

GARDENS III AT WATERSIDE VILLAGE ASSOCIATION, INC.
SUNSTATE ASSOCIATION MANAGEMENT GROUP, INC.
P. O. BOX 18809, SARASOTA, FLORIDA 34276
Phone: 941-870-4920 Fax: 941-870-9652

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 & Regulations as well as the Declaration and By-Laws of the Association.

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

Any person in violation of any of the foregoing provisions will receive a written notice stating the violation and giving such person a reasonable time to correct the violation.

Unit owners are responsible for all persons using their units, whether long-term or short-term rentals.

COMMON ELEMENT: (EXTERIOR OF THE BUILDINGS)

All owners must be considerate of other owners. Television sets, radios, stereo units and even conversation must be moderated to a level of sound that will not invade your neighbor's privacy. No owners 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 are as determined by the Board of Directors.

An **EXTERIOR MODIFICATION REQUEST** form 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 lanai enclosures, screen doors, storm shutters and window tinting.** Forms may be obtained from the Management Company, filled out and returned to the above address for approval.

No signs or symbols of any kind are permitted to be placed on any portion of common element or limited common element, or any portion of the unit visible to the common element without permission of the Board of Directors, **except security system decals.**

There will be no changes to the common element without written permission of the Board of Directors. No erecting or attaching of any structures, fixtures or antennas within the common element.

No lawn ornaments, signs, banners, fountains or bird feeders (seeds attract rodents), are allowed in the common element. No planting of invasive creeper plants, shrubs or trees in front or rear of common element is permitted.

Holiday Decorations, lights wreaths, etc., are allowed on or near doors only from Thanksgiving through January 10th of each year. All decorations must be kept to the area near the unit door and must not interfere with any other unit. No decorations or plants may be placed on any stairway.

Use of propane or charcoal grills on lanais or common element is not permitted due to being a fire hazard.

One potted plant may be kept outside of a unit door and two (2) chairs may be kept outside a unit door, provided that neither of these obstruct the exit or entrance of the unit. Whether or not any plant or chair is deemed to be an obstruction is based entirely on an evaluation of the Board of Directors.

LAWN MAINTENANCE: Workers do not have the authority to respond to individual owner requests and have been instructed not to do anything other than what they are directed to do by their superior. There are specific schedules and responsibilities as to when and how work is to be done. Control of these tasks must remain in the hands of your Board of Directors and Management Company. If you have a problem or request, direct it to your Board of Directors or Management Company, **not to the workers.**

WILDLIFE: According to Wildlife Management Personnel, it is generally illegal to feed the wild birds and animals. It causes them to be non-self-reliant and this jeopardizes their survival. Feeding alligators is dangerous and is not allowed.

PARKING:

One parking space is assigned to each unit under the carports, and is numbered accordingly. It is for the use of the occupant of that unit. The remaining spaces are for the overflow from the occupants, temporary visitors 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 good working order. No vehicle may be kept on blocks or lifts of any sort. All vehicles must be properly licensed. There may be **no repair of any sort on Association property except for emergency repairs if necessary to remove a disabled vehicle from the property.**

Parking is restricted to passenger vehicles only, no commercial trucks, trailers, motor homes or boats are permitted on the premises, except temporarily to discharge passengers, equipment or other personal type items.

No vehicles containing business advertising are allowed except for vehicles owned or operated professional, business or trades persons coming upon the premises temporarily to perform services.

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

PETS:

One dog or one cat is permitted in the unit. No pet shall be left on the lanai when the condo occupant is absent.

Pets must be kept on a leash and accompanied by the owners when outside the unit. Owners are responsible for cleaning up after their pet.

The Board of Directors may request the removal of any pet that becomes a nuisance or threat to the other owners of the Association.

TRASH AND RECYCABLES:

Rules pertaining to the disposal of trash, garbage and other solid waste materials are published from time to time by Sarasota County. Non-recyclable trash, garbage and other solid waste must be placed in plastic bag, **securely tied, and placed in the Waste Management dumpster. Recyclables should be placed in the appropriate containers. All large cardboard boxes** must be broken down before placement in the dumpster area into 3 x 3 foot pieces. Recyclables placed in the wrong container and improperly disposed garbage could mean **excess fees and fines for the Association.**

OWNERS/RENTERS MUST CALL WASTE MANAGEMENT @ 493-4100 FOR LARGE ITEM SPECIAL PICK-UPS ON GARDENS III REGULAR RECYCLE DAY. EXAMPLE: FURNITURE, COMPUTERS, TV'S AND OTHER ELECTRONICS OR APPLIANCES. THESE ITEMS ARE NOT TO BE LEFT IN THE DUMPSTER AREA WITHOUT A PICK-UP CALL.

MAINTENANCE FEES:

The Association maintenance fees are due and payable on January 1, July 1 and October 1. PAYMENTS RECEIVED AFTER THE TENTH DAY OF THE MONTH, WILL BE ASSESSED A LATE FEE FOR \$25.00 PLUS INTEREST AND ADMINISTRATIVE FEES.

LENDING OF UNITS:

Management and Board of Directors must be given at least ten (10) days written notice of owner's intention to have friends or relatives or relatives to use the unit in their absence; including names and dates of 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 by the Board of Directors, at least ten (10) days prior to the date of occupancy. No unit may be rented for a period of less than three (3) months. Owners are responsible for their renters abiding by the Rules and Regulations of the Association.

If owners/renters plan to be absent for more than 2 weeks; they are to shut off water at main supply at the rear of their unit.

If water leaks are detected, shut off main water supply and notify the Management Company or your Board of Directors (see your Association Directory for phone numbers).

SALES:

A SALES APPLICATION must be submitted to the Management Company for approval by the Board of Directors, at least ten (10) days prior to the date of occupancy. SELLER MUST PROVIDE BUYER WITH A COPY OF THE DECLARATION OF CONDOMINIUM, ARTICLES OF INCORPORATION, BY-LAWS AND RULES AND REGULATIONS OF THE ASSOCIATION.

COMPLAINTS AND/OR SUGGESTIONS:

All complaints must be submitted in writing to the Management or Board of Directors. All suggestions for the improvement of the operation of the Association may be submitted in the same manner. Thank you for your cooperation.

August 2013