

Rules and Regulations

These Rules and Regulations have been established to ensure the creation of pleasant and harmonious relations for all residents, guests and renters and supplement those contained in the Declaration of Condominium and the By-Laws. Recreation facilities, equipment and other association property are for the exclusive use of owners, house guests and renters. Please use all facilities with care. Report maintenance issues to the management company, Stacia@cam-ss.com.

- 1. SALE or LEASE** - No sale, lease, or lease renewal of a unit is valid without the prior written consent of the Board of Directors. A nonrefundable \$100.00 application fee and \$50.00 processing fee must accompany each initial application. No additional fee is levied on renewals, but owners account status and tenant's compliance to Rules and Regulations will be reviewed before lease extensions are granted. All necessary forms are available from CAMS by Stacia. When renting a unit, the owner shall give these Rules and Regulations to renters.
- 2. RENTALS** - No owner may rent a unit for a period less than one month and without prior written consent of the Board of Directors. No rental shall be made to three or more unrelated tenants. The nonrefundable \$100.00 application fee and \$50.00 processing fee must accompany each application. The renter must sign the application agreeing to the rules and regulations.
Owners ensure the Rules and Regulations are provided to renters. Failure to properly process and identify new tenants entering a unit could create a possible expense to the owner. The Association has the right, under Florida Statute 718.116, to collect rent from a tenant occupying a unit whose owner is delinquent to the Association for any monetary obligation.
- 3. GUESTS** (in the owner's absence) - Owners shall notify the Board of Directors in writing of the number of people, names, automobiles, arrival and departure dates. Guests shall notify the manager upon their arrival.
- 4. CHILDREN** - Children under the age of 18 years of age are welcome with a parent or other responsible adult occupying the unit at the same time.

PETS - All pets must meet approval guidelines, including, unit owners/renters may have one (1) small dog or cat, which at no time shall exceed the weight of 30 lbs, or two (2) small dogs which at no time shall exceed a combined weight 30 lbs. Pet owners are responsible for ensuring proper care, including vaccinations. Owners may add a "no pet" policy to lease terms for tenants.

A county ordinance exists requiring dog owners to remove their animal's feces. Any questions about county ordinances for pets? Click here: <https://tinyurl.com/ManateePets>. Scroll to Section 12.

- 5. NUISANCE** - Out of consideration for others, in all common areas of the Association, the noise level of party conversations, televisions, radios, record players, sound systems, playing/practicing instruments, etc. must be kept at a reasonable level at all times. Smoking/vaping tobacco or drugs (such as marijuana) by a unit owner, guests or tenant shall be deemed a nuisance if it unreasonably interferes with another unit owner, guests or tenants use and occupancy of that unit or the common area and limited common areas (lanais) of that unit, or in common areas in the Association.
Owners may add a "no smoking/vaping tobacco/drugs policy" to lease terms for tenants, inside and outside the unit.

- 6. KEYS** – On the closing day of your condo/villa, you should receive at least three keys: your unit key, mailbox key, and a pool key. Pool keys may not be duplicated. Keys are the responsibility of the owner of the unit, either provided with the transfer of a unit or given directly to leases approved by the Board of Directors. Replacement of pool keys are subject to a fee of \$100.00, payable by the owner of the unit.

Per Florida law, owners must give duplicate property keys to the association manager for use in case of emergency. Keys and locks cannot be changed without management's knowledge and replacement keys given for emergency use.

- 7. LOCKS** – If you change your locks/re-key, send a copy to our building manager (or CAMS by Stacia), so it may be put in an on-site lock box, which will allow access in case of an emergency.
- 8. EXTENDED LEAVE** – When leaving for vacation or an extended period of time, remove/secure furnishings from the front of your unit and off of your lanai. Turn off your water supply, to prevent any water leakage.
- 9. RAILINGS, WALKWAYS AND LOBBIES** - Must have a clear egress at all times and may not be used for drying or airing towels, bathing suits, clothing or used for storage. For safety reasons, outdoor furniture and bikes may not block an egress.
- 10. PARKING AND VEHICLE TYPE** - Owners and tenants shall park in their section and each unit is limited to no more than two (2) conventional personal passenger vehicles. No boats, boat trailers, campers, motor homes, recreational vehicles, pickup trucks (section 2 and 5), panel trucks, motorcycles, or similar vehicles may be parked on the premises overnight. Each unit has been assigned a parking space and the owner or tenant of that unit shall use it and not take one of the guest spots. Commercial vehicles may be parked only during the time they are performing services. Parking on the median or any grassed area is not permitted to prevent damage to our sprinkler system.
- 11. RECREATIONAL AREAS** – All persons using the pools or other recreational facility do so at their own risk and are expected to abide by the rules governing the area. The Association is not responsible for accidents or injury.
- 12. SIGNS** - No unauthorized signs are permitted to be displayed on the premises.
- 13. ALTERATION** - All exterior building alterations must be approved, in writing, by the Board of Directors. Interior renovations are both a privilege and responsibility of the owner. Engineering Integrity must be employed when supporting structure is involved. When floor covering in upper floor units are altered to a hard surface, proper soundproofing shall be included in the renovating plans.
- Individual planting of trees and large shrubs must be approved by the Board, and part of a maintenance request with the landscaping committee. When smaller plants are planted, they must be chosen and positioned as so not to interfere with or hamper the work of maintenance people. The care and upkeep of such plantings is the responsibility and expense of the owner.
- 14. PURCHASES, REPAIRS AND SERVICES** - No owner may purchase any item or arrange any repair or service for or to common elements, without the written permission from the Condo Board of Directors.

15. MAINTENANCE REQUEST & SUGGESTIONS - All requests for landscaping, maintenance and/or repair must be made in writing to the Property Manager.

16. PENALTIES - It is the obligation and intention of the Board of Directors to enforce these rules and regulations and correct violations using its power given in the ByLaws and the Declaration of Condominium.

17. TRASH - Refuse and garbage shall be deposited only in the facilities provided. Garbage must be bagged and tied. Recycled items must be placed in the recycle bins. Replacement garbage cans will be supplied by the condo association.

Information on pick up times and recycling in the Association is here: <https://tinyurl.com/MCwastecollection>

Residential garbage and recycling collection will be as follows:

Trash Collection on Tuesdays and Fridays – bagged in bins

Recycling Collection on Tuesdays – recycling bins must be on the curbs.

Yard Waste Collection – Wednesdays

If there is a holiday that falls on pick-up day, the pick-up will be moved to the next day.

DON'T throw out: Medicine and sharps (contact [County Health Department](#)) and [Household Hazardous Materials](#)

Furniture and household items:

- Up to two large items (furniture, mattress, tires, etc.) can be placed at the curb with your regular garbage and picked up for free. This does not include white goods (refrigerator, stove, washer, etc. and [E-Scrap](#) (TVs, printers, microwaves, etc.), which require a special pickup.
- Call Utilities Customer Service at (941) 792-8811 to schedule a special pickup for white goods, E-Scrap or more than two large items.
- All the information is here:
https://www.mymanatee.org/departments/utilities/residential_garbage_collection/solid_waste

NON-RECYCLABLE MATERIALS	RECYCLABLE MATERIALS
<p>Please do not place any of the following items in your recycling cart. Your recycling may not be collected if it contains any of these items.</p> <p>Unacceptable items:</p> <ul style="list-style-type: none">• Garbage• Yard waste• Plastic bags• Styrofoam• Sandwich bags / shrink wrap• Clothing hangers• Batteries• Water hoses• Electronics• Large plastic items such as pools, coolers or toys• Household Hazardous Waste and E-Scrap	<p>Many glass, cardboard, paper and plastic items can be recycled. Plastic bags and styrofoam cannot be recycled by Manatee County and should not be placed in your cart.</p> <p>The following materials are recyclable in Manatee County (all food and beverage containers should be rinsed):</p> <ul style="list-style-type: none">• Newspaper, junk mail, shopping ads, windowed envelopes, magazines and books (paperback)• Office and computer paper (all colors)• Phonebooks, greeting cards, brown paper bags• Fiberboard (cereal, crackers, frozen food and soda boxes)• Cardboard (must be broken down and placed in your recycle cart)• Glass bottles and jars (all colors)• Aluminum and steel cans (soup and vegetable)• Plastic bottles and containers• Milk and juice cartons

RECYCLING DO's & DON'Ts

YES PLEASE

Only the following five (5) materials belong in your Manatee County recycle cart.



PAPER

- Only clean junk mail, magazines, newspapers



CARDBOARD

- Only clean flattened boxes



METAL

- Only clean aluminum or tin cans



PLASTIC

- Only clean plastic bottles and jugs



GLASS

- Only clean glass bottles and jars



NO THANKS



PAPER

- No wrapping paper, napkins or paper towels



CARDBOARD

- No wet or spoiled cardboard



METAL

- No pots/pans, auto parts, fencing or hangers



PLASTIC

- No Styrofoam, plastic bags, hangers or garden hoses



GLASS

- No broken glass, drinking glasses, light bulbs or mirrors

ALL ITEMS SHOULD BE CLEAN AND DRY

POOL RULES

The pool and surrounding areas, including the clubhouses, are private facilities for the exclusive use by owners, renters and guests. Keys are required for the pool gates and restrooms.

Florida law requires a shower before use of the pool.

1. Proper swimming attire must be worn at all times.
2. No glassware, breakable containers, food or alcoholic beverages are allowed in the pool area.
3. Pets are not permitted in the pool area.
4. All children under 12 must be accompanied by an adult.
5. Do not remove poolside furniture outside the fenced area.
6. No diving, running, pushing or other rough play is allowed.
7. Only authorized persons are permitted to adjust pool heater controls.
8. Pool hours are 7:00 am to 10:00 pm.
9. Pool and surrounding areas are nonsmoking/vaping tobacco/drugs.
10. Please close pool umbrellas before leaving, tidy chairs and check doors are locked to common areas and rest rooms.
11. Be courteous and mindful of using floats, playing loud games and listening to music when others are sharing the pool.
12. Additional rules may be posted at each pool.

CLUBHOUSES

The clubhouses may not be reserved, but notice of an event may be posted. Owners may post the event, date, and time frame on the clubhouse bulletin boards to notice all owners, renters and guests of the event. The clubhouse and pools would operate as normal, knowing that there may be a crowd.

Use of the kitchenette (fridge and microwave) in the large clubhouse is permitted for events, as well as tables and chairs. Hosts are expected to return the space as they found it, clean all dishes and sweep floors if needed. Some cleaning supplies are available, but not guaranteed. Hosts are expected to bring garbage bags to take trash with them to dispose of in their unit areas. Recycling is encouraged.

There is a cleaning schedule of common areas by a contracted cleaning company for all sections, but not for events.

EXERCISE ROOM RULES

The exercise equipment is part of a private facility for the exclusive use by owners, renters and guests. Use equipment at your own risk.

1. Members and guests over the age of 18 may use all equipment without supervision. Children under the age of 18 must be accompanied at all times by an adult who is at least 18 years old.
2. Equipment use is restricted to members and their guests. Unauthorized persons using the Exercise room will be considered trespassing and may be prosecuted.
3. Either glassware, breakable containers and/or food are not allowed in the exercise room.
4. All members are responsible for cleaning up after themselves. Wipe down machines after use. Items left in the Exercise Room may be discarded by the association.
5. Leave room as you found it.
6. Common sense and safety practices shall be used by all exercisers.
7. Vandalism will be reported to the Sherriff's department. Any member caught vandalizing will be held financially responsible for repairs and may be subject to fines issued by the association. Anyone vandalizing or stealing equipment may be prosecuted and will be held financially accountable.
8. Violation of the Exercise Room rules may result in suspension of privileges of the member, member's family, or tenant for a period of time to be determined by the Board of Directors.
9. The clubhouses and exercise room are nonsmoking/vaping tobacco or drugs environments.

In case of an emergency, call 911