pet may be permanently removed.
- All pets must be registered. Obtain the pet registration form from the administrative office or from the Renaissance website – www.rencondo.com.
- Photographs of all pets with the pet owner must be submitted with the pet registration form.
- Pets are not permitted in common areas except in hallways, stairwells and/or the service elevator. Dogs and cats must be on a short leash and under owner's control at all times when outside their owner's unit in the common area hallways, stairwells or service elevator.
- Owners are responsible for any damages caused by their pet(s).
- Applicable laws related to service animals will be in force.

When Walking Pets

- Use the service elevator, stairwells, and/or hallway.
- Immediately and properly dispose of all animal waste. Bags for this purpose are near the service door.

- Do not allow animals to urinate or defecate on or around the building, walkways, plantings, in hallways, stairwells or the service elevator.

Remodeling in Units/Home Improvements

See the *Home Improvement Rules* for complete details.

- All remodeling and/or home improvements must be approved by the Architectural Review Committee and a Board of Directors member.
- Owners/residents are fully responsible for all damages to common areas caused by their contractors or workmen.

Ceilings, Floors and Walls

- Structural changes or alterations to load-bearing walls are not permitted. **Drilling or inserting screws or anchors in unit ceilings or concrete floors is absolutely prohibited.**
- All hard floor material must include the installation of an approved barrier with a sound transmission rating of 72 or greater. This is required as an underlayment for all hard flooring.

Holiday Construction Restrictions

- No in-unit construction will be permitted the week of Thanksgiving and may resume the first Monday following Thanksgiving. Work must stop again on December 22nd and may resume on January 3rd or the soonest, permissible workday thereafter. All other construction rules apply. Exceptions will be made for emergencies.

Residency Application

- Everyone must complete an application for residency. The form is available in the administrative office or on the Renaissance website – www.rencondo.com.

Please provide any updates to the administrative office.

Safety

General

- Common areas must be unobstructed and free of debris.
- Storage of flammable materials such as thinners, cleaning fluids, gasoline, fireworks, explosives, etc. is not permitted in the unit, garage, storage rooms, bicycle storage room or any common areas.
- A maximum of five (5) gallons of paint may only be stored in your unit or storage unit.

Activities Not Permitted

- Playing in walkways, hallways, elevators, storage rooms, service areas, trash chute rooms or parking areas.
- Use of skateboards, in-line skates, or roller shoes.
- Interference with normal operation of the elevators.

Smoke Detectors

- Unit smoke detectors **do not** sound an alarm outside of the unit.
- Never disconnect a smoke detector from the electrical connection in the unit for any reason; must be operable at all times.
- If an alarm occurs due to negligence, the responsible resident will be billed for any associated costs.

Sprinkler System

Contact the Administrative Office if any work is done near a sprinkler head. It is illegal to paint sprinkler head or base. Owner shall bear cost for any replacement due to a negligent act.

- Each unit is equipped with multiple fire sprinkler heads and a speaker for emergency messages.
- Do not touch, hit, paint over or hang anything from the sprinkler heads. Do not tamper with the emergency speaker. The homeowner will bear the cost of emergency personnel response to an alarm caused by interference with the sprinklers and/or speaker and for any damage to the sprinklers and/or speaker
- If you ever notice any leaking from a sprinkler head, **contact the Reception Desk immediately.**

Smoking (Including electronic cigarettes and/or cigars)

- Not permitted in any common areas.

Tipping

- Tipping employees is not allowed. There is a voluntary annual holiday collection for staff.

Trash Disposal and Recycling

- Trash, boxes, recyclables, and any other items, may not be left in the trash chute room or service elevator alcoves. Bring items that do not fit in the chute to the recycle area on the first floor.
- One trash chute access point is located on each floor.
- Use bags designed to dispose of trash. Do not use small plastic shopping bags.
- Cat litter must be double bagged and sealed before placing in the trash chute. Do not flush litter down the toilet as it will damage the plumbing within the building.
- All table scraps, soft and wet food waste should be disposed of in the kitchen garbage disposal.
- Boxes, including pizza boxes, cannot go into the trash chute. Bring all flattened boxes down to the recycling area.

- Trash bags must not be left on the carpeting outside your unit or on any common area carpeting.

Units

Leasing

- Effective June 1, 2014, no newly purchased Unit may be rented or leased for a term of less than (90) consecutive days or more than (2) times per year.
- If applicable, there is a maximum of three (3) rentals per year and a minimum lease of 60 consecutive days. Maximum lease length is 12 consecutive months. Contact Administrative Office to see which is applicable to you.
- Any purchaser of a Unit as of June 1, 2014 is prohibited from leasing or renting their Unit during purchaser's first 12 months of ownership.
- Effective June 1, 2014, the Association will require the Unit owner or tenant to provide a security deposit of \$1,000.00 for the term of the lease which shall be held by the Association in a non-interest bearing account.
- Owners are responsible for the actions of their guests and renters and guests of renters.
- Renters may not sublet the unit and may not allow anyone to use the unit in their absence.
- A Renter Application form must be completed, signed and returned to the Administrative Office for approval by the Board of Directors prior to taking residence in the unit. No exceptions will be made. There is a non-refundable \$100 Association administrative fee for all new leases.
- The Association has the right to approve or deny any application based on background checks and credit reports.
- Occupancy may not exceed the maximum occupancy of two persons per bedroom, regardless of age or family status. Two bedroom units are

- limited to four overnight occupants and three bedroom units are limited to six overnight occupants.
- Violations of any rule or regulation can result in eviction, denial of future lease application approvals, or other legal and appropriate actions as determined by the Board of Directors.

Move-Ins and/or Move-Outs

- See Move In/Out Reservation form and provide a refundable \$500 damage deposit.
- Resident is responsible for all damages incurred by themselves and/or their agent(s). A pre and post move in/out inspection form will be completed by the resident and Renaissance staff. Damage deposit will be returned if no damage is found.
- All move-ins and outs must be scheduled by contacting the Administrative Office or the Reception Desk at 941.957.3957.
- Moves may be scheduled from 8 a.m. until 5 p.m., Monday through Saturday. **There are no moves permitted on Sundays or Holidays.**
- All moves must use the service elevator. Unscheduled moving truck arrivals will not be accommodated outside of permitted hours.

Occupancy

- If a guest is present in your unit for 30 or more days per twelve-month period, that guest must be approved, in writing, by the homeowner and then guest must submit an application for residency along with a non-refundable \$100 application fee. Credit and background checks will be performed. If the Association does not believe this person is acceptable based on background check and/or adherence to Rules & Regulations and applicable governing documents, the Association shall have the right to ask party to leave.

- Each unit shall be used and occupied as a single-family residence only.
- If the owner is absent and the guests are not immediate family or a legally registered domestic partner, lease rules apply (see Leasing Units). Immediate family is defined as an individual related by legal adoption, blood, marriage, or domestic partnership registration, including, parents, grandparents, children, grandchildren, brothers, sisters, aunts, uncles, nieces, or nephews. Unit occupancy shall not exceed two persons per bedroom.

Selling Your Unit

- Notify the Community Association Manager by submitting a Notice of Intent to Sell form.

Seller Responsibility

- Provide the prospective purchaser the full set of Condominium Documents and Rules and Regulations. If seller does not have the required documents, the Association can provide copies for a fee. The documents are available on the website www.rencondo.com.
- Transfer at least one parking space and one storage locker with the sale of their unit.

Buyer Responsibility

- Submit the completed buyer's application and a non-refundable \$100 application fee. Application is available in Administrative Office.
- Provide a copy of the final sales contract.
- Provide a copy of the recorded deed.

Weekend In-unit Work

No noise producing work is permitted on weekends. See Home Improvement Rules document for complete details.

That document is available on the Renaissance website www.rencondo.com and from the Administrative Assistant.

Windows

- Only windows in studio units open. All windows/patio doors must be closed if leaving for extended periods of time.
- Residents may not attach a screen or awning to any windows/patio doors. The only screens permitted must be placed inside the patio door or window.
- Any window/patio door draperies, blinds or shutters must show a white color when viewed from outside the building.
- The Association must approve installation of protective window films or UV solar filter coating on windows/patio doors (see www.rencondo.com).

Definitions

- Agent(s): Anyone authorized by the owner/renter.
- Alarm(s): Includes fire, smoke, and/or security for which emergency services respond.
- Attendee(s): Person(s) invited to an authorized function or group activity and are limited to common area facilities as per contract.
- Commercial Endeavor: Any activity from which an individual or group would personally profit.
- Common Areas & Elements: All areas not specific to an individual unit.
- Family: An individual related by legal adoption, legal registration, blood or marriage including parents, grandparents, children, grandchildren, brothers, sisters, aunts, uncles, nieces, nephews.
- Group Event: More than 6 visitors attending an event/function.
- Guest(s): Individual(s) invited by an owner or renters to stay overnight while that owner or lessee/renter is in residence. Guest(s) may use the facilities of the Renaissance so long as the owner or renter is in the building. Any guest(s) under 16 must be accompanied by the owner or renter. Guests are limited to 30 days of visitation. After 30 days, guests must make application for residency.

Housekeeper(s): Anyone the resident hires to clean their unit. Resident is responsible for any damages done to common areas by their housekeeper(s).

Renter(s): Person(s) living at the Renaissance with an approved lease agreement for the stated term.

Limited Common

Elements: Designated parking, storage, and balcony/terrace as pertaining to a specific unit.

Owner(s): Person(s) whose name appears on the Deed or Certificate of Title.

Resident(s): Person(s) living in a unit such as an owner(s) or authorized renter per approved contract.

Visitor(s): Person(s) visiting an owner or /renter but not staying overnight. Owner or renter must be present during visit and if visitor(s) uses any common area facilities.

Vendor(s): Person, company or entity that provides a service to a unit or individual in a unit, whether paid in kind or monetarily. Vendors are not eligible to use common area facilities.

*Updated and approved by the Board of Directors
September 28, 2017*

