

Gardens II at Waterside Village

Rules and Regulations

These Rules and Regulations are intended to be in the best interests of all owners and residents and to provide for the greatest flexibility and protection of their rights and privileges. All residents- owners, renters, and guests are subject to the provisions of these Rules and Regulations as well as the Declaration of condominium and By-Laws of the Association.

The Board of Directors is obligated to ensure that all owners are in compliance with all governing documents of the Association.

Any person violation the foregoing provisions will receive a written notice stating the violation and providing a reasonable time to correct the violation. Unit owners are responsible for ensuring that all persons using their units are in compliance with these Rules and Regulations.

COMMON ELEMENTS

All residents must be considerate of other residents. Television sets, radios, stereo units and conversations must be moderate to a level of sound that will not invade your neighbors' privacy. No resident may cause loud or objectionable noises or obnoxious odors to emanate from the unit or the common elements which may cause a nuisance to the occupants of any other unit. Loud or objectionable noises and/or obnoxious odors will be determined by the Board of Directors.

An Exterior Modification Request must be submitted and approved for any alteration and/or addition to any portion of the unit that is visible from the common element. This includes screen doors, lanai enclosures and storm shutters. Combination locks must have keys. No signs, except security system decals, are permitted to be placed on any portion of common element, limited common element or any portion of the unit visible to the common element without permission from the Board of Directors.

There may be no change to the common element without written permission of the Board of Directors. Two (2) chairs and a small table or the equivalent may be kept outside a second floor, while unit is occupied, provided there is no obstruction to the ingress or egress of any unit. Whether or not any plants or chairs shall be deemed to be an obstruction is based entirely on the opinion of the Board of Directors.

First floor units may have a reasonable arrangement of plants in pots on the stone or cement areas between the back of the storage shed to the entrance of the unit.

The banisters are not to be used for hanging towels, mats, or rugs. No carpeting, other than doormats, shall be on the landings and/or sidewalks. There is to be no dumping of cigarette butts, car oil, paint, etc. in the dumpsters, drains or any other place on the common grounds.

Bicycles must be kept in the shed or unit when not in use. Bicycles may not be parked behind the shed, in front of the car, or anywhere in the common elements.

Holiday decorations including lights and wreaths are allowed on and near the door and carports. Decorations must not interfere with any other unit. No decorations may be placed on stairways.

No propane or charcoal grills are allowed. A public grill is located adjacent to the clubhouse and located in between 204 & 206 Silver Lake Drive. Users must clean the grill after each use.

The feeding of birds and other wild animals is prohibited.

Speed limits must be observed.

UNOCCUPIED UNITS

If units are left unoccupied for a long period of time, the water valve must be turned OFF.

Owners must inform management by email of home watch service when leaving unit unoccupied for long periods of time. Units must be checked at intervals, not to exceed two weeks.

The Board of Directors and management are not a home watch service.

PARKING

One parking space is assigned to each unit under the carport, is numbered accordingly, and is for the use of the occupant of that unit. This space is not to be used by anyone else except with written permission. The remaining spaces are for the overflowed from the occupants and guests.

Parking spaces are for parking vehicles and are not intended for storage. All vehicles in any carport or other parking space must be in working order and properly licensed. Vehicles may not be kept on blocks or lifts. There may be no vehicle repair on Association property. Oil spots must be cleaned. Mats under cars are acceptable but must be removed if the carport is vacant for an extended period of time. Cardboard and newspapers beneath cars is not allowed.

Overnight parking is restricted to passenger vehicles only; no commercial trucks, trailers, motor homes or boats are permitted. Owners are responsible for any damage to parking spaces, including any oil spots.

No vehicles containing business advertising are allowed except for vehicles owners and operated by professional business or trade persons coming upon the premises temporarily to perform services. No "For Sale" signs are to be displayed on vehicles.

No parking is permitted on the grass or in any other area not designated as a parking area. Driving on the grass is not permitted.

PETS

Owners or occupants may have one cat and/or dog of any sized of two cats and/or dogs provided the two pets do not exceed sixty (60) pounds. Pets must be leashed when outside of the unit. All fecal matter must be picked up. The Board of Directors may request that any pet that becomes a nuisance or threat to other residents be removed.

HOT WATER HEATERS

Unit owners are responsible for hot water heaters, leaks and all repairs pertaining to the hot water heater. Hot water heaters should not exceed ten (10) years of life.

AIR CONDITIONING UNITS

All owners should have an Air Conditioning contract that services their air handler at least every six months. Unit owners are responsible for leaks, damage and repair to unit and common areas.

TRASH AND GARBAGE, RECYCLABLES

Guidelines pertaining to the disposal of trash, garbage and other solid waste material are published from time to time by Sarasota County and are mailed to residents. Non-recyclable trash, garbage and other solid waste must be placed in plastic bags, securely tied and placed in the Waste Management Dumpster.

The County requires that garbage be placed in the dumpster in closed bags. Recyclables should be placed in the appropriate container **without bags**. Cardboard boxes must be disassembled to a size less than 2' by '3, tied and placed in the recycle bins. Recyclables placed in the wrong container and improperly disposed garbage could mean excess fees and fines for the Association.

MAINTENANCE FEES

The Association maintenance fees are due and payable on the first day of every quarter. Payments received after the 10th day of every quarter will be assessed a late fee of \$25.00 and certified mailed a NOLA final letter.

LENDING OF UNITS

The Management of the Board of Directors must be given notice of owner's intention to have friends or relatives use the unit in their absence, including names and dates of the stay. It is the responsibility of the owner to supply guests with a copy of these rules and other pertinent information.

RENTALS

A rental application must be submitted to the Management Company for approval at least (20) twenty days prior to the date of occupancy. If rental renewal is not received, owners can be fined up to \$100. No unit may be rented for a period less than three (3) months. Owners are to provide

their renters with a copy of these rules and other pertinent information such as pool and clubhouse procedures as listed in the annual directory. Owners are responsible to ensure that their renters abide by all rules.

SALES

A sales application must be submitted to the Management Company for approval at least fifteen (15) days prior to the sales closing date. The seller must provide the buyer with a copy of the Declaration of Condominium, Articles of Incorporation, By-Laws, Rules and Regulations and a financial statement which the Management Company will provide.

For Sale signs may only be used on the day of an Open House and posted on Gardens II property only. See Waterside Village Community open house rules.

COMPLAINTS AND/OR SUGGESTIONS

All complaints must be in writing, signed and submitted to the Management Company, either in an email or by USPS. Any suggestions for the improvement of the operation of the Association may be submitted in the same manner.