

The Greens at Edgewater Condominium Association

RULES AND REGULATIONS

The unit owners, families, guests, invitees, servants, lessees shall, always, obey rules and regulations and shall use their best efforts to see that they are faithfully observed. The Greens Documents state that the units at the Greens should maintain similar and uniform appearances as possible. Said by-laws, rules, and motions are simplified as follows:

- 1. The sidewalks, entrances and common elements must not be obstructed. This includes carriages, bicycles, wagons, shopping carts, benches, tables and objects of similar nature. Children shall not play or loiter in the common elements.**
- 2. No fences shall be constructed without the consent of the Board of Directors.**
- 3. All personal property shall be stored within the Condo units or assigned storage spaces.**
- 4. No garbage cans, supplies or articles shall be placed on the common elements nor any linens, cloths, clothing, curtains, rugs mops or laundry of any kind by hung from windows, doors porches, or patios.**
- 5. Common areas shall be kept free of rubbish, debris, or unsightly material. No clothes lines are allowed. Maintenance of driveways is the responsibility of the owner.**
- 6. Nothing shall be hung or fall from windows, porches, patios, doors or entryways nor shall owner sweep or throw dirt or other substance from his unit onto the other portions of the condo property. Refuse and garbage shall be deposited only in the area provided.**
- 7. No unit owner shall store or leave boats or trailers on the property.**
- 8. Agents or employees of the Association shall not be sent off the condominium property at any time for any purpose.**
- 9. No vehicle which cannot operate on its own power shall remain on the condo property for more than 24 hours and no repair of vehicles shall be made on the condo property.**
- 10. No unit owner, his family, employees, agents, visitors, and licensees shall make or permit any disturbing noises or interfere with the rights, comforts or convenience of other unit owners. This includes musical instruments, or operate a phonograph, TV, radio or sound amplifier in such a manner as to disturb or annoy other occupants of the condominium. All parties shall lower the volume as of 11:00 p.m. each day. No owner shall conduct or permit to conduct vocal or instrumental instruction at any time.**
- 11. No awning, canopy, shutter or other projection shall be attached to the outside walls, doors, roof of a unit without consent of the Board of Directors.**
- 12. The type, color and design of chairs another item of furniture placed and used on entry way, patio or porch may be determined by the Board.**
- 13. Barbeque Grills and Fire Pits shall be covered neatly and stored inconspicuously. Unit owners are not allowed to burn gasoline, trash, or wood in the grills or Fire Pits. They are to be operated at least 5 feet from any door or building. No smoke or sparks should emit from the Fire Pits or Grills. They may not be stored on the driveway or walkway to the front entrance of the home. They are to be stored away during residents' absence. Refer to Section 3.08 of Manatee County Open Burning Rules.**
- 14. No flammable, combustible, or explosive fluid, chemical or substance shall be kept in any unit except as required for household use.**
- 15. Each Unit owner who plans to be absent from his unit during the hurricane season must prepare his unit prior to his departure.**
- 16. Food and beverage may not be consumed outside of a unit.**

17. No portion of the Condominium property may be used for any commercial businesses.
18. No trailer, camper, motor home, boat, boat trailer, canoe, motorcycle, motor-scooter, go-cart or novelty vehicle shall be permitted to remain on any portion of the condominium property other than for temporary parking. Temporary parking shall mean the occasional parking of such vehicles belonging to or being used by the owners or their guests for loading and unloading purposes. All temporary parking shall be restricted to paved drives, carports, garages, or parking spaces.
19. No unit owner may rent or lease his unit for less than a 60-day period, with a maximum of no more than two such 60 day periods within any calendar year.
20. Each unit and dwelling shall be used as a single-family residence only – occupancy not to exceed 2 individuals for each bedroom (except for temporary occupancy by visiting guests).
21. No antennae or aerial may be erected on the exterior walls of the unit.
22. The keeping of a small, orderly domestic pet (dog or cat) not to exceed one per unit is permitted with the Approval of the Board. Unit owners and residents shall be responsible for picking up all excrement and always have the pet in control. The animal should be on a leash no longer than 8 ft. when the dog or cat owner is outside the home. Each owner agrees to hold the Greens Association harmless for any loss, claim or liability. Refer to Section 2, p. 30, 16.9 of Greens By-Laws and Manatee County Animal Ordinance No. 12-10 for further information regarding complaints and penalties. This applies to residents and their guests.
23. All exterior lights on the condos, when replaced, should be replaced with white carriage lights.
24. The Board of Directors has suspended the application of mulch. Individual unit owners may spread mulch around their own units, if desired. The mulch would need to be red to have a uniform look in our neighborhood. *(This motion was rescinded in 2021. Mulch is now to be Cypress - a light tan, in color.)*
25. On April 18, 2011, The Board established a policy and guidelines, plus a Landscape Application Form for requests from unit owners to make changes to the exterior of their own units. This was since the owners of each condo own 1/40th of the exterior of all units.
26. The Board approved a policy requiring all unit owners to shut off their water supply if they, their tenants or other occupants are away for more than 48 hours. Owners are responsible for advising their tenants or other occupants of this requirement.
27. There was an unanimous vote to approve the motion for the Board not to be responsible for any renovations done by previous owners.
28. There is a \$100 fee for each rental application.
29. PATIOS
Each application for a patio will be determined individually, dependent on the utility easements, boundaries, elevations, circumstances and with input from neighborhood. The patio is to extend up to, but no more than 8 ft. from condo. Residents are asked to plant landscape around the patio leaving 24" on either side to provide privacy and enhance our community. All patio applications will be subject to Board Approval.

If a violation of the above rules is committed, the Covenants and Board determines the penalty as sees fit.