

VILLA MARIA

RULES AND REGULATIONS

These Rules and Regulations have been established to assure pleasant and harmonious enjoyment for all owners, tenants, occupants and guests. All persons residing at Villa Maria shall abide by all by-laws and all Rules and Regulations promulgated by the Board of Directors regarding the use and occupancy of the condominium units and common elements.

OCCUPANCY

1. Each condominium unit shall be used exclusively as a one (1) family unit with a maximum of 2 persons unless specified in the lease.
2. No business, trade or hobby that entails the sale of goods or services shall be permitted to be conducted therein or thereon.
3. Temporary houseguests and visitors shall occupy one unit for no more than 30 days in any one calendar year.
4. Out of consideration for others, residents of all units will allow any disturbing noise on the premises at any time that would interfere with the rights or conveniences of other residents.
5. No resident shall commit or permit any nuisance, immoral or illegal act in his unit or in the common elements/areas.
6. It is the responsibility of the owner and/or agent, to provide a copy of the current rules and regulations to prospective tenants prior to execution of any lease and to take appropriate action to correct any violations by the tenant.

PARKING/VEHICLES

1. Vehicles must be parked in designated spaces in front of the complex. All vehicles must be in working order and with current registration and tags.
2. All vehicles must be operated in a safe, quiet and reasonable manner when on condominium grounds.
3. No vehicles may be washed or repaired on the premises unless it is an emergency and the vehicle is repaired within 24 hours.
4. No commercial vehicles, boats, campers, trailers, mobile homes and similar vehicles are permitted to be parked or stored on the premises.
5. Vehicles dripping oils, petroleum based fluids, or other corrosive fluids on the parking lot surface are not permitted on condominium property.

PETS

1. No pets other than small household dogs or cats are permitted. No aggressive breeds are permitted.
2. Pets may not weigh more than 30 lbs.
3. No more than one pet per unit.
4. No pet shall be permitted to roam free. The pet should be on a leash and under control of the resident at all times when outside the condominium unit.
5. Each resident shall promptly remove and properly dispose of all waste matter deposited by his pet.
6. No pet shall be allowed to cause a nuisance. Should a pet be an annoyance to any resident, such as barking or threatening behavior, the pet owner may be required to remove the pet from the premises.
7. Each resident shall assume full responsibility for personal injuries or property damage caused by his pet and each resident hereby agrees to indemnify the Association and all other Unit Owners.

LAUNDRY

1. Laundry facilities are provided as a courtesy to residents and their guests. They are not available to those not living at Island Reach.
2. Washers and dryers should be emptied as soon as the cycle is completed.
3. Nothing should be left overnight in the machines.
4. Machines and floor should be free of debris when finished. Wipe down washer and dryer after each use.
5. If laundry products are left in the laundry room, please identify them and put empty containers in the dumpster or trash can provided.
6. Clean up any trash before leaving.
7. Lights should be turned off and door closed.
8. Should the equipment fail to work correctly, please call Margaret Dahl, Wagner Realty, 941-650-0657.

TRASH/GARBAGE

1. Trash and garbage must be bagged, tied and deposited in the dumpster provided. If you have items that are too large, please call Waste Management to arrange a pickup. If there a charge, each resident will be responsible.
2. Garbage is picked upon Thursday.
3. No garbage or trash may be kept in or on any exterior area of the units or common areas.

COMMON AREAS

1. No wires, TV antennas, satellite dishes, air conditioners, security cameras, aerials or structures, etc. of any sort shall be erected on any unit or building.
2. No clothes lines, hangers or drying facilities shall be permitted or maintained on the exterior of any unit.
3. No electric machine or apparatus of any sort shall be used or maintained in any unit which causes interference with television reception in other units.
4. No signs of any type shall be maintained, kept or permitted in or on any unit where same may be viewed from the common elements, except unit identifications as originally created.
5. No resident (owner or tenant) may make any alteration to the common elements, exterior walls, doors, balconies, windows or roof without prior Association Board approval. Alterations include but are not limited to: plantings on the grounds, changing color or style of doors, window frame style, patio colors, etc. No items on the common elements are to be removed, changed or added.
6. PER SARASOTA COUNTY FIRE DEPT. REGULATIONS. No charcoal or propane grills are permitted on any lanai or porch.
7. No alterations to the common elements may be made without Board approval.
8. No hazardous, flammable, toxic or perishable items may be stored on the common areas of the complex except propane tanks as discussed elsewhere.
9. No owner/resident shall permit anything to be done or kept in individual units that would increase insurance rates for the unit owner and/or association.
10. Items left on porches other than those permitted above will be removed as abandoned/discarded.
11. No power cords or water hoses to be extended across common areas, particularly walkways and parking lot.

SWIMMING POOL RULES

1. All guests must be accompanied by residents
2. Please shower before entering pool.
3. Children under 12 must be accompanied by an adult.
4. No glass containers are permitted in pool area.
5. No pets in pool area.
6. No diving or rough play allowed in pool.
7. Only authorized persons permitted to adjust pool controls.
8. Safety Rules are posted in pool area.

GARBAGE/TRASH GUIDELINES

VILLA MARIA CONDOMINIUM

1. All garbage must be put in plastic bags prior to depositing in dumpster. This will eliminate the smell and bugs, etc. and discourage intruders of the 4-legged variety!
2. No trash is to be left outside any unit. This includes by outside doors and lanai areas.
3. No trash is to be left in the pool area, laundry room or grounds.
4. A trash can is provided in the laundry room for common area trash. When it needs to be emptied, please put in dumpster and replace plastic bag (bags will be furnished).
5. DO NOT PARK in front of the dumpster on Thursday per posted sign. Waste Management will report if they are unable to pick up the trash and have been instructed to provide make, model and license plate information of any vehicles parked there.
6. The attached guidelines from Waste management cover the disposal of electronics, appliances, tires, bulk and oversized items. These items MAY NOT be put in the dumpster unless a call to Waste Management gives permission to do so.

REMEMBER: Be proud of where you live and clean up after yourself, whether you are short term or long term.

MORRILL ENCLAVE CONDOMINIUM ASSOCIATION, INC

Rules and Regulations

Fronting Units & Common Area:

- No furniture, bikes, trash, plants, hoses, etc. are allowed to be kept outside of units.
- No sales or purchase transactions of any type allowed on premises.
- No entertaining, lounging or gatherings outside the unit or in parking lot.
- Any damage to common areas by tenants is their financial responsibility for proper repair.
- No barbecue grills allowed outside of units.
- No behavior disruptive to other unit owners is allowed.
- Bicycle storage is available in storage unit.

Garbage & Recycling:

- All trash must be placed in garbage bags before putting in community trash can.
- Recyclable Materials must be placed in the correct bins.
- All cardboard boxes must be broken down prior to putting in bin.

Pets:

- Tenants are responsible for picking up after their dog and discard in trash container.

Laundry Room:

- For RESIDENT use ONLY. (Do not give out lock code)
- Clean up after yourself.
- Door is to be kept closed at all times.

Parking Lot:

- Each unit has 1 (one) assigned parking spot on premises.
- Guest parking is on the street.
- Park properly in your assigned spot respecting your neighbors and avoid being towed.

ENFORCEMENT:

The Board of Directors of the Association may, pursuant to the provisions of the Fla. Stat 718, impose fines in the amounts not to exceed \$100.00 per violation, for violations of condominium documents, including rules and regulation, by owners or their guests or lessees. In the case of continuing violations, each day of violating shall be a separate violation.

POOL RULES

- SHOWER BEFORE ENTERING
- NO FOOD OR BEVERAGES IN POOL OR ON POOL WET DECK
- NO GLASS OR ANIMALS IN THE FENCED POOL AREA
- DO NOT USE POOL IF YOU ARE ILL WITH DIARRHEA
- DO NOT SWALLOW THE WATER, IT IS RECIRCULATED
- NO CHILDREN UNDER 14 WITHOUT AN ADULT
- NO GRILLING IN THE FENCED POOL AREA
- NO SMOKING IN THE FENCED POOL AREA
- SWIM DIAPERS ARE REQUIRED FOR ALL CHILDREN WHO ARE NOT POTTY TRAINED
- PLEASE BE CONSIDERATE OF OTHERS USING THE POOL
- USE POOL AT YOUR OWN RISK
- PRIVATE PROPERTY: RESIDENTS AND REGISTERED GUESTS ONLY
- BATHING LOAD 25 PERSONS
- POOL HOURS 8 AM TO 9 PM

NO DIVING

POOL AND FACILITY RULES

NO LIFEGUARD ON DUTY - swim at your own risk

POOL HOURS - 6:00 am to 10.00 PM

SHOWER BEFORE ENTERING THE POOL - Please use lotions, NO OILS

NO RUNNING, JUMPING, BALL PLAYING, OR HORSEPLAY on or around the pool deck

STATE LAW - People wearing bandages, children in diapers of any kind, or individuals suffering from incontinence are not allowed in the pool

CHILDREN UNDER THE AGE OF 12 MUST BE ACCOMPANIED BY AN ADULT

Swimmers must wear appropriate swimwear.

No cutoffs No Food OR Drink allowed in Pool area.

Food and drinks in unbreakable containers are allowed under roof area only.

No animals allowed in pool or on pool deck.

NO DIVING

FOR EMERGENCY CALL 911

Adopted by Crestwood Villa Association August 1, 2009

Your SARASOTA COUNTY RECYCLING GUIDE

RECYCLING TIPS:

Do NOT put recyclable items in garbage can or box.

Stacking the BLUE bin on top of the RED bin will keep paper items dry if it rains.

Place BLUE & RED bins and yard waste on opposite sides of the driveway from garbage cans/trash.

Yard waste must be separate from garbage and recyclables. Place yard waste in garbage cans if possible but please do not fill above the top of the can. Identify the can as yard waste or leave the lid off. Cans must not be larger than 32 gallons. Cans, bags or bundles must NOT weigh more than 40 pounds. If bundled, yard trimmings must be securely tied. Bundles should be no longer than four feet or more than 16 inches in diameter. Special paper yard waste bags are available at local retailers; please use these paper bags and NOT plastic trash bags.

If your pick-up is missed, call Waste Management Inc. (493-4100)

The RED & BLUE bins stay with the property if you move away.

The Sarasota County Ordinance states collection containers and other items should be placed at the curb NO EARLIER THAN 5 PM of the day before scheduled collection day.

Presently, our recyclables must be out for pick-up by 6: AM each TUESDAY. Pick-up time is normally between 6:00AM and 8:00AM; trash pick-up is normally later during the day (ROUTE schedules may vary from week to week).

Please refer to the attached Sarasota County Solid Waste How-to Guide for additional information.

But Remember If in Doubt...Throw it OUT!

NO OWNER, TENANT OR OTHER OCCUPANT OF A CONDOMINIUM UNIT SHALL:

- Use the unit for other than residence purposes.
- Permit loud and objectionable noises or obnoxious odors to emanate from the unit which might cause a nuisance to the occupants of other units in the sole opinion of the Board.
- Make any use of the unit which: violets any laws, ordinances, or regulations of any governmental body.
- Fail to conform to and abide by this Declaration the Articles of Incorporation, the by-laws of the Association, and the Uniform Rules and Regulations in regard to the use of the units and the common elements which may be adopted from time to time by the board of directors, or fail to allow the board of directors access to the unit as permitted by the condominium act;
- Erect, construct or maintain any antennas, garbage or refuse receptacles, or other equipment or structures on the exterior of the building, or on or in any of the common elements, except with the written consent of the Association board of directors;
- Permit or suffer anything to be done or kept in his condominium unit or in the common elements which will increase insurance rates on any unit or on the common property;
- Commit or permit any public or private nuisance in the unit or in or on the common elements;
- Divide or subdivide a unit for purpose of sale or lease except to the owner of an adjacent unit (however a unit may be combined with an adjacent unit and occupied as one unit);
- Obstruct the common way of ingress or egress to the other units or the common elements;
- Hang any laundry, garments or other objects which are visible outside of the unit;
- Allow anything to remain in the common areas which would be unsightly or hazardous;
- Fail to keep the unit and the limited common elements appurtenant thereto in a clean and sanitary condition at all times;
- Allow any fire or health hazard to exist in or about the unit;
- Make use of the common elements in such a manner as to abridge the rights of the other unit owners to their use and enjoyment; in no event shall any 2-bedroom unit be occupied on a regular basis by more than four persons, nor any 3-bedroom unit be occupied on a regular basis by more than six persons, including unit owners and guests;
- Rent or lease a single room or less than an entire unit;
- Lease a unit for a period of less than three months nor lease a unit more than three times in any calendar year; tenants shall not be allowed to have pets; (see attached Certificate of Amendment, April 16, 2005
- Water Softeners and/or purifiers are to be installed in the garage. If not possible, upon Board written approval, such appliance(s) may be placed at the side of the unit and must be hidden from street or neighbors view by shrubs planted at owner's expense by the Association's garden and landscaping contractor.
- Allow any animals to be kept in the unit other than customary family pets such as two dogs, two cats or one dog and one cat, caged birds, and small marine animals in aquariums, all of which shall be kept in conformity with the rules and regulations of the board of directors of the Association, provided that the event any animal becomes a nuisance to the other unit owners in the sole opinion of the board of directors, such animal shall be removed from the unit immediately; or allow any authorized pets to use the common areas except when on a leash accompanied by its owner and then only so long as the pet does not make a mess or otherwise disturb the common areas.

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But Remember If in Doubt...Throw it OUT!

La Siesta Condominium Association, Incorporated
Sarasota, Florida

Community Rules and Regulations

(Based on Amended and Restated Condominium Documents
Adopted August 10, 1994
Filed August 18, 1994)

As Amended February 11, 1998, and
As Amended November 20, 2003 and
Adopted January 20, 2004

1. SINGLE FAMILY RESIDENTIAL USE

- 1.1 Section 13 (a) of the above referenced documents states that "No owner or other occupant of a condominium shall use the unit for other than single family residence purposes."
- 1.2 The Board of Directors has adopted the following definition of a single family residence: "Single family residence use" shall mean occupancy by a single housekeeping unit."

2. PETS

- 2.1 Unit owners are permitted usual household pets, such as dogs, cats, caged birds, caged hamsters or gerbils, fish in an aquarium, provided that such pets are not kept or maintained within common elements or any unit for commercial purposes or breeding. The Board has determined that the definition of "usual household pets" does not include reptiles, exotic birds or animals, horses, livestock or poultry of any type.
- 2.2 Pets may use the common areas when on a leash accompanied by its owner as long as it does not make a mess or otherwise disturb the common areas.
- 2.3 Pets are prohibited from the clubhouse, the walkways and pool area.
- 2.4 Pet droppings must be retrieved and disposed of in a plastic bag.
- 2.5 Owners may give permission for pets in Rental Units, not by Board rule, but in written instructions to the management, and are responsible for maintaining units free of any fleas, etc., and preserving outside grounds.

3. SWIMMING POOL

- 3.1 Pool is open from 9:00 A.M. to 10:00 P.M.
- 3.2 No lifeguard is in attendance. Persons using the pool must do so at their own risk. Florida Statutes and Sarasota County Ordinances contain strict regulations for pool use.
- 3.3 Please obey rules posted by the pool.
- 3.4 Showers are mandatory before entering the pool.
- 3.5 Pool gates are to be locked at all times.
- 3.6 Incontinent and/or diapered individuals are not allowed to use the pool.
- 3.7 Children under 12 must be accompanied by a parent or other responsible adult.
- 3.8 Diving or jumping is prohibited.
- 3.9 Flotation devices (except noodles) are prohibited.
- 3.10 No toys or balls in the pool.
- 3.11 Food or glassware is not allowed in the pool. (Only plastic or paper beverage containers are permitted.)
- 3.12 Radios, cassettes or CD players may be used only if earphones are in use.

4. CLUB HOUSE FACILITIES

Lounge and Kitchen Area

- 4.1 The clubhouse is smoke free.
- 4.2 Enter the lounge area only with dry attire and shoes.
- 4.3 The library is for the use of all residents. Please return borrowed books.
- 4.4 Children under 12 may use the table tennis and pool table only when supervised by an adult.

Use of the Clubhouse for Private Functions

- 4.5 A brief written request for such use, indicating the nature of the function, date on which it is to be held, and the hours requested, must be presented by the Owner or Tenant to the Managers. Permission for the requested use may be granted by the Entertainment Committee, during those periods of the year when it functions as such, or by the Association President or Managers when the members of the Committee are absent. A deposit of \$100.00 is required to cover any cleaning or possible damage to the premises, and if the premises are left in the condition in which they were before they were used, the money will be returned.
- 4.6 Kitchen equipment must remain in the kitchen.

Exercise Room

- 4.7 In the interest of ensuring the safety of the children of owners, guests, and tenants, only those over the age of 16 may use the exercise room or its weight equipment or machines unless supervised by a parent.
- 4.8 EXERCISE AT YOUR OWN RISK.

5. CONDOMINIUM UNITS

- 5.1 Luggage and grocery carts are located in the trash room for your convenience.
- 5.2 Footwear must be worn when leaving or entering an apartment.
- 5.3 Fire and safety ordinances require that walkways must be clear of towels, bathing suits, laundry items, and beach equipment, for emergency aid. Lanais should be presentable.
- 5.4 Front lawns should be clear of all chairs and tables.
- 5.5 Owners are to turn off water before leaving unit for any extended period of time.
- 5.6 Owners are to inform manager's office of their times of arrival and departure.
- 5.7 Be considerate of those beneath you:
 - Walk softly at night.
 - Avoid running excessive water at night.
 - Place rugs under dining table and chairs and in areas of walking.
 - Put cork or felt under dining chairs if no rug is available.
 - Lower television volume, conversation and other electrical equipment after eleven.
 - No hard floors are permitted when remodeling, other than first floor.

6. GENERAL RULES

Laundry Equipment

- 6.1 Washers and dryers may be used only between the hours of 8:00 A.M. and 10:00 P.M.
- 6.2 The lint filter in the dryer must be cleaned after each drying load of clothes.

Mandatory Recycling

- 6.3 Garbage must be bagged and placed down the chute or in the trash room.
- 6.4 Ordinary trash (cereal boxes, shoe boxes, wax or plastic coated food containers) should be bagged and inserted in the garbage chute.
- 6.5 Follow posted directions for placing paper in the proper recycling container.
- 6.6 Follow directions for disposing of plastic, metal and glass in the recycling container. No plastic bags.

Parking Area

- 6.7 Parking stickers or passes must be displayed in all vehicles, or cars will be towed.
- 6.8 Only cars and trucks not exceeding 18 ft. in length and motorcycles equipped with factory-installed exhaust silencers are permitted. Read the condo documents for clarification.
- 6.9 Commercial vehicles (used in a trade or business for the primary purpose of carrying goods equipment, or having promotional or advertising materials affixed thereto, or bearing a commercial license), boats, campers, motor homes and trailers may not be kept on the property.
- 6.10 Each unit has a numbered parking area. An additional guest is permitted in the designated guest parking area.
- 6.11 No skateboards or roller blades permitted.
- 6.12 Bicycles are allowed only on the asphalt area.
- 6.13 Car wash area is open to all residents from the hours of 8 A.M. to 10:00 P.M. Try to conserve water.

7. BARBECUE AREA

- 7.1 The key to the propane tank is obtainable in the office, for a \$1.00 charge, and a designated time to cook will be assigned.
- 7.2 Clean the area when finished, and return the key to the office.
- 7.3 Barbecue only in this designated area.

8. SAFETY CONSIDERATIONS

- 8.1 Elevator controls are not play things for children.
- 8.2 Automatic Smoke and Heat Detectors are in each unit, and information concerning them is posted in each unit.
- 8.3 Do not tamper with or remove the detector in the hallway outside the bath.
- 8.4 Shut the bathroom door if steam is being released from a hot shower, and run the fan.
- 8.5 Watch all electrical appliances while cooking. The County charges \$250.00 in the event of a false alarm.

9. BOARD, COMMITTEE, AND MEMBERSHIP MEETINGS

- 9.1 The Board of Directors has designated the enclosed bulletin board at the entrance to the business office as the official location at which all legal notices of meetings and agendas of the Membership, Board, and Board Committees are to be posted within the time frame set forth in applicable Florida Statutes.
- 9.2 Board, Committee and Membership meetings are open to all owners.
- 9.3 Owners need to deliver a written request to be heard on the agenda items for that meeting.
- 9.4 The proceedings of a meeting may be recorded using a tape recorder or video camera.

10. REMODELING AND REPAIRING

- 10.1 Any unit owner who wishes to renovate his or her apartment and incorporate structural or other changes that will require sawing, drilling or pounding, or cause any unusual noise, must see the office manager in advance of initiating such changes.