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CASA DEL LAGO
RULES AND REGULATIONS

- 1. No exterior alterations to common elements are permitted without Association approval.**
- 2. Lanai access doors must be sliding glass with no tinting.**
- 3. Enclosures are not permitted for limited common elements (lanais, front entryway, etc.) without approval of the Board.**
- 4. Any flooring changes to second floor units, other than carpeting, must have soundproof underlay.**
- 5. Hose bibs are permitted; however, all hoses must be put inside garage when not in use.**
- 6. Water must be shut off at the interior valve when unit is unoccupied overnight. Water must be shut off at both the interior and exterior valves when unit is unoccupied for more than 72 hours.**
- 7. Hurricane shutters are allowed. If wood ones are used they must be installed no earlier than 48 hours prior to the storm and must be removed no later than 24 hours after.**
- 8. No reflective window coverings shall be permitted on the windows of a unit.**
- 9. Exterior screen/storm doors must be white.**
- 10. No signs shall be placed on the interior or exterior of a unit, in a window, or on the common elements without approval of the Board.**
- 11. Nothing, other than planters or wall decorations within the area of front porches, shall be permitted on the exterior of units or common elements. Owner's plants must be in their own pots and not planted in the ground. Owners are always responsible for damage caused by personal property that is outside of their unit. HOWEVER, it is mandatory that between June 1 and December 1 (hurricane season) when a unit is vacant for more than ten days, all personal property not permanently affixed, must be removed from floors and walls of the front entry area and the lanai. Exception to this removal are lanais protected with hurricane shutters.**
- 12. Before occupancy by renters or guests the proper paperwork must be submitted to Capri Property Management. This includes either an executed Rental Application Form or a Guest Occupancy Form. Forms are available on the CDL**

WEB site (www.cpmi.us/casadellago) or from Capri Property Management at 941-412-0449.

13. A unit may not be leased or rented for a term less than three consecutive months or more than 4 times in twelve month period. Guests, other than immediate family, may occupy a unit only once in a 90 day period when the owners are not in residence. Immediate family is defined as parents, children, great/grandchildren, brothers and sisters. At least one of the family members staying in the unit, without the owner in residence, must be 21 years of age.

14. Lessee/tenants having two vehicles must keep one in the garage. Owners are also encouraged to use their garages during season. There are no assigned outside parking spaces at Casa Del Lago.

15. Tenants are allowed to have guests only when they are in residence. Overnight guests for longer than two nights require a Tenant Guest Registration Form submitted 5 days in advance. Failure to do so will result in a \$25 fine to the owner. Registered guests are allowed only once in a 90 day period.

16. Nothing, including clotheslines, clothing, towels, etc. shall be hung from, or attached to the exterior. of a unit or common elements. No antennas, basketball backboards, poles or hoops, bird feeders, or other devices shall be permitted on the exterior of a unit or the common elements.

17. Owners are permitted two pets per unit. All pets are to be on a leash. This includes cats. Family member pets are allowed on the property. Pet owners are asked to use the west boundary for “pet business” and to make sure waste is picked up afterward. No pets are allowed by lessee/tenants or guests.

18. Owners, renters and guests are reminded that when walking to or from the common elements or individual units it is recommended that they should use the paved walkways and not grass areas.

19. Electric BBQ grills only are permitted on 2nd floor lanais and front porches. Charcoal and gas grills are permitted on the ground floor if at least 10 feet from front of building when in use. All gas containers must be disconnected and emptied prior to storage in garages. No gas or charcoal grills may be stored on lanais.

20. Trash is to be deposited in the appropriately marked container in tied bags, and never outside the trash box. Individual owners need to contact the City for special pick up of any large items or furniture. Recycle items must be deposited in the marked containers. Cardboard boxes may be left adjacent to the containers but must be flattened.

21. Owners, renters and guests must read and follow the separate Pool Rules and Regulations.