



INDIGO CONDOMINIUM ASSOCIATION, INC. – RULES AND REGULATIONS

Adopted by Board of Directors June 5, 2026

RULES & REGULATIONS – APPLICABLE TO OWNERS & GUESTS

(The term **Guests** refers to both owner guests and renters of a residential unit. The term Property refers to all Association Common Elements, Limited Common Elements and Property.)

- A1. ANIMALS** (*ref. Declaration 10.15*). Pets are prohibited by Guests anywhere on Property including the beach. Service or emotional support animals require prior written approval by completing form 2.0 Reasonable Accommodation for Assistance Animals.

- A2. EVENT RESERVATIONS.** No weddings or other large group events are allowed on Property by Guests at any time.

- B1. ENFORCEMENT** (*ref. Declaration 10.23*). All owners and guests of Indigo are required to always obey our Rules and Regulations. Any violations are subject to \$100 fine for each violation up to a maximum of \$1,000 fine, removal from the Property, or trespass warning.

- B2. USE OF THE COMMON ELEMENTS & ASSOCIATION PROPERTY** (*ref. Declaration 10.05*). Indigo is a gated property and Association provided wristbands must be worn by all Owners and Guests while on Property. Guests shall deposit all amenity bracelets and keycards in a drop box in the lobbies at the conclusion of their stay.

- B3. DAMAGE TO COMMON ELEMENTS AND/OR ASSOCIATION PROPERTY.** Any person causing damage to the Property will be fully responsible for the repair or replacement cost.

- B4. NUISANCES, HAZARDOUS ACTIVITIES AND UNSIGHTLINESS** (*ref. Declaration 10.07*). No person shall conduct any activity on the Property that creates a nuisance or a hazard to any person or property. Loud noise levels or unsightliness will not be allowed on property. No person shall verbally, or physically abuse another person on property. Abuse is defined as a raised voice, shouting, inappropriate gesturing, or any action that makes another person feel unsafe. Owners and Guests shall be expected to obey any safety instructions given by an Indigo staff member, and shall not tamper with any protective cones, cautionary tape, protective signage or any other safety device. Scooters, skateboards, roller skates, or similar devices, fireworks, drones and laser lights are prohibited on the Property (including the beach).

- B5. DESIGNATED SMOKING AREAS.** Tobacco smoking or vaping of any tobacco product or component, use of electronic devices for vaping including e-cigarettes and vape pens, or any use of marijuana or other members of the cannabis family are prohibited throughout the Property including, but not limited to, balconies, pool areas, parking lots, garages, grill areas and the beach, except as expressly permitted below. Tobacco smoking or vaping of a tobacco product or component is permitted only within the two Designated Smoking Areas located: (i) outside the east garage entrance, and (ii) west of the main front entry gate. Smoking, vaping and any other use of marijuana or other materials from the cannabis family are prohibited in all areas of the Property, including the Designated Smoking Areas. For clarity, the prohibition on marijuana and cannabis use applies even if the person has a valid Florida Medical Marijuana Use Registry card (see B17). All cigarette and cigar butts and other tobacco-related waste must be properly disposed of in the receptacles provided within the Designated Smoking Areas.



- B6. OBSTRUCTIONS.** There shall be no obstruction or cluttering of the Property, including, without limitation, sidewalks, driveways, automobile parking spaces, lawns, entrances, stairways, decks, balconies or vestibules, or other Property. All emergency exit back hallways must be kept clear of all objects at all times.
- B7. DESTRUCTION OF PROPERTY.** There shall be no marking, marring, damaging, destroying or defacing of any part of the Property.
- B8. BALCONIES, WINDOWS, TERRACES, AND DOORS.** NOTHING shall be dropped, thrown, swept, or otherwise expelled from any window, door, balcony or terrace whether intentional or otherwise. This is considered a felony in the state of Florida and will result in immediate removal from the Property or trespass warning.
- B9. GRILLS OR BURNING DEVICES** (*ref. Declaration 10.16*). There shall be no grills of any kind, (including but not limited to electric, charcoal, gas, propane, or any other fuel type) used anywhere on the Property, except as provided by the Association in the designated east and west barbecue areas.
- B10. TRASH REMOVAL** (*ref Declaration 10.13*). All trash must be placed in suitable plastic bags, tied or sealed and deposited in the trash chute provided on each floor of the buildings and designated for that purpose. All oversized trash must be taken to the outside dumpsters on the ground level and must be broken down to fit inside the dumpster or taken off Property if too large for the dumpster. Hazardous materials must be disposed of according to Federal and State guidelines and not deposited into Indigo trash chutes or dumpsters.
- B11. UNDERAGED PERSONS (CHILDREN)** (*ref. Declaration 10.18*). Children (under age 14) shall not play on or about the Property of the Condominium except under the direct and reasonable supervision of a responsible person. A residential unit may not be leased to an individual who is less than 25 years old.
- B12. SIGNS** (*ref. Declaration 10.08*). No sign, flag, nameplate, signal, advertisement, or illumination shall be exposed on or at any window, door, balcony, terrace or on the Property without the express prior written consent of the Association. All users of Indigo shall obey signage posted on Property. All warning flags posted on the beach shall be obeyed. Double Red flags prohibit swimming in the Gulf. Be advised that even if red flags are not flying that dangerous rip currents can exist in Gulf waters.
- B13. ACCESS** (*ref. Declaration 4.02(c)(vi)*). The Association shall have access to each Residential Unit at reasonable hours as necessary for maintenance or repair. Locks shall not be added, or existing devices changed restricting access to a residential unit or Common Element.
- B14. VEHICLES & PARKING** (*ref. Declaration 10.12*). Parking is limited to one pass for garage parking (blue pass) and one pass for surface parking (blue or red pass) on a first-come first-served basis and pass to be prominently displayed on the bottom left corner of the driver's side of their windshield, dashboard or hanging from rearview mirror. Trailer hitch luggage racks, and similar items, must be removed from the vehicle while on the premises, or said vehicles must back into an outside parking space where the luggage rack is over



grass so as to not cause a hazardous situation. No vehicles with trailer hitch luggage racks or similar items may park in the garage. No vehicle shall be parked so as to impede ingress or egress from other parking spaces, drives, roads or building entryways. No motor vehicles exceeding $\frac{3}{4}$ ton (by manufacturer rating), mobile home, motor home, trailer, detached camper or shell, boat, wave runner or other similar equipment or vehicle in the state of disrepair shall be parked on Property. No vehicle shall exceed one single parking space. A vehicle is considered too big, if it extends beyond the marked parking space in any direction or is more than 19 feet long. No motor vehicle shall be constructed, repaired, serviced or washed on the Property, except to the extent necessary to be able to remove the vehicle from the Property. Charging of electric, hybrid, or battery powered vehicles or devices using any Association electrical outlet is strictly prohibited anywhere on the Property, including garages, Common Elements and Limited Common Elements. During any anticipated or declared tropical storm, hurricane, flood, storm surge, or other emergency event, all electric and hybrid vehicles must be removed from garages and relocated at least fifty (50) feet from all buildings or removed from the property if directed by the Association. Owners must provide the Association with any keys, access devices, or instructions necessary to move the vehicle if the owner is absent or unavailable. The Association may tow or relocate any non-compliant vehicle at the owner's sole risk and expense. Vehicles in violation of this section are subject to fines, booting, towing and any other legal penalty.

- B15. LAUNDRY.** No laundry, clothing, towels or other material shall be hung or displayed on the balcony.
- B16. COMPLIANCE WITH DOCUMENTS** (*ref. Declaration 10.02*). All Owners and Guests shall comply with all restrictions and limitations contained in the Declaration, the Articles of Incorporation and the Bylaws. A full copy of these documents can be seen at www.indigo-perdidokee.com on the Indigo Realtors tab.
- B17. COMPLIANCE WITH LAWS** (*ref. Declaration 10.09*). Nothing shall be done or kept at the Property in violation of any law, ordinance, rule regulation or other requirement of any governmental authority. Owners and Guests shall comply with Escambia County beach rules including, but not limited to, Leave No Trace and No Animals on the Beach. Possession of marijuana and other members of the cannabis family without a valid Florida Medical Marijuana Use Registry card is in violation of Florida law and may be reported to law enforcement.
- B18. COMPLIANCE WITH INSURANCE** (*ref. Declaration 10.10*). Nothing shall be done or kept at the Property that is hazardous or may result in the cancellation of any insurance maintained by the Association or may result in increased rates of such insurance.
- B19. SATELLITE DISHES, ANTENNAE.** No outdoor television or radio antennae, satellite dishes or lightning rods shall be attached to the exterior walls, doors, windows, floors, ceilings or railings of balconies or set upon balconies or terraces without the prior written approval of the Association.
- B20. POOL AREA.** Within the fenced pool area: the hours of operation will be 8:00 am to 10:00 pm only. There is no lifeguard on duty, and Indigo does not retain lifeguards to supervise the pool area. Anyone using the pools and hot tub do so at their own risk. Shower before entering pools or hot tub. Food or beverages are prohibited in the pools, hot tub or on the wet deck areas (all areas within 4 feet of the pool water perimeter); animals and glass or breakable ceramic containers are prohibited within the fenced pool area per Florida Health Code (64E-9.004). Absolutely no diving



in pools or hot tub. No smoking (or vaping), running, rough play, loud music, abusive language. No awnings, tents, or umbrellas. No chairs, tables, or loungers in the pool. No bats, hard balls, footballs, only foam or “Nerf” style balls. Single person inflatables only. Pool furniture cannot be reserved by the placement of towels or other personal items in a chair or lounge. Towels and the like will be picked up by Indigo management if the owner/user of such items is not physically present at the pool.

Children between the ages of 6 and 13 must have a parent/guardian within arm’s reach while in the hot tub or parent/guardian must be within 25 feet of children when they are in the medium or large pools. Children 5 and under are not allowed in the hot tub. Absolutely no pool toys in the hot tub. Children, who aren’t toilet trained, must wear waterproof swim-pants or waterproof diapers under a swimming suit while in the pool. (Any fecal incident can require pool closure for up to 24 hours to clean and sanitize the pool per the Florida Health Department). Do not use the pools or hot tub if you are ill with diarrhea.

B21. FITNESS ROOMS. The hours of operation will be 5:00 am to 10:00 pm only. No children under the age of 14 years old are allowed to use equipment. All children must be supervised by an adult. No loud music allowed. Appropriate footwear required, no open-toed footwear.

B22. STEAM ROOM & SAUNA. The hours of operation will be 5:00 am to 10:00 pm only. All children under the age of 14 years old must be supervised by an adult. No loud music allowed.

B23. SOCIAL ROOMS & THEATRE. The Social Rooms and Theatre are available to all Owners and Guests from 8:00 am to 10:00 pm on a first-come first-served basis and must be reserved with a Front Desk Guest Coordinator. Rooms may only be reserved for a single day for groups of 4 or more people. Only two (2) reservations per owner/guest are allowed at any time. All reservations are subject to cancellation if the room is needed for an official Association event. Owner/Guest must remove all personal items, clear countertops, dispose of debris/trash and clean area as required to return to the original condition of the room. The room must be cleaned after use and is subject to a cleaning fee of up to \$150 if not adequately cleaned after use. When the rooms are occupied, both Owners and Guests must respect the privacy of the person who reserved the room. Any posted rules must be adhered to at all times.

General Use Restrictions: For-Profit Activities are not allowed. No activity that creates a nuisance or is hazardous to others or property. No activity that creates noise levels that disturb occupants of the residential units. No open flames, smoking, vaping, or tobacco use allowed. Approved Service Animals are allowed. (Absolutely NO Owner Pets or Emotional Support Animals.) All children under age 14 must always be accompanied by an adult. If alcohol is used, dispense and drink responsibly.

Social Room Restrictions: No activities that may lead to property damage (painting, crafting, yoga, exercise classes, etc.). No long-term storage of personal items in drawers, cabinets, or refrigerator. After reservation, any remaining items will be removed and disposed of by Indigo staff. Reservations are for the areas inside the Social Rooms only, not extended into adjacent lobbies. While you may arrange the banquet tables and chairs to accommodate your function, please do not move or rearrange club seating furniture, wall credenzas or area rugs. Banquet tables and chairs must be returned to their original set-up after use. Wall mounted televisions are for viewing cable programming, video device hookup, video streaming through Owner/Guest subscription or computer display. NO gaming hookups will be allowed. Shut off all TV equipment, remove Owner/Guest subscription logins and return to original television setup upon departure.



- B24. SECURITY.** While the Association desires to respect the privacy of individual Owners, Guests, Contractors and Indigo Staff while on property, it does use security cameras and recorded media to deter crime, record incidents and provide useful information for criminal investigations by Official Law Enforcement Authorities.
- B25. BEACH AREA.** 20 Feet in front of both crossovers is to be kept clear for emergency personnel use. Leave No Trace in the water as well as the sand – all items must be removed from the beach and water no later than one hour after sunset to one hour before sunrise. No digging of holes more than 1 foot in depth which must be filled in before leaving the beach. Tents/awnings to be located behind the Beach Service loungers. No smoking/vaping, glass, breakable ceramic products on the beach. No fireworks, drones, or pets. No loud music, rough play, or abusive language. No cooking, grilling or fires. No flag poles except for Beach Service water condition notifications. Nerf-type balls only. Follow instructions of the Beach Attendant or Indigo personnel. No items attached to crossovers. Remove all items from beach corrals prior to storm/high surf conditions. Beach corrals will be cleared of all remaining items at noon on each Saturday.

RULES & REGULATIONS – OWNERS ONLY

- C1. NO ALTERATIONS** (*ref. Declaration 10.06*). Prohibited improvements or changes to Common Elements, Limited Common Elements (excluding Residential Unit foyers off elevators) or any Association Property include, but are not limited to, painting or other decorating of any nature, installing of any electrical wiring, television antenna, machinery, or air conditioning units which may, in any manner, change the appearance of any portion of the building without obtaining the prior written consent of the Association. Residential Unit foyers may be painted and decorated; however, any such furnishings or decorations shall not adversely affect fire sensing devices, sprinkler heads and must allow egress according to fire codes. No changes allowed to the Residential Unit foyer lighting or fire safety devices. (See Policy 16.0 Owner Alteration Requirements.)
- C2. CONTRACTOR RULES** (*ref. Declaration 10.07*). An Owner is responsible for the actions of any individuals, persons or contractors that are hired by Owner to do work in their Residential Unit and shall be responsible for any resultant damage caused to their Residential Unit and any Association Property. All Owners' contractors doing work inside a Residential Unit must follow the latest version of Policy & Procedure **10.0 Indigo Residential Unit Contractors** which is available on the Owners Website. Owners are responsible for advising Realtors to comply with the Association Policy and Procedure **15.0 Realtor Access** which is available on the Owners Website.
- C3. BALCONIES, WINDOWS, TERRACES, AND DOORS.** A Unit Owner or occupant who plans to be absent during all or any portion of the hurricane season (June 1 through November 30) must prepare a Unit prior to departure. Such preparation by Unit Owners shall include removing all furniture or loose objects from balconies, removing all perishable items from refrigerator/freezer, set air conditioner at 78 degrees or lower, dehumidifier running with hose into drain and locking all balcony doors prior to departure. If the Unit Owner does not complete such preparation and a resulting storm causes damage to their Residential Unit or common elements, the Unit Owner is considered negligent and responsible for all resulting damage unless the total Association damage



from the storm event is above the Association's insurance deductible, in which case the Association is only responsible for those items defined by the Declaration or current Florida Statutes.

No furniture containing glass (including tempered glass) shall be used on any balcony or terrace. Balconies, windows, terraces, and doors shall not be altered from the condition in which originally constructed, including, without limitation, alteration by painting, screening (retractable screening that matches the original door color is acceptable) or installation of reflective materials, unless pursuant to the Declaration, Articles of Incorporation and Bylaws of the Association. No entry door locks may be added, changed or removed without the express written permission of the Board of Directors. A \$250 replacement fee will be imposed for all back door hard keys not returned upon sale of a Residential Unit, said fee will be used to replace the key lock on Unit back door.

C4. EXTERIOR STORAGE (*ref. Declaration 10.14*). No owner shall store any materials or items on or in the Common Elements, Limited Common Elements, Property or areas outside of the owner's individual storage locker unless expressly designated for such purpose, including but not limited to the areas outside of the owner's individual storage locker, unless specifically approved by the Board. The Association has provided some limited storage racks for placement of Owner paddleboards and bicycles in the East and West garages for the temporary use by owners. The following rules apply to these garage level storage racks:

- These areas are on a first come first served basis with the requirement that all materials stored in these areas be registered by the Owner with the Front Desk Staff prior to placing owner property in these areas. Upon registration, the owner will be given a serialized decal to be placed on their property to indicate that they have properly registered their property.
- All stored Owner property must be on one of the Association's provided racks. Storage in other areas including the floor below or around the Association's racks is not allowed. If no rack space is available, the Owner must store the item in their Residential Unit or off-site.
- One Residential Unit may only use up to two individual storage rack spaces, on a first come first served basis, in any combination of bicycles, paddleboards or kayaks.
- These storage spaces are for defined items (paddleboards, kayaks or bicycles) that are too large to store in other spaces. If a paddleboard or kayak is inflatable, it does not qualify for storage in an Association rack.
- Storage of Owner equipment in these areas is at the sole discretion of the Owner. The Association shall not be responsible for any theft, damage or liability caused by the storage of this equipment by Owners.
- These storage areas are provided for Owners that utilize this personal equipment on a regular basis. These are not meant to be long term storage racks for Owners to place and forget items. All Owner equipment stored in these areas needs to be maintained in an orderly manner to prevent heavy accumulations of dirt, mold, disarray or unsightly conditions.
- The Association reserves the right to charge a monthly user fee from those owners that utilize these storage spaces.

If Owners store their bicycles, paddleboards or kayaks in their Residential Unit, Owners shall move these items only in a service elevator to the garage level and such items are never allowed in the Lobbies.

C5. ANIMALS (*ref. Declaration 10.15*). Owners are granted a license to have one dog or one cat within their unit. This license does not extend to Owners family members or Owner guest pets. The Board of Directors may impose restrictions on the size and weight of dogs and cats. Any pet



which becomes a nuisance may be removed from the Property. Owners must always have their pet on leash and under control while outside of the condo. Pets are not allowed in the pool, pool area, beach, crossovers, BBQ areas, social rooms, fitness centers, theater or lobbies. Owners must take pet from the Residential Unit to the garage level via a service elevator, then to one of the designated pet areas (East Pet Area or West Pet Area) to relieve themselves or for exercise. All droppings shall be picked up in a suitable container and disposed of appropriately. Owners must remain present while pet is in Pet Area.

- C6. HARD SURFACE FLOORS** (*ref. Declaration 10.19*). Installation of hard surface floor coverings such as tile, marble, wood, vinyl tile, or the like in any portion of the Residential Unit other than foyers, bathrooms and kitchens must be submitted to the Property Manager, meet the established sound installation standard and be approved by the Board of Directors. Owners must follow the latest version of Policy & Procedure **9.0 Hard Surface Flooring**, which is available on the Owners Website. Failure to comply will result in the maximum fines allowed by the Florida Statutes and/or the required removal of the hard surface flooring at Owner's expense.
- C7. HURRICANE SHUTTERS** (*ref. Declaration 10.20 for hurricane shutter restrictions*). Owners must obtain prior written approval of the Board before installing hurricane shutters. Owners must follow the latest version of Policy & Procedure **20.0 Hurricane Shutters**, which is available on the Owners Website.
- C8. WINDOW COVERINGS** (*ref. Declaration 10.21*). The window coverings of all Residential Units shall be white or off-white when viewed from the exterior of the Unit.
- C9. LEASING** (*ref. Declaration 10.04(b)*). A Unit Owner may not lease or otherwise grant a license or use right for its parking rights, storage locker or cabana. Cabanas may not be used for overnight stays. The Residential Units are subject to the following lease restrictions: a Unit may not be leased for a period of less than seven days for a single reservation and a Unit may not be leased to an individual less than twenty-five (25) years old. The Owner's lessee (renter) or Owner Guests shall be bound by all terms and conditions of the Condominium Documents including the most current Rules and Regulations. If the lessee or Guest fails to comply with the Declaration and all Rules and Regulations, the Association has the right and power to impose fines and/or to evict the tenants. Owners shall be held responsible for and shall bear any expense of such damage or fines caused by the Owner, Family, Guests, Lessees or invitees. All rental entities must follow the latest version of Policy & Procedure **12.0 Rental Entities Operating at Indigo**, which is located on the Owners Website.
- C10. ASSESSMENT LATE CHARGES** (*ref. Declaration 16.03*). Association assessments are due on the 1st of each month and will be given a 30-day grace period. After such grace period, all balances due shall incur the maximum interest allowed by law, (currently 1.5% per month) on any unpaid assessment balances.
- C11. ADMINISTRATIVE FEES.** There will be an administrative fee for check-in of all units, except owners and their immediate family. All unit door keys will be coded for a minimum of seven (7) consecutive days only for rental reservations. Immediate family, for the purposes of these Rules and Regulations, is defined as current spouses, parents, direct in-laws, grandparents, children, siblings, and grandchildren. If guests of the Owner are staying in the unit, two room keys will be issued to allow access to the unit. The owner will provide the parking passes, owner's wristbands,



and keys. If a packet is required with keys, wristbands, and parking passes, a \$50 administrative fee will apply. Per the Policy & Procedure **12.0 Rental Entities Operating at Indigo**, a \$75 administrative fee will apply for certain Owners that utilize the Indigo Front Desk for check in of their guests.

- C12. EVENT RESERVATION.** Owners are allowed to reserve certain Common Elements for private events, such as weddings for Owners or their immediate family members ONLY. For purposes of this rule, immediate family is defined as spouse, parents, direct in-laws, grandparents, children, siblings, and grandchildren. No private event or weddings shall be allowed in the Common Areas or beach from Memorial Day weekend through the end of Labor Day week. Bands and other music shall be stopped at 10:00 PM. Loud Music will not be tolerated, and Association reserves the right to mandate the volume be turned down if complaints are received from Owners or Guests. The East or West Social Rooms can be reserved for such event as long as the event participation does not exceed the room capacity rating. The defined capacity of the East Social Room is 84 persons, and the West Social Room is 58 persons. If weddings or events are held on the beach, the beach must be cleaned up of all debris such that it meets the definition of No Trace Left Behind. Beach use must not be on any dune areas. If outside grassy areas are desired for such an event, the defined location for tables, tents, DJ's, Bands, etc. is in the grassy area south of the West Tower only, provided beach crossovers and walkways are not obstructed by the event. No food or drink is permitted within the fenced pool area. No glass containers (glasses, serving dishes, and dining plates) of any type are allowed within the fenced pool area. Association may need to provide a parking attendant billable to Owner. Parking will be permitted on the lower parking lots on the north side of Property or the lot north of Perdido Key Drive only. Parking in the garages is limited to vehicles with BLUE parking passes. Guest supplied alcohol beverage service will be allowed with proof of sufficient liability insurance. Owners will be charged a cleaning fee deposit of \$500. Once the area has been returned to its previous condition, the deposit may be partially or fully refunded to the Owner, at the sole discretion of the Association based upon the condition of the Property.
- C13. OWNER DELIVERIES.** Owners are responsible for arranging their own disposal of appliances, mattresses, furniture, chaise loungers, balcony furniture or other large household items and their packaging materials. None of these items are allowed to be placed in the Association's trash dumpsters. These deliveries will be through the garages, not at the lobby levels.
- C14. OWNER VEHICLES & PARKING.** No motor vehicle shall be constructed, repaired, serviced or washed on the Property, except to the extent necessary to be able to remove the vehicle from the Property. Penthouse Parking Spaces, as defined in paragraph 3.05 of the Declaration, may not be leased or transferred separate and apart from a Penthouse Unit. An Owner shall not sell, lease or otherwise convey all or any part of the parking rights it has by virtue of a Unit or Membership in the Association. No vehicles in a state of disrepair, unlicensed vehicles, trailers or boats may be stored or repaired on the Condominium Property. There shall be no storage of vehicles on Indigo Property (including garages, amenity levels and all surface parking areas) from Memorial Day weekend through the end of Labor Day week. Storage is defined as any consecutive 14 days when a vehicle is on Property, but the Unit Owner or the Unit Owner's guests are not personally on Property. Storage of vehicles is allowed after Labor Day week and before Memorial Day weekend, but only on the surface parking lots north of the East and West Towers. Storage of vehicles is never allowed in the East or West parking garages. Any exceptions to this vehicle storage rule must be preapproved by Management.



C15. SECURITY CAMERAS. The Association's use of cameras is covered by the Policy and Procedure **14.0 Security Cameras** which is available on the Owners Website.

C16. RULE CHANGES (*ref. Declaration 10.23*).

The Board reserves the right to change or revoke existing rules and regulations and to make such additional rules and regulations from time to time as, in its opinion, shall be necessary or desirable for the safety and protection of the buildings and their occupants, to promote cleanliness and good order for the Condominium Property and to assure the comfort and convenience of Unit Owners, Owner Guests and Renters. Any changes to these Rules proposed by the Board that affect the "owners use" of Common Elements or their Residential Unit shall be provided a minimum of a 14-day notice prior to the Board Meeting at which it will be discussed.