

**PARK LANE CONDOMINIUM OWNERS ASSOCIATION, INC.**  
**2155 Wood Street, Sarasota, FL 34237**

**RULES AND REGULATIONS FOR OWNERS, GUESTS & TENANTS**

These rules and regulations have been established to assure pleasant and harmonious enjoyment for all residents, and supplement those contained in the Declaration of Condominium and Association's By-Laws. Please be certain that each of your guests and/or tenants has read this document so that s/he fully understands the rules and regulations which must be complied with during residence at Park Lane Condominium. **EACH OWNER IS RESPONSIBLE FOR THE OBSERVANCE OF THESE RULES AND REGULATIONS BY PERSONS IN THEIR UNIT.**

**1. SALES, RENTALS and LOANS:** (Declaration 16.3.1)

No unit may be rented without the Unit Owner providing the Association at least ten (10) days advance written notice and only after obtaining the written approval of the Board of the Association's Board of Directors or agent. Applications are available from the Management Company or President of the Association and must be submitted accompanied by a \$50.00 application fee. A copy of the lease must be submitted with the application.

No Unit shall be leased or rented for a term of less than ninety (90) continuous days and no more than three (3) such leases shall be permitted in any one (1) calendar year. No individual rooms in a Unit may be rented. "Rent sharing" assignment and subleasing are prohibited.

The Association's Board of Directors may refuse/prohibit re-leasing to a tenant who has violated the Condominium Documents, caused problems, did not show proper respect for property or other occupants, etc.

Loaning of Units shall be regulated by Board-adopted Rules. All unaccompanied occupants must be made aware of the rules and follow them. There is no minimum time for a loan. All those planning to reside for more than thirty (30) days must submit an application with fee and be approved by the Association. However, regardless of time involved, a loan counts as one of the three allowable uses of a unit (an exception applies in the case of a member of the owner's immediate family). A renter may not sublet or loan a unit.

**2. OCCUPANCY:** (Declaration 16.3.1)

No owner, tenant or other occupant of a unit shall use the unit for other than single-family residence purposes. **No more than two (2) persons at one time shall reside in a studio or a one bedroom unit. No more than three (3) people shall reside in a two bedroom unit. No more than two (2) guests shall reside for more than one (1) month.**

**3. NOISE:**

Out of consideration for other, the noise level of conversations, radios, televisions, stereo equipment, musical instruments, etc. **must be reasonable at all times.** A noise level is reasonable if heard only within the unit where it is located. Residents should notify the police (941) 316-1201, (941) 263-6773 or 911 of any strident disturbances. Please identify the location. Your name will not be reported to the officer.

4. **DOOR KEY:**

**Owners must give a duplicate front door key to Management.** Keys are placed in a locked box for Pest Control, Fire Department, Alarm Company and emergencies. No resident shall install additional bolts or locks on any entrance door that would make it impossible for authorized personnel to enter the unit in an emergency when said unit is unoccupied.

5. **PARKING:**

Parking areas to are restricted to conventional passenger-type vehicles. No commercial or Business vehicles. Numbered spaces are for residents only. Guests should park on East Avenue. Service vehicles can park at the striped areas by the stairways during the day. Residents are urged to keep their vehicles locked at all times. Suspicious persons should be reported to the Sarasota Police. Entrance and traffic flow is only on the east side off Wood Street. Drivers should never travel more than ten (10) mph.

6. **SWIMMING POOL:**

The pool door is locked. Hours are from sunrise to sunset. The Association is not responsible for accidents or injuries; there is no lifeguard on duty. Diving is not permitted. Persons using the pool do so at their own risk. No glass or other breakable material is allowed inside the pool fence; no food is allowed within four (4) feet of the pool curb. Residents should accompany guests at the pool. An adult must accompany children under twelve (12) years of age. Children not toilet trained are not allowed in the pool. No rough play, running, ball playing or excessive noise is allowed in the pool area. No one wearing suntan oil should swim before showering.

7. **LANAI AND COMMON AREAS:**

No articles are to be left in walkways. This includes floor mats, chairs and tables. Owners are responsible for damage to common areas by residents of their units. Keep the lanai presentable and do not use it as a storage space for boxes, bikes and other assorted items. Do not BBQ on the lanai as it is a fire hazard. You can BBQ at the gazebos.

8. **PETS:** (Declaration 16, 14)

**No animals** are allowed in any unit or on the grounds.

9. **GARBAGE:**

**Pick up day is early Friday morning.** Garbage must be bagged in plastic and tied closed. All items must fit into the bin with the lid closed. Re-cycling bins are at the end of the driveway. Break down all cardboard boxes to fit into the bins. Large items (furniture, shelves, doors, ironing boards, etc.) that can not fit into the regular garbage bins should be placed on the other side of the wall by the re-cycle bins. A call will be made for special pick up.

**10. COOPERATION:**

If each unit is occupied, at least 49 people are sharing in the common elements. All residents are responsible for following the rules. These rules are the simplified “do’s and don’ts” which enable each of us to enjoy life here to the utmost. If one person bends a rule it could impact the whole community. An emergency should be reported immediately to the Property Management or a Board Member. If there is a problem within a unit, the tenant should take action and notify his landlord. Each resident should take action when a plumbing problem occurs. Don’t forget to clean and care for your doors, screens and windows, The Association, through its Board of Directors, strives to police and maintain the various common areas.

**11. MANAGEMENT:**

The Board of Directors maintains the business of the Park Lane Condominium Owners Association, Inc. a non-for-profit corporation. This encompasses administration, building, grounds and any other concerns as they relate to the owner’s respective shares and interest in the common elements as defined in the Condominium Document and in these Rules and Regulations. Each owner and resident is responsible for the unit s/he occupies and is expected to know and abide by said document and rules.

**12. COMPLAINTS, SUGGESTIONS and RECOMMENDATIONS:**

**CAMS- Community Association Management by Stacia. 1990 Main Street, Suite 750, Sarasota, FL 34236** For proper consideration of all complaints, suggestions or recommendations, submit them in writing, dated and signed, to the Association’s Board of Directors.

**13. CAR WASHING:**

Washing of cars on the premises is prohibited.

**14. LAUNDRY ROOM:**

Washers and dryers shall not be used before 8 AM or after 8 PM. Hanging of any laundry or other unsightly object on the lanai are prohibited

**15. SMOKE DETECTOR:**

**Do not attempt to disconnect the smoke detector.** All smoke alarms are on an electrical system and if one is disconnected it will disconnect others from the system. The Alarm Company will then have to search out the break. The fee for this service will be the responsibility of the one who disconnected the alarm. Do not paint the alarm. If doing construction, you might cover it with plastic as dust may set it off. Smoke from a toaster, oven grease, etc. may set off your alarm. If so, open the door and windows and fan beneath the alarm with a newspaper, magazine, etc and the alarm should stop in a minute. When there is excessive smoke and heat everyone’s alarm will go off.

**16. WATER HEATERS, PLUMBING and AIR CONDITIONERS:**

- All **water heaters** replaced after March 12, 1991 must provide a drain pan to allow water to drain outside the condominium unit.
- **Plumbing:** Do not put anything but biodegradable toilet paper down the toilet and please put all cooking grease and oil in the garbage. Occasionally maintenance will come around to put an organic biodegradable cleaning fluid in your sink to help eat sludge in your pipes as well as our sewer system. You will be given notice before hand.
- **Air Conditioner Replacement:** Please call Polaris Management so they can inspect the roof for possible damage from work or removal. Air Conditioning Units need to be properly sealed as not to interfere with the roof warranty.

**17. GARDENING:**

Do not plant or place objects around the grounds or against the building. The courtyard is a common area and not the property of a unit holder or tenant. If you have an interest in gardening please contact the Board.

**18. SMOKING:**

Smoking outside the unit is limited to the gazebo and swimming pool areas.

**WE ARE A CONDOMINIUM, NOT AN APARTMENT BUILDING.**

**WE ARE REGULATED BY OUR DECLARATION OF CONDOMINIUM.**