

PARKWOOD SQUARE VLLAS, A CONDOMINIUM RULES AND REGULATIONS – Revised 3/28/2017

Each owner, invitee, relative, guest, or otherwise, hereinafter referred to as Occupant of the Condominium Parcel, shall in addition to the obligations and duties as set forth in the Declaration of Condominium, the By-laws or any amendments there to, be governed by the following regulations:

- 1. Each owner has the right to sell or lease his/her unit provided that the provisions of the Condominium Association and these Rules and Regulations are followed. The Board of Directors of the Condominium must approve the proposed purchaser, or lessee. A background check and interview by the Board of Directors must be done before any sale or lease is completed. This is the responsibility of the owner, and if not completed as required, the Board of Directors has the right to negate any such agreement/lease. No new owner or tenant may move in prior to Board approval.**
- 2. Each occupant shall maintain his/her unit in good condition and repair, including all internal surfaces within or surrounding his/her unit and maintain and repair the fixtures therein. Each occupant shall pay promptly for any utilities, which are metered, separately to his/her unit. An annual fire safety inspection shall be conducted of all units to ensure compliance with city and state codes and for insurance requirements.**
- 3. Common areas of the building, such as walkways, laundry facilities, storage areas, landscaped and grassed areas, shall be used only for the purpose intended. No articles belonging to the occupants shall be kept in such areas, either temporarily or otherwise. The area behind each unit is common association property. Planting of small flower gardens may be permitted with Board approval. Plantings must be maintained in a neat and orderly manner as determined by the Board. Plantings will be limited to a height of no more than four (4) feet high. Vegetable plants, fruit trees or plantings detrimental to the property are not permitted. Unauthorized or unmaintained plantings will be removed by the landscaping crew.**
- 4. Unit owners are reminded that alteration and repair of the building is a responsibility of the Association, except for the interior of the unit. No exterior painting of doors or buildings, or additions such as screen doors or lighting fixtures or any other item whatsoever, and no alteration, modification, change or removal may be made of any interior wall without first obtaining written approval of the condominium association.**
- 5. No occupant may make or permit anything to be done or performed on, in or about the premises which would result in damage to association property or cause an increase in insurance premiums**

6. No occupant may make or permit any disturbing noises (between 11pm and 8am) in the building or on the condominium property whether made by himself/herself, their family, friends, guests or servants, nor to permit anything to be done by such persons that would interfere with the rights, comforts, or other conveniences of other occupants.
7. No radio or television antenna or antennas, satellite dishes, or any wiring for such purpose may be installed on the exterior of the building or upon the association property without the prior written consent of the Association.
8. **Disposition of garbage and trash shall be only by the use of garbage disposal units, or by use of receptacles supplied by the Association. Large items such as furniture pieces, should be left inside the enclosure and a call made to the property management company (727-548-9402) for special pickup.**
9. Each unit may identify the occupant by a nameplate of a size and type approved by the Association and mounted in a place and manner so approved.
10. No signs, advertising or notices of any kind or type whatsoever, including but not limited to, "For Rent" or "For Sale" signs, shall be permitted to be displayed on the exterior of any unit nor shall the same be posted or displayed in such a manner to be visible from the exterior of any unit.
11. **All automobiles shall be parked only in the parking spaces so designated for that purpose by the Association. The parking spaces will be designated by the owner's unit number. All vehicles of any kind or description, campers, boats and boat trailers, commercial, unregistered or inoperable vehicles or expired tag vehicles are specifically prohibited from any portion of the associations property and will be towed at the expense of the owner. Only one vehicle per parking stall is permitted unless otherwise approved by the Board of Directors.**
12. **Parking spaces designated for guest parking are to be utilized for that purpose only. Guests spots are for temporary visitors only and not for owner's storage of additional vehicles. If an exception is needed it will be considered and be granted by the Board of Directors.**
13. Each owner/occupant shall maintain his/her unit in a clean and sanitary manner. Each owner/occupant may install laundry and drying equipment subject to approval by the board. Licensed contractors must do all work. No drying of laundry will be permitted outside of the occupant's unit, except in the laundry room. Laundry that is washed in the laundry room must be machine dried or removed from the laundry room.

14. Each unit shall be used only for the purpose of a single-family residence of persons and for no other purpose whatsoever, excepting upon specific approval in writing from the association. Said approval may be revoked or suspended without notice at the discretion of the association.

15. All official notices of PARKWOOD SQUARE VILLAS, A CONDOMINIUM shall be posted on designated bulletin boards. No member shall make or permit to be made, any written, typed or printed notices of any kind whatsoever, or post the same on the bulletin boards, mail or otherwise circulate it to members, which purports or represents to be, an official act or notice of the Association without board approval. Notices of a social nature or purpose by a member in his capacity as a member, to other members are specifically excluded, provided that such notices shall bear the signature of the member or members making or uttering such notices and shall be fully responsible for the contents thereof.

16. **No dogs, cats, or other pets are allowed to be kept in, on, or about the association property. Upon written permission from the Board, a dog or cat may visit for no more than two weeks in any six-month period. Requests for service animals must comply with applicable Florida Statutes and proper documentation must be submitted to the Board for approval.**