

ANTIGUA APARTMENT ASSOCIATION RULES & REGULATIONS

Welcome to the Antigua Apartments. Whether you are a new unit owner, renter, or guest, we hope your residence with us will be pleasant and enjoyable.

The following rules have been established in the effort to promote harmony and cooperation among all residents.

OCCUPANTS

All potential residents are subject to approval of the board of directors. Application is required within 30 days of occupancy.

PARKING

Each unit includes one (or more) numbered parking space. Residents are expected to park their vehicle in the appropriate spot. Visitors are expected to park in the guest parking. Any vehicle on property must be in good operating condition or subject to towing. No washing or repair of vehicles allowed. Trailers, boat trailers, recreational vehicles and commercial vehicles are not allowed to park overnight.

PETS

Pets are allowed with the following conditions: Completed application for any pet to be considered prior to arrival. Homeowners assume all responsibility for any damage caused by a pet. All pets must be leashed. Excessive noise or disturbance or aggressive behavior will not be tolerated, and pets may be removed by Board. No pets over 35 pounds allowed.

SMOKING

Antigua is a no smoking community. Smoking anywhere on community property is prohibited. This includes walkways and common areas. Owners and residents with lanais can smoke in their lanais.

WALKWAYS

Walkways are to remain clear of any obstruction. This includes but is not limited to storage of personal items, plants, garbage, loitering.

OTHER/EXTERIOR

Bicycle racks are provided for the convenience of residents. All bicycles must be tagged with the owner's apt number. Only bicycles in good working order are allowed to be kept on bicycle racks on community.

The City of Venice prohibits the use of grills of any type within 20 feet of buildings.

No items are allowed to be hung on railings or on lanai. The only items allowed on lanai are plants, chairs, and tables. Tables must not be any larger than 26" diameter.

Window coverings and Blinds must be either white or off white.

Residents are responsible for keeping the front of their apartment clean.

Nothing shall be stored on windowsills.

The laundry room is available to residents from 7 A.M. to 8 P.M. every day. Please keep the room clean and free of trash.

1. Pets: All pets are subject to the approval of the current Board of Directors on a case-by-case basis. All property owners must notify the management company of intent prior to obtaining a pet. Once the pet is approved and obtained, the property owner must register the pet with the management company within one week and provide them with proof of registration with the county and/or veterinarian. All pets must be leashed when outside the individual unit and pets are not allowed in the commons area.
 - a. All tenants must have the unit owner provide the management company with written permission to obtain a pet. Once permission has been given for the tenant to obtain a pet, the tenant must follow all of the above rules for unit owners.
 - b. The unit owner will assume 100% responsibility for any damage to the commons area by their pets including their tenant's pets. Excessive noise or aggressive behavior will not be tolerated and pets falling into this category will be required to be removed immediately.
2. Due to City of Venice fire regulations the use of outdoor cooking equipment is prohibited. This includes gas, charcoal, and electric grills.
3. No clothing or other articles are to be hung or placed on balconies or exterior buildings.
 - a. All window coverings and blinds shall be white or off white.
 - b. Plants, chairs, and tables are permitted only on the screened lanais. Tables must not exceed 24 inches in diameter. Nothing else is permitted on the screened balconies, walkways, or exterior of buildings.
 - c. The occupants of each apartment are responsible for cleaning the front of their apartment and helping to keep the stairs clean.
 - d. Bicycles are to be kept in bicycle racks only.
4. The laundry room is to be used only during the hours from 7:00 am to 8:00 pm. The room is to be kept clean by all who use the facilities. The washing machines and the lint filters must be cleaned after each use. All clothes must be removed when the machine has stopped.
5. All garbage should be wrapped or placed securely in bags. Nothing loose should be put in the dumpster; no items are to be left outside the dumpsters and recycling containers.
6. All new unit owners and renters are subject to the approval of the Board of Directors. Owners are required to submit a Rental/Sale application and pay the required application fee to be determined by the Board of Directors at least 30 days prior to occupancy of the unit.
7. All units shall be one (1) family consisting of four (4) adults or less. No more than four (4) guests at any time in any unit are allowed.
8. Each unit owner/tenant/occupant is allowed to have guests stay at their unit for a total of (4) four weeks cumulative per calendar year.

9. Unit owners/tenants/occupants are responsible for visiting children. Children shall not be allowed to play on the parking lot or stairs.
10. Unit owners are responsible for ensuring that renters/occupants/relatives who are allowed to use the apartment are aware of the Rules & Regulations. When you are loaning your apartment, please inform the management to whom and for what period.
11. All unit owners/tenants/occupants are required to control the volume of radios, televisions, stereos, horn-blowing, loud talking, barking dogs/ other pet noises, etc., so as not to be a disturbance to others.
12. Owners/tenants/occupants may not display any sign, advertisement or notice of any type on his unit door, or on the commons area.
13. Owners/tenants/occupants who fail to comply with written notices to cease the violation(s) of these rules will be subject to monetary fines. The Board of Directors has authority to admonish, censure, and, if necessary, reprove any person whose conduct violates a rule or regulation.

In the spirit of cooperation, the board has instituted a fining structure to ensure rules are followed. Effective immediately expect the following.

- | | |
|--|------------|
| 1. First offense letters | no fine |
| 2. Second offense letter | \$100 fine |
| 3. Third offense letter and any additional | \$500 fine |

THE BOARD OF DIRECTORS OF ANTIGUA Apartment ASSOCIATION