

**KEY POINT VILLAGE CONDOMINIUM ASSOCIATION, INC.**

**RESIDENT AND TENANT/RENTER  
RULES AND REGULATIONS**

*Approved by KPV Board of Directors on 5/21/21*

1. Residents and tenants/renters shall use the common elements for only the purpose for which they are intended. Residents or tenants/renters having any form of celebration, party, family reunion, formal gathering, etc. on or in the common elements must obtain prior written approval from the Association Board.
2. No resident or tenant/renter shall maintain or allow a nuisance on or in the condominium property or in any unit, nor shall they use the condominium property or any part of it for immoral, offensive, or unlawful use.
3. No resident or tenant/renter shall permit any noise emanated from a unit (including lanais and balconies) or the common elements to unreasonably disturb or annoy other residents. The noise volume of all radios, television sets and other noise-producing items (including voices) from a unit or common elements shall be lowered or eliminated between 9 p.m. and 9 a.m. so that they are not audible whatsoever to other unit owners or residents. This property is a condominium complex and is not a hotel/resort. Owners and tenants/renters must be respectful of others who live and work here.
4. Tenants/renters may not lease or sub-lease any part of the unit. Individual rooms shall not be leased, sub-leased, assigned or renter. Assignments of a lease are prohibited. Maximum occupancy for a unit is six (6) persons (or less, if dictated in leasing documents). An occupant is anyone staying overnight in a unit more than once a week. Tenants/renters must identify to the Association Board, in writing, all family members or friends who will be occupying the unit during the term of the lease.
5. Residents and tenants/renters may use the recreational facilities during the hours that use of them is permitted (8 a.m. to DUSK) and must abide by the pool rules, which are conspicuously posted near the pool. Due to slip and fall and other safety concerns, no running or horseplay is permitted on the pool deck. Glass objects, including, but not limited to, cups, plates, glasses, etc. are not permitted on the pool deck at any time or for any reason. Due to the property layout and proximity of the units to the pool and common elements, persons utilizing the recreational facilities should be mindful of the noise level. Excessive noise is not permitted at any time in the common elements.
6. Due to safety concerns, there shall be no playing, skateboarding, bike riding (except for entering or exiting the bike rack area to the street and back) or games allowed in or on the public passageways, walkways, or parking lots.
7. All units and common elements shall be kept in a clean and sanitary condition by all residents and tenants/renters. Only appropriate outdoor furniture, plants, storage containers, etc. may be kept on front or back lanais and balconies. Indoor furniture, appliances, rusted furniture, hot tubs, bicycles, kayaks, canoes, etc. are not allowed on balconies or lanais. No resident or tenant/renter shall attach any wire, antenna, clothesline or expose laundry from the exterior of a unit or the common elements. Balcony railings and lanai walls (front and back) shall not be used to hang or store household items, rugs, towels, toys, clothing, pool toys or pool floats. No personal property, including, but not limited to, pool toys may be left in or on the common elements when not in use.

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8. No trash refuse or garbage shall be placed or accumulated by any resident or tenant/renter on the condominium property, common elements or in a unit, except in receptacles furnished for that purpose. Residents and tenants/renters will not keep trash or recycling receptacles on their balcony, porch, or patio and/or lanai. All residents and tenants/renters must observe the trash and recycling rules as required by Sarasota County. All trash and recyclables to be collected by the County must be placed in the receptacles that are located in the fenced areas in the Dawn Street parking lot. No trash, refuse or recyclables are to be left outside of the dumpster, recycling bins or the fenced areas.
9. No cooking shall be done on any balcony, terrace, screened enclosure, except using electric grills, Grilling is not allowed in any common element. No flammable or explosive substances shall be kept in a unit, except for normal household use. Charcoal grills are prohibited. Small gas grills may be used on lanais or on front porches provided that the area above the grill is free from any overhanging roof or balcony.
10. No resident or tenant/renter shall park anything other than a conventional passenger vehicle in their designated parking spaces (i.e., no motorcycles, boats, trailers, monster trucks, commercial vehicles, etc.). There are two parking spaces assigned to each unit. No resident or tenant/renter shall use or allow a guest to use another unit's parking space(s) without prior written permission of that unit owner and the property manager or Association Board.
11. No resident or tenant/renter shall block ingress and egress over any sidewalk, road or in any hallway or other public passageway on the condominium property.
12. No resident or tenant/renter shall remove, change the appearance of, or make alterations or additions to any part of a unit or the common elements that are required to be maintained by the Association without the prior written consent of the Association Board. No resident or tenant/renter shall use shades, louvers, blinds, sunscreens, or similar items viewable from the exterior of a unit that do not conform to the design and exterior appearance of the building. In the event of a dispute with the Association about propriety of such items, the decision of the Association Board shall be final and binding on all parties.
13. No resident or tenant/renter shall install locks or bolts on any entrance door to a unit that would make it difficult or unreasonably delay maintenance personnel from entering a unit in an emergency when it is unoccupied. All doors to units shall be kept closed except when used for ingress and egress.
14. No resident or tenant/renter shall display signs on the exterior of a unit or common element.
15. Residents shall keep the landscaping within their walls free of weeds, clutter, or garbage. All foliage must be kept tidy and trimmed to a minimum of 12" or more below the bottom of the rear balcony.
16. One (1) domestic dog or two (2) domestic cats weighing fifteen (15) pounds or less, as per the Condominium Declaration document, shall be allowed for unit owners only as included in the application and as approved by the Association Board. For residents with approved pets, no pet shall be allowed in the courtyard area except

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when being transported from the Stickney Point side to the Dawn Street side for the purpose of walking; and they must be on a leash or carried during that time. Tenants/renters are not permitted to have pets.

- 17. All requests for service or maintenance by a tenant/renter shall be made to the unit owner.
  
- 18. Each unit owner is jointly and severally responsible for the conduct, negligence and actions of the owner's tenants/renters, guests, family members, residents and contractors who are on the condominium property with the permission of or at the request of the owner. Each unit owner is responsible for ensuring that the owner's tenants/renters, guests, family members, residents and contractors fully and timely comply with the requirements of the Declaration of Condominium and the Association's Rules and Regulations.

I have received and read the Rules and Regulations provided to me by the Key Point Village Condominium Association, Inc. and agree to fully and timely abide by all the Rules and Regulations. I understand that if I do not fully and timely abide by the Declaration of Condominium and the Association's Rules and Regulations, substantial fines may be imposed.

Sign: \_\_\_\_\_ Print: \_\_\_\_\_ Date: \_\_\_\_\_

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