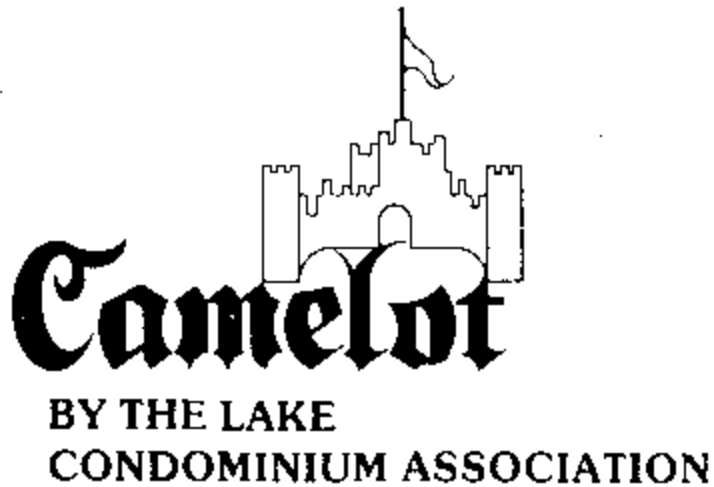


Rules & Regulation

For



5400 Hansel Avenue
Orlando, Florida 32809
(407) 851-0584 Voice
(407) 851-0645 Fax

Revised and adopted by the Board of Directors, November 2021

Statement of Purpose

The Board of Directors of Camelot-By-The Lake Condominium Association, Inc., (herein referred to as the "Association") has provided these Rules and Regulations in order to promote safety, harmony and sanitary conditions for all homeowners, renters and guests. The governing Documents of the Association grant the Board of Directors the power to conduct Association business and to protect community harmony by providing guidelines and procedures for addressing conditions that disrupt that harmony.

The Governing documents determine all violations **and the enforcement for such violations**. The Board of Directors is charged with the task of enforcing such violations, including levying fines and all other legal remedies available.

General

1. Article XIV. Of the City of Edgewood Noise Ordinance has been adopted by the Board of Directors. The time frames for noise control required under the Ordinance for Multi-Family Residential Dwelling units are from 7:00 a.m. – 9:00 p.m. with a reduction in noise from 9:00 p.m. – 7:00 a.m. A copy of the Noise Control Ordinance of Edgewood can be reviewed in Camelot's office.
2. The Orange County Ordinance regarding pets has been adopted by the Board of Directors and can be reviewed in the Camelot's office.
3. Employees of the Association shall not get involved in the rental or sale of units for individual investors during their working hours.
4. Due to creating an undue burden on the Association's personnel, the office cannot accept delivery of any packages by United Parcel Service or any other such delivery services for residents.
5. An emergency is considered any matter that affects the common area, the unit above, the unit below or a unit adjacent to a unit which is incurring damages such as flooding of a unit due to a roof or plumbing leak, or a fire. The phone number for emergencies on weeknights after 4:00 p.m. or on Saturdays, Sundays or holidays is 407-788-6700 ext. 9
6. Residents are responsible for the actions of their guests while on common property and must accompany them while using any amenities, such as the pool, tennis courts, beach area, volleyball court, gym, clubhouse, and any other amenities
7. Association facilities and amenities are for the exclusive use of the residents and their guests only.
8. Owners who rent their unit forfeit the right to use the Camelot amenities, common elements and limited common elements. This does not waive the owner's voting privileges.

9. Any member in attendance at a Board Meeting will be given the opportunity to participate in the discussion on any item listed on the agenda and/or motion being considered after the Board discussion and prior to taking a final vote.
10. Three (3) minutes per person, per item or motion will be allocated for each member wishing to speak. If it is deemed by the Board that the member requires additional time to be heard, then a vote by the Board will determine if enough time could be allocated for the member to express his/her thoughts, or if time does not permit, table the matter until the next meeting to be held by the Board.
11. A bulletin board with a locking Plexiglas door has been placed within the lakeside pool area. Notices of all meetings will be posted therein.
12. No soliciting of any kind is permitted on Camelot property, including any soliciting by Camelot Resident Owners, Non-Resident Owners or Renters.
13. No signs are allowed to be placed anywhere on the condominium property without prior approval of the Board of Directors. Board approved signs are available from the manager for "FOR SALE" and "FOR RENT" for the windows of the unit.
14. Sidewalks are for the use of pedestrians. Bicycles, scooters, mopeds, skateboards, roller skates and the like, motor bikes, motorcycles, etc. are to be used on streets only.
15. All patios, breeze-ways, and stairwell must be kept free of articles, such as clothing, towels, sporting equipment, gas cans, trash cans, tires, numerous children's toys, open storage containers and open shelves, etc. Bicycles may be kept under the stairwells as long as they are not locked to the stairs. Bicycles must never impede pedestrian traffic or become a nuisance or trip hazard.
16. Cooking fires of any kind are prohibited on patios, breezeways and balconies, this includes gas, propane and charcoal grills. Propane tanks are prohibited. Absolutely no storing of gas or other combustible material in or near units. Charcoal grills may be used 10 ft from the balconies in the back of your units. Also, there are grills located at the lake front.
17. Residents shall not interfere with contracted laborers or with Association Employees while they are performing their duties.
18. The Association has the right of access to each unit during reasonable hours for emergencies. A unit key can be kept on file in the Association's office. Should an emergency occur and no key is on file, a locksmith will be hired at the owner's expense.
19. The maximum speed for all moving vehicles on the property is 15 MPH. Stop signs and fire lanes are to be observed at all times.
20. Aluminum foil, bed sheets, blankets, and newspapers may not be used either in conjunction with or in lieu of acceptable window dressings. Acceptable window dressings are blinds, draperies, curtains, shades, interior shutters in a white or beige color as seen from the outside. No torn screens. Draperies must have a white or beige liner that is seen from the outside.

21. All renters must have a current lease on file at the office.
22. Back stairs must be kept free and clear at all times. No plants, containers or gates are allowed as they become a nuisance or trip hazard.
23. No flushing of any items other than toilet paper down any commode on the property. This includes individual unit and the community restrooms. Even if it is labeled as biodegradable, they are not flushable and clog our pipes.
24. No flags, banners, posters etc. may be flown on the outside of the building. No political signs may be displayed on the property.
25. No recording devices of any kind are permitted at Board meetings at any time. The recording of Board meetings, whether audio or video are prohibited. Board meeting information can be reviewed by reading the minutes which can be provided by the on-site manager or on the Sentry Community page.

Beach Area

1. The beach area of Camelot consists of the piece of property whose boundaries are the boat parking lot to the north, the lake on the east, the far end of the tennis courts on the south and the road west of the lake.
2. No pets are permitted within the beach area.
3. Driving, parking or boat launching with motorized vehicle or trailer is prohibited within the beach area boundaries.
4. No glass is allowed within the beach area. Please use plastic or disposable goods only.
5. Any amplified music must cease at sundown. Live bands are permitted with board permission only.
6. All party activities must cease at sundown.
7. Children five and under and non-proficient swimmers must be within arm's reach of a parent or guardian at all times.
8. Children eleven (11) and under must be accompanied by a proficient swimmer parent/guardian sixteen (16) years of age or older.
9. There will not be any parties advertised to the public.

10. All guests within the beach area must be accompanied by a Camelot resident at all times. It is the responsibility of the residents to inform their guests of the rules.
11. No swimming is permitted in the lake at any time.
12. No vehicle with an attached trailer will be allowed to park on Camelot property at any time.
13. No umbrellas or tents in the sand – only on the grass area.

Boat and Jet Ski Mooring

1. All boat/jet ski parking is prohibited overnight unless you have a current boat parking lease.
2. Boats are not to be stored in the water unless you have a current buoy lease
3. Lake Conway has a 100-foot “NO WAKE ZONE”.

Car Wash

1. Washing of vehicles is allowed at the car wash area only. There are no exceptions.
2. The car wash area is for Camelot residents only and for vehicles with a current decal.
3. You must leave the car wash area for waxing and additional detailing which must be done in the designated detail area located by the maintenance garage on the northeast corner of the property. Electricity is available for your use
4. Make sure the water has been turned off prior to leaving the area.
5. Remove all personal belongings such as soap, sponges, rags, etc., from the car wash area.

Carport and Recreational Vehicles

1. Carports are limited to cars, motorbikes, pick-up trucks (not to exceed ½ ton), boats on trailers, boat trailers, and bicycles. No storage of any kind is permitted, such as stoves, refrigerators, flammable items, gas cans, or fluid containers, etc.
2. Any utility sheds built within carports must conform to a size and style that has been approved by the Board of Directors. Maintenance of such sheds is the responsibility of the carport owner.
3. Vehicles and / or trailers stored in the covered parking spaces may not protrude into the 20-foot driveway easement. Any protrusion of such items beyond the yellow line may be towed without notice at the vehicle owner’s expense. All items that use the space up to the yellow line must be well marked with a visible cone or flag.

4. Boat parking lot and recreational vehicle spaces may be leased from the Association. Leasing arrangements can be made in the Camelot office during regular business hours. Any vehicle parked in any assigned RV space without authorization will be towed.
5. Guests with RV's (campers, boats, etc.) must register all vehicles with the office to obtain proper parking spaces.
6. Carport spaces are individually assigned/owned. If leased out, they must be leased to a Camelot resident only.
7. Recreational vehicles, boats and trailers must have Camelot decals affixed and in the proper parking area. Guests with RV's must display a visitor pass.

Dumpsters

1. Dumpsters are limited to bagged household trash only. Residents are required to make arrangements for off-site disposal of appliances, carpeting, plumbing fixtures, furniture and any other renovation debris.
2. Residents must make arrangements and obtain prior approval from manager's office for any placement of dumpsters for renovation debris.

Exercise Room

1. The Exercise Room rules are designed to ensure the longevity of the equipment and the safety of the user. Any resident not following the rules may be asked to forfeit access.
2. All equipment is to be used in a proper and safe manner.
3. No one under the age of fifteen (15) years is permitted in the Exercise Room at any time.
4. Residents may bring only one (1) guest and/or a certified trainer into the exercise room at any time.
5. Any equipment not operating properly must be reported to management immediately.
6. Only bottled water shall be permitted.
7. Sanitizing spray is provided for your use. Please clean up after using the equipment.
8. Proper attire is to be worn while using equipment, no thongs or bathing suits. Proper exercise dress from shoulders to thighs must be adhered to for hygiene.
9. Athletic shoes must be worn at all times.
10. Personal listening devices with headphones are permitted.

11. If another user is waiting for a particular piece of equipment, please restrict your use to thirty (30) minutes or less.
12. Please be courteous and step outside of Exercise Room while using a cell phone.

Great Hall

1. The Great Hall facilities are for the exclusive use of the Camelot residents for their private parties. During these activities, the resident must be in attendance.
2. No office, club organizations, or commercial types of parties will be permitted or approved by the Board of Directors.
3. The Great Hall can only accommodate ninety-nine (99) persons. This number includes all hired help.
4. No one under the age of eighteen (18) will be permitted to reserve the Great Hall for any activity.
5. Children under fifteen (15) must be accompanied by a resident adult when in the Great Hall. This includes use of the exercise room and restroom. No resident may take the responsibility of letting strangers into the great Hall at any time.
6. Parties scheduled for Sunday, Monday, Tuesday, Wednesday and Thursday must be over and cleaned up by 11:00 p.m. Parties scheduled for Friday and Saturday must be over and cleaned up by 12:00 midnight.
7. The host (resident of Camelot) will be responsible for their guests parking when on the property. The posted parking signs must be obeyed.
8. Live bands will be permitted with prior Board approval only. Music and /or activities must not disturb residents living close by the Great Hall.
9. Party guests are restricted to the interior of the Great Hall.
10. Reserving the Great Hall does not grant your party guests the right to use the balcony area, pool, pool area, beach or tennis areas. At the time of reservation, an application must be completed and signed and a non-refundable \$75.00 usage fee will be charged.
11. A deposit of \$250.00 is required when the key is obtained. The deposit will be refunded if the following has been adhered to prior to lock up of the Great Hall.
 - A. All trash and garbage have been removed to the dumpsters.
 - B. A/C has been turned off.
 - C. All lights in the clubhouse have been turned off, including restrooms.
 - D. Building, windows and furniture have not been damaged.
 - E. All food and party favors have been removed from the clubhouse.
 - F. Stoves and ovens have been cleaned and turned off.
 - G. Kitchen (if used) has been cleaned, including sinks and refrigerators.
 - H. The entire clubhouse, including the restrooms, is designated non-smoking.

- I. Access to pool and pool area have not been violated.
12. Residents who give any security code to non-residents or persons under the age of eighteen (18) will be held responsible for the fee to change the code.
13. Event Insurance must be obtained by anyone who rents the Great Hall. A copy of the Certificate of Liability Insurance must be given when you receive the key. If liquor is being served a Liquor License must be obtained by the host and on file with the manager.

**** AT THIS TIME, THE GREAT HALL MAY NOT BE RENTED. IT IS FOR RESIDENT USE ONLY.**

Leasing and Selling

1. A review of applications for approval could take up to five (5) business days once an application is submitted for approval. Approval must be obtained prior to a prospective resident moving into a unit. In the event a pending sale or lease of a residential unit would occur prior to such thirty (30) days, the applicant must request an expedited approval process. Applicants with a Felony conviction or a pending Felony charge and/or Domestic Violence case that has not been resolved through the courts may not reside on the property.
2. All leases must be longer than six (6) months in duration, no exceptions.
3. Habitation of the units shall be limited to not more than three (3) individuals per one bedroom, four (4) individuals per two bedroom and six (6) individuals per three (3) bedroom units. No unit, regardless of size, may be occupied by more than two (2) unrelated individuals. Any variation needs Board approval
4. Non-resident owners are responsible for their tenants abiding by the rules and regulations of the Association.
5. No unit may be used for transient housing, hotel or business with foot traffic. All units shall be used and occupied only as a private, single-family residence and for no other purpose.
6. The Association may require the owner to terminate any lease agreement in the event of tenant's continued violation of the use and occupancy regulations.
7. Procedures required to lease or sell are as follows:
 - A. Notice of Intent to Lease, or Notice of Intent to Sell forms must be completely filled out by both the owner/agent and the buyer/applicant. Each roommate must make a separate application at time of leasing.
 - B. An application fee is required for each application. This fee is currently set at \$100.00 per applicant.
 - C. A signed lease, with beginning and expiration dates, or a sales contract must accompany the above form.

8. All prospective residents must meet with a Board Member or On-site Manager prior to occupancy at an appointed time in the Camelot office. They will review the Rules and Regulations and must sign a receipt for same.

Parking Lot

1. All resident vehicles are required to have a Camelot decal affixed to the rear inside window (driver's side). Residents may obtain their decals from the office during normal business hours with presentation of registration and identification. No decal will be issued to a renter without a current lease.
2. Residents requiring additional or replacement decals must come into the office. Upon receipt of the old decal and /or new vehicle registration a new decal will be issued.
3. All vehicles on Camelot property must have current tag registration, be in good working order (no flat tires, cracked windshields or missing windows, etc.). Any vehicles found and remaining in disrepair for more than 48 hours, or without current registration, are subject to towing at owner's expense.
4. All units are assigned one reserved space per unit, not including carports.
5. Guests staying over 48 hours are required to obtain a visitor's pass from the office for their vehicle. Unauthorized vehicles on property will be towed.
6. No mechanical work, oil changes, or body work shall be performed on the condominium grounds on any vehicle or engine except for emergencies (flat tire, dead battery, etc.)
7. Vehicle owners will be held responsible for their vehicle which is seeping fluids on the parking lot (transmission fluid, brake fluid, oil, gasoline, etc.), whereby causing damage to the asphalt, or other common areas. If the problem is not corrected in a timely manner, or if the vehicle is deemed to be inoperable, the vehicle will be subject to towing at the owner's expense.
8. Commercial types of vehicles must be parked in the commercial vehicle spaces on the east side of the property south of the RV spaces.
9. Commercial vehicles are described as being any motor vehicle as defined by the Florida Statutes 320.01 (1), which bear or contain commercial information or commercial advertising on the exterior surface, or which information or advertising can be seen and read from the interior, provided, that this provision shall not be construed to prohibit the following kinds of commercial information or advertising:
 - A. A "for Sale" sign for the vehicle itself.
 - B. Commercial information, which identifies the make and model of the vehicle or the name and location of the vehicle dealer.

10. Examples of commercial vehicles prohibited from overnight parking are: buses, booms, concrete mixers, cranes, dump trucks, fork lift, grader, lift (of all types), locomotive (homemade, used in parades), pump, sprayer, street sweeper, tank, tow truck, wrecker, tractor/trailer, semi-truck, volumetric blower, well drilling rig, and winch. Excluding vehicles contracted by the Association.
11. Unauthorized vehicles in reserved spaces should be reported to the Manager. When filing a report please note the make, model, color and tag information of the vehicle that is in your reserved space. Management will make every effort to contact vehicle owner.
12. There will be no overnight camping in any vehicle on Camelot property.
13. No trailers (boat or otherwise) can be parked on common property at any time. Towing will be done without further notice at the vehicle owner's expense. All trailers must be in a carport, no exceptions. Storage PODS maximum seven (7) days for move-in or out.
14. Motorcycles must block kickstands and all trailer tongues must not be placed directly on the asphalt. Please use a block of wood or concrete.
15. Vehicles parked in a fire lane will be subject to immediate towing without further notice.

Pets

1. All pets must be licensed, registered, and wear a collar with a license tag affixed.
2. All residents considering a pet must provide a photograph, signed affidavit from a local veterinarian stating the breed, pet's name, a brief description of the pet, current weight, age and if not full grown, the estimated weight at maturity, a current shot record and proof of registration through Orange County.
3. No more than two (2) pets are allowed in any one unit. Weight limit per pet is 50 lbs.
4. Pets are not allowed to disturb the quiet enjoyment of the residents. In such event, the pet will be deemed a nuisance and the Association can require the owner to have the pet removed from the unit and/or property.
5. All pets are to be kept under control and leash walked in the designated pet walk areas only. Court yards and pool areas are not pet walks. Pet walks are the outer four (4) corners of the property adjacent to the parking lots, northeast area of the boat slips and southeast section next to the tennis courts. Pets are never allowed on the beach, volleyball court, lakefront, tennis court or picnic areas.
6. Pet owners are responsible to make every attempt to prevent their pet from urinating and defecating in any public area. Pet owners are responsible for cleaning up all messes made by their pets including those in the pet walk areas.
7. All pets must be leashed when outdoors. No exceptions.

8. Snakes, other reptiles and pot-bellied pigs are not acceptable pets.
9. Pets cannot be tied up outside units or left on patios unattended.
10. Animals found loose on the property of Camelot can be picked up by any resident of the Association and will be turned over to Orange County Animal control. It will be the responsibility and expense of the pet owner to retrieve their pet(s) should this event occur.

Pools

1. Showers must be taken before entering the pools. Shower facilities are provided at each pool.
2. No glass is permitted in the pool areas. Use plastic or paper goods only. Please put rubbish in containers and cigarette butts in provided receptacles. No food, drinks or smoking within 4 feet of pool.
3. Running, diving, pushing and rough play is prohibited.
4. Animals (dogs, cats, etc.) are not permitted in the pool areas.
5. Children five (5) and under and non-proficient swimmers must be within arm's reach of a parent or guardian at all times. Children eleven (11) and under must be accompanied by a proficient swimmer parent/guardian sixteen (16) years of age or older.
6. Objects other than swimming aids (life jackets, water wings, noodles) are not permitted in the pools. (No scuba tanks or flippers).
7. Infants are required to use swim diapers.
8. Appropriate swimming attire is to be worn while swimming. Frayed cutoffs and normal street wear contaminate the pools and/or clog the filter systems and are not permitted.
9. Pool furniture is not permitted to be removed from the pool area or placed in pools for use. To preserve the furniture and/or hygienic purposes please place a towel on chair/lounge before use.
10. The pool hours are from 8:00 a.m. until dusk. Refer to posted rules at each pool for information.
11. Pool or pool area may not be reserved for a party. Pool or pool area may not be used by guests attending a clubhouse or beach party. Residents are restricted to six (6) guests per unit.
12. No bicycles, skateboards or roller blades are allowed in the pool area.
13. The Buoy Rope in the center of the pool should not be left unhooked after swimming laps. Sitting, hanging, or bouncing on the rope is not permitted.
14. Life preservers are to be used only in case of an emergency.

Renovations

1. No changes to the exterior of any unit may be made without prior approval of the Board of Directors. This includes doors, screen doors, screened patios, windows, paint color, pet doors, etc.
2. Changes to the interior that require a permit, such as structural, electrical, plumbing must be submitted to the manager and approved prior to construction.
3. Residents must make arrangements and obtain prior approval from manager's office for any placement of dumpsters for renovation debris.

Satellite and Digital TV

No Satellite dishes are permitted on the property. Prior to installing or changing internet service you must first contact the on-site manager.

Tennis Court

1. A resident must be present when their guests are playing or obtain the proper guest pass.
2. Proper tennis shoes are required at all times while on the courts.
3. Tennis related activities may be performed on the tennis, basketball, and pickleball courts. No skate boarding, roller-skating, bike riding, etc.
4. Glass is not permitted in the tennis court area. Use plastic or paper goods only.
Please dispose of your beverage containers in the trash receptacle to keep the area clean.
5. For those who may be waiting, please limit tennis court use to one hour. Please observe common court etiquette.
6. When playing after dark the court lights will go off automatically at 10:00 p.m.
7. The courts are available for use daily from 7:00 a.m. to 10:00 p.m.
8. The courts are secured with a special lock when not in use. Please secure gate after playing.

Volleyball Court

1. The volleyball court shall be only for the enjoyment of Camelot residents and their guests.
2. Play shall be granted on a “first come, first serve” basis.
3. No league play is permitted on Camelot common Property.
4. All guests must be accompanied by a resident.
5. Only volleyball related activities shall be performed on the court.
6. In case people are waiting to play, please limit court use to one hour. Please observe common court etiquette.
7. The Volleyball court is to be used during daylight hours only, no lights will be provided.

Washers and Dryers

1. Washer and dryers are permitted in residential units. The rules for washer and dryer installation must be strictly adhered to.
2. An application for washer and dryer installation and a copy of the installation requirements can be obtained from the Camelot Office any day from Monday through Friday during the hours of 9:00 a.m. to 4:00 p.m.
3. A copy of the Inspection Report for the installation of a washer and dryer, evidencing proof that the installation was done to Code, must be furnished to the Manager promptly upon completion of such installation.

Bike Rack

1. Bike must be in good working condition. No bikes with flat or missing tires may be stored in this area.
2. Usage of the bike rack shall be granted on a “first come, first serve” basis. Only for Camelot residents.

Important Telephone Numbers

EMERGENCY AND ASSISTANCE

FIRE & RESCUE.....	911
POLICE DEPARTMENT (EDGEWOOD).....	407-851-2820
ORLANDO HEALTH REGIONAL MEDICAL CENTER.....	407-841-5111
CITY OF EDGEWOOD (CITY HALL)	407-851-2920
ANIMAL CONTROL	407-836-3111
AFTER HOURS EMERGENCY NUMBER (MANAGEMENT).....	407-788-6700 ext. 9

INFORMATION AND SERVICES

CAMELOT BY THE LAKE OFFICE.....	407-851-0584
SENTRY MANAGEMENT.....	407-788-6700
DUKE ENERGY.....	407-629-1010
POST OFFICE (PINE CASTLE)	407-855-4932
DRIVERS LICENSE BUREAU.....	407-836-4145
ORANGE COUNTY TAG AGENCY.....	407-836-4120
VOTER REGISTRATION.....	407-836-2070
HOMESTEAD TAX EXEMPTION.....	407-836-5044
AT&T.....	886-861-6075
SPECTRUM	407-291-2500

CAMELOT CONTRACTORS

BRYAN PLUMBING.....	407-299-9006
SMITHSON ELECTRIC.....	407-365-8906

Emergency

An emergency is considered any matter that affects the common area, the unit above, the unit below or a unit adjacent to a unit which is incurring damages such as flooding of a unit due to a roof or plumbing leak, or a fire. The Camelot telephone number for emergencies on weeknights after 4 p.m. or on weekends or holidays is 407.788.6700 ext. 9 for immediate assistance.