

MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION. INC.
5255 CYPRESS COURT
ORLANDO, FLORIDA 32811

RULE 7.F.1.

WHEREAS, pursuant to Section 8.3 of the Declaration of Condominium of Middlebrook Pines Condominium, Article III, Section 2(a) of the Articles of Incorporation of Middlebrook Pines Condominium Association, Inc., and Article 4.13(e) of the Bylaws of Middlebrook Pines Condominium Association, Inc., the Association has the power to promulgate rules and regulations governing the use of the Units, Common Elements and Limited Common Elements; and

WHEREAS, it has never been the intent of Rule 7.F.1. to prohibit the placement and use of patio umbrellas on Owners' patios;

NOW THEREFORE, the Association hereby amends the following Rule and Regulation in order to clarify Rule 7.F.1.

7. Other Uses of Property (Dec 8.3)

F. Patio Fencing

1. No unsightly use of any patio fence shall be permitted. No linens, cloths, clothing, curtains, rugs, mats, mops, hoses, furniture, toys, surfboards or other sporting goods or equipment, tools, ladders, or laundry of any kind shall be hung on or left leaning against the outside of or hung over or set on top of or left projecting above any patio fence. The Middlebrook Pines Board of Directors shall have final say as to what is unsightly and may determine that something shall not be permitted for purely aesthetic reasons.

Notwithstanding the foregoing, no more than two (2) umbrellas are permitted on the ground floor of the patio provided it complies with the following requirements:

- a. The height of the umbrella canopy shall not exceed ten (10) feet when measured from the ground;
- b. While various shapes are permitted, the diameter, width, or length of the umbrella canopy shall; be a minimum distance of two (2) feet away from any building component or fence, cannot extend beyond the fence perimeter, or interfere with Common Area foliage or trees;
- c. The center post style, Cantilever style, or offset side pole style umbrella must be supported or suspended from a single vertical post and must be mounted in a weighted base sufficient to support the umbrella's size and shape during a wind event and which is specifically designed for the purpose of securing an umbrella in an upright position. Other types of sunshades including, but not limited to, shade sails, 4 post shades, pergolas, and gazebos are expressly prohibited;
- d. The umbrella shall not contain any wording, advertisement,

letters, numbers, symbols, pictures, or graphic depictions of items, including but not limited to, animals, beach balls, and ocean scenes. Only solid color or simple patterned umbrellas which are maintained in good condition without excessive fraying, fading, or staining are permitted.

Umbrella covers will be permitted as long as these same guidelines are followed. The Middlebrook Pines Board of Directors shall have the final say as to whether the pattern on the umbrella complies with this provision;

- e. Solar powered lights which are attached to the frame or underside of the umbrella and are not visible below the canopy will be permitted;
- f. Components of an umbrella cannot be attached to or inserted into the patio slab, fence, or building;
- g. In order to protect persons and property, umbrellas must have a minimum of one wind vent, must be locked into position at all times, and must be retracted or removed while unattended and during storms.

- This amended version of Rule 7 (F) (1) was approved by the Board of Directors at their September 20, 2005, meeting.
- Additional amendments were approved by the Board of Directors at their August 18, 2020, meeting.
- Additional amendments were approved by the Board of Directors at their October 20, 2020, meeting.