

Park View Condominium Association, Inc. RULES & REGULATIONS

As of 8/15/2021

The following Rules and Regulations were adopted by the Park View Condominiums Association Board of Directors. This document is a supplement to our original Condominium Documents and is intended to serve as a quick reference and reminder of our day-to-day responsibilities as Unit Owners/tenants and their families and guests. Any behavior that is objectionable to a majority is not acceptable even though not covered by a specific rule. Rules will be revised as clearly called for by experience.

Clubhouse:

- The Clubhouse must be reserved by residents for private use ten (10) days in advance and must have the approval of the Board. Application and a \$250 security deposit is required. \$200 is refundable once room is returned in original condition. \$50 sanitation fee is charged for proper sanitation after use. Application is available on Park View website:

www.parkviewcondosrq.com

- Resident is limited to 2 reservations per calendar year and it must be for resident's use only.
- The APPROVED RESERVATION must be posted on the Clubhouse Bulletin Board.
- The room may not be used for commercial purposes.
- NO DECORATIONS are allowed on the walls or ceiling of the Clubhouse (inside or outside).
- NO SMOKING allowed inside or outside. All beverages must be in non-breakable containers. NO GLASS.
- It is the obligation of anyone obtaining the use of this room that it be cleaned and returned to a neat and orderly condition. All furniture should be returned to its original position. Floors and kitchen must be cleaned, including cleaning out the refrigerator. Trash must be removed. The room must be in order by 10:00AM the following day after use. **IF THESE CONDITIONS ARE NOT MET, THE RESIDENT WILL BE BILLED FOR ALL NECESSARY CLEANING.**
- Any party must be adjourned by dusk and residents must always refrain from excessive or unreasonable noise.
- No person with a wet bathing suit is allowed in the Clubhouse.
- No more than twenty (20) persons may occupy the Clubhouse at any time.

Pool:

HOURS: DAWN – DUSK * NO LIFEGUARD ON DUTY * SWIM AT YOUR OWN RISK

- Amenities are for Residents and their Guests only.
- Unit Owners are responsible for the conduct and behavior of their family members, tenants and guests. Tenants are likewise responsible for the conduct and behavior of their family members/guests. Violations of these rules and regulations are considered violations by the Unit Owner who may be subject to a fine in accordance with the Declaration and the policies established herein by the Management Committee.
- Unit Owners may have up to ten (10) Guests per Unit in one (1) day. For larger parties, Management must be notified for approval.
- The Management Company and its Management representatives have the authority, at all times, to maintain order in the pool.
- The following are not permitted in the pool or deck: GLASS, PETS, DIVING, RUNNING, HORSEPLAY, SMOKING, LOUD MUSIC.
- No glass containers of any kind are permitted in the pool or pool area.
- Shower before entering pool (shower is located on the East side of the clubhouse).
- Swim diapers must be worn if needed.
- All Persons must wear appropriate swimwear while in the pool or on the pool area.
- Children under the age of sixteen (16) must always be supervised by a responsible, competent swimmer when in the pool or on the pool area.
- Life preservers and floating devices are permitted in the pool, if they do not interfere with other swimmers.
- If you unhook the safety line across the pool to swim laps, it must be re-attached before you leave the pool. Do not hang on the safety line. It causes it to stretch and wear out quickly.
- SMOKING IS PROHIBITED WITHIN THE POOL AREA.
- All trash must be deposited in trash receptacles.
- Be considerate of other people sharing the pool with you.

Common areas: (Pg 29 (iv) Life Safety System and Page 40 (d) Use of Common Elements Including Amenities)

- Nothing is to be left on the walkways outside of front doors or any common elements that would impede free movement of ingress and egress. There shall be no obstruction of any kind on common elements. A door mat at the front door is allowed.

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Fitness Room:

- Only owners or approved tenants and/or guests are allowed to use the Fitness Room.
- If you do not know how to properly use the equipment, ask someone for directions. This equipment is expensive and repair would be very costly.
- For safety reasons anyone under the age of 16 must have adult supervision.
- Turn off lights when done.
- Turn thermostat to 78 when leaving.
- Lock the door upon leaving.
- Keep the equipment and room clean.
- SHOES ARE REQUIRED.
- No pets allowed in fitness center.

Patios and Screened Porches: (pg 40) Use restrictions (e) i

- No objects other than a reasonable number of potted plants, a porch swing, a ceiling fan, and other patio furniture shall be placed on the screened lanai (i.e. umbrellas, bicycles, laundry garments, towels, flags, plastic furniture, and etc. are prohibited). (Lanais are not to be used for storage).
- Nothing is allowed to hang over or be attached to the exterior of the lanai or front railings.
- Electric grills are the only grills that are allowed on the lanai. Per Florida Law, gas, wood burning, propane or briquet/charcoal grills are not allowed and storage of them is prohibited.

Rubbish, Trash, and Garbage: (pg 44) Use restrictions (l)

- All rubbish, trash, and garbage shall be regularly removed from the unit and shall not be allowed to accumulate therein.
- No trash shall be placed outside the units or anywhere on the common elements other than in the designated dumpsters.
- Large dumpster is for garbage, the smaller dumpsters are to be used to recycle paper, plastic, glass and cans.
- If you discard furniture or objects too large for the dumpster, call (941) 365-2200 X36133 for pick up. Park View account is 500. You can leave a message.

Storage Spaces: (pg 40- 41) Use restrictions (e) ii

- Storage spaces are for personal property of the owner of the space.
- No one shall store explosives, or any flammable, odorous, noxious, corrosive, hazardous, pollutant or illegal materials or any other goods in the space that would cause danger or nuisance to the storage space or the Condominium.
- Owners are liable for violations of this Rule.

Signs: (pg 44) Use restrictions (k)

- The only items allowed to be visibly displayed from within or upon a unit are (1) professional security sign (not to exceed 6" x 6") and (1) removable US flag (displayed respectively and no larger than 4.5' x 6') In addition, Owners may display portable removable official flags, not larger than 4 ½ feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard on Armed Forces Day, Memorial Day, Flag Day Independence Day, and Veteran's Day. This applies to any Unit window or slider view.

Pets: (pg 42)

- All pets must register with Management Company prior to occupancy.
- No more than (2) small dogs or cats per unit. Weight restriction is 25lbs. per pet. Any pet existing prior to 7/1/2021 which weights more than 25 lbs. is grandfathered in and may not be replaced with same size pet once deceased. Small birds and fish may also be kept within the Unit.
- The Board of Directors or its managing agent must approve all pets prior to the pet taking residence and may require removal of any pet which endangers the health or safety of any resident, or which creates any nuisance or unreasonable disturbance.
- No snakes, potbellied pigs, Pit Bulls, Rotweillers, Dobermans or other animals determined in the Board's sole discretion to be dangerous may be kept in the condo at any time.
- Pets must be on a leash at all times (i.e. no outdoor cats).
- Pets shall not be left unattended on balconies or common elements.
- Pet owners or those responsible for the pet must remove and dispose of the pet's waste left upon the Common elements. Those violating this Rule are subject to fines and other enforcement action.

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Parking/Speed Limit: (pg 43)

- Back in parking is prohibited. All vehicles are to be parked by pulling straight in.
- NO PARKING ON THE GRASS ANYWHERE.
- Speed limit is posted at **10mi/hr**. For the safety of our community, please adhere to this.
- Boats, trailers, jet-skies, panel trucks, buses, RV's, and commercial vehicles may not be parked within the gates of the condominiums overnight. This does not include Sheriff's, Marshall's, or Police Officer's vehicles.
- Repairing or modifying a vehicle, as well as placing any non-vehicular objects within the parking spaces, is prohibited.
- No vehicle may occupy more than one space at any given time.
- Each unit is assigned one numbered space. Residents are allowed to use up to two spaces. The second space is on a first come, first serve basis.
- Owners and Tenants must register their vehicles with the Management Company. Each Unit will be issued up to two (2) parking decals based on the registration form/lease and one (1) hang tag for occasional overnight guests. Parking decals must be displayed on the driver side rear window at all times. There will be a \$10.00 fee for replacing decals.
- Stored vehicles are prohibited per the Docs. "Stored" is described as without being driven for 14 consecutive days or longer without prior written Board Permission. All vehicles must be registered with valid license plate, sticker and insured. Seasonal owners leaving their vehicle parked at the Association off season need to notify the Management Company. If a unit is rented out, the owner gives up the right to use parking at Park View.
- POD's are allowed for a reasonable time during moving in or out and may not remain on the Condominium Property for more than one (1) week. Residents must notify the Management Company to advise that a POD will be on the property and to disclose the dates that the POD will be on the property.
- If anyone is in violation of these rules, the Management Company may tow a vehicle after a (24) hr written notice.

Noise: (pg 41-42)

- Units are built in close proximity of each other sharing walls, ceilings and floors. As a result, noise and vibration may be detected between units and/or common elements. Owners or occupants shall not conduct activities which might cause a disturbance. Police will be called if there are any civil issues, trespassing, disturbing the peace and quality of living.

Selling/Renting & Leasing: (pg 46-47)

- An application must be filled out within seven (7) days of any occupancy changes. Including, but not limited to a new sale, new tenant, or addition to occupancy. This is for the Management Company to keep an accurate record for all residents.
- At least three (3) days prior to entering the lease of a unit, the Owner must provide the Board or Association with a copy of the lease agreement. The Board or Management Company may approve or disapprove of the lease agreement at which that time the owner must bring the agreement within compliance of the Management Company/Board.
- The owner must provide the lessee/tenant a copy of the Declaration, Bylaws, and Rules and Regulations.
- Units may only be leased/rented twice per year for a minimum of a 6-month lease. AIR BNB LEASING FOR LESS THAN 6 MONTHS IS PROHIBITED.

The Park:

- For safety purposes, children under the age of 10 must be accompanied by an adult.
- No tree climbing.
- No chalk-writing anywhere on common areas.
- Fireworks are prohibited anywhere per page 42 of the Docs.
- When using the public gas grill that is provided, clean after use, replace cover once cooled and leave the area free of trash and debris.

Enforcement of Rules and Regulations:

All violations should be reported in writing to the Management Company. All infractions will be called to the attention of the person or persons involved by the Board of Directors or Management Company. Repeated infractions and violations of a more serious nature will be referred to the Board of Directors or Management Company for action and or fines. A minimum fine of \$100.00 and up to a maximum of \$1,000 per occurrence will be levied for violations of these rules or any included in the Declaration of Condominium.