

Barrington Woods Condominium Association Inc. Rules and Regulations



The rules and regulations of the Barrington Woods Condominium Association stated here are in effect unless/until amended by the Board of Directors. Owners are responsible for complying with them and for seeing that they are complied with by their families, guests, visitors and tenants. When a violation occurs, a fine of up to \$100 a day may be levied by the Board on the basis of each day of a continuing violation, up to \$1,000, with a single notice and an opportunity to be heard at a Fine Committee hearing.

Ownership / Occupancy

A unit is a single-family residence. The Board of Directors has adopted a definition of single family as follows: One person; or two or more persons related by blood, marriage or adoption; or no more than four unrelated persons living together as a single housekeeping unit.

An owner may own only one unit.

Before a unit is sold or leased, the Board must give approval in writing. At least 30 days prior to intended occupancy, a prospective new owner must submit an application with a fee of \$125 to Communiqué Association Management and undergo background and credit checks. A prospective tenant must submit an application with fees totaling \$125 to Communiqué at least 30 days before intended occupancy. Prospective buyers and renters must be interviewed by the condo association Interview Committee and be approved by the Board.

An owner may lease only the entire unit. A unit must be leased for at least three months and may not be leased more than twice in a calendar year.

During the time a unit is leased, the owner may not use the common areas or facilities except as the guest of the tenant or another owner.

If an owner or tenant desires to add another occupant or occupants to a unit, the person or persons must be approved in advance by the Board. Any prospective occupant must submit application fees totaling \$125 to Communiqué Association Management and meet with the Interview Committee.

Visitors may occupy a unit with or without the unit owner/tenant present for no more than three weeks in any six-month period.

Modifications / Nuisances

Any change to any exterior wall, door, roof, window, patio or other exterior building surface must be approved in advance by the Board. This includes, but is not limited to, shutters, sun screens, window tinting film, trash receptacles, lights, signs and symbols, and attachments that change the outer appearance of the building.

No items considered by the Board to be unsightly are permitted in common areas. These include, but are not limited to, clotheslines; boxes; barrels; storage cabinets, sheds or bins; lawn chairs and tables, bicycles, sports equipment and play equipment. Standing water in outdoor receptacles is not permitted.

Occupants may not allow trash, garbage or refuse to accumulate out of doors outside of the three receptacles per unit provided by the City of Sarasota.

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Anything that constitutes a fire or health hazard is not permitted. No flammable, combustible or explosive substance may be kept in any common area or in any unit except as required for normal household use. Grilling should be done only out of doors in the open on a concrete surface. No owner or tenant may keep anything inside a unit or in any common area which will increase Condo Association insurance rates.

Owners may do their own planting in the flower bed areas immediately adjacent to units. Planting should be at least 12 inches from exterior walls. Tenants must have prior written approval of owners to do such planting. Any landscaping change in common areas must have prior approval by the Board. Outdoor ornamentation including, but not limited to, fencing, birdbaths and fountains is prohibited. Statuary and special lighting are permitted only with prior Board approval in writing.

No structural change may be made to a unit other than erection or removal of non-support-bearing interior partitions. Such work must be done by a licensed contractor with prior Board approval in writing.

No noise or odor which in the Board's opinion constitutes a nuisance is permitted. No owner or tenant may permit any nuisance or unlawful activity in that unit or in any common area.

Obstruction of the primary way of entry to units and to common areas is not permitted.

Pets

Pet dogs, cats, birds and fish are permitted. Dogs must weigh under 30 pounds. Dogs and cats must be leashed when out of doors in the complex. Owners must pick up their pets' droppings out of doors and dispose of them properly. If the Board deems any animal to be a nuisance or a threat to safety, it must be removed immediately from the property. Pets are not allowed in the pool area.

Vehicles

Each unit has a designated carport space. A unit's owner(s) / occupant(s) may park no more than two vehicles overnight in the condo complex. Uncovered spaces are unassigned and may be used by any resident, visitor or guest. Each owner's and tenant's vehicle must be registered with the association secretary and must display a Barrington Woods parking sticker. Vehicles may be parked only in carports and designated spaces. Any illegally parked vehicle is subject to towing at the owner's expense. Parking by visitors for more than one week requires prior approval in writing from the Board.

Owners, tenants, guests and visitors are expected to observe the posted 15 mph speed limit within the complex.

Boats, campers, trailers, mobile home units, trucks over V2 ton, motorcycles, motor scooters and vehicles with commercial signage may not be parked overnight in the complex. A van that fits into a single parking area is permitted, provided it conforms to the other restrictions.

Pool Area

Pool hours are from dawn to dusk. The pool area is exclusively for the use of residents and their visitors and guests. All are expected to observe Sarasota County Health Department regulations, which are posted at the pool.

The pool gate and the pool patio restroom doors should be kept locked. Pets, bicycles, skateboards, glass containers and other potentially hazardous items are not permitted in the pool area. Florida law prohibits the feeding of wildlife including turtles, fish and ducks.

Condo Community Services

The irrigation system operates at different times
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throughout the complex. Malfunctions should be reported to Communiqué Association Management. Repair of damage done to sprinkler equipment by a resident, visitor or guest will be billed to that unit owner.

City of Sarasota trash pickup is Monday morning. Trash receptacles should be kept at the side or rear of units or inside, moved to the curb no earlier than Sunday afternoon, and returned by nightfall Monday. Only bagged trash should be placed in the upright bin. Yard waste should be placed separately on the ground for pickup by the lawn maintenance provider. The small open bins are for paper, flattened cardboard and clean glass, plastic and aluminum items. Pickup of large furniture, appliances and other bulky items must be scheduled by calling City of Sarasota: 941-954-4198.

Lawn mowing and maintenance service is on Wednesday; periodic trimming and other work is done on other days. Special requests regarding mowing, trimming and lawn treatment should be made in advance in writing to the Board president. If you do not want bushes trimmed, put a red ribbon or tag on them.

If exterior repair work on a unit is needed, the owner or tenant must complete a work order and submit it to the Board president and association manager for review. Work order forms may be downloaded from the Barrington Woods Condo Association website. If you do not have online

access, contact the Board president or our Communiqué manager.

Pest control exterior spraying is done every other month. Anyone with an interior pest problem should call our contracted pest service provider to schedule a site visit. Massey Services: 941-955-7378. Condo fees include this service.

Monthly Fees

Condominium fees of \$402 are due the first of the month and are considered past due after the tenth of the month. They are to be paid to Center State Bank. Payment may be made by electronic transfer, by check or money order mailed with deposit slip, or in person with deposit slip.

A late fee of \$25, an administrative fee of \$15, and 18 percent APR from the due date are applied to payments received after the tenth of the month. Additional fees and interest will be charged for any payment not received by the 24th day after the due date.

Water and sewage (combined) bills are mailed or e-mailed to individual owners / occupants by National Exemption Service and payment is due the 17th of the month. Payment may be made by electronic transfer or check. A late fee of \$25 is applied to any payment received after the 17th of the month. Owners are responsible for any unpaid tenants' fees.

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