

Revised May 2016

HOUSE RULES **2016**

The Venice Country Club Apartments and Condominiums is a **Residential Condominium**. By State Law the board is required to uniformly enforce the governing documents in conjunction with the owners and other residents of the property. A board does not have the authority to waive or excuse compliance with the requirements of the covenants. These rules are intended to protect the best interests and to provide the greatest individual freedom of action to unit owners, renters and guests consistent with the protection of the rights and privileges of all other residents. Please be advised that continued disregard of these rules will be dealt with by our legal department with the legal fees being paid by the individuals concerned.

These House Rules must be provided to and read by the owners and renters before moving in to make the transition a pleasant one.

OWNERS

Please be aware that if you are selling your condo unit, you must provide the buyer disclosure, financial and rules documents or you may stand a chance of losing the sale. Our management agency and the realtor are familiar with this procedure and can assist you along these lines. There is a fee involved. (Ref. Fla. Statute 718.503 (2) Non Developer Disclosure)

LEASING

No unit owner may lease his or her apartment more than four times a year. There is a (3) month minimum. Sarasota County is very active in verifying these leases.

Additionally we have a limit on the number of units that may be used as rentals. That number is 10 units or 25%. Check with the management company before you intend to lease out your unit or sell to someone wanting to buy it for rental purposes. Subleasing by any renter is not allowed. Only one rental lease per unit is permitted. Renting units for less than a 3-month period is prohibited. Again, Sarasota County is very active if verifying these leases.

RESIDENCY

Under the Civil Rights Act of 1968 and consolidated act with HUD in 1995 signed by President Clinton allows Country Club to be a 55 + community with a minimum age of 18 years. This means that 80% of our units must have an adult 55+ owning and occupying the unit and allows for a person as young as 18 years of age to live with them. The other 20% may allow for the Board of Directors at its discretion, have the right to establish hardship exceptions to permit individuals between the ages of 21 and 54 to permanently reside in a unit, unaccompanied by at least one person 55 years of age or older. Only (2) two units are allowed to be owned by one resident. Only a person 55 or over may purchase a unit at Country Club.

Any sale, lease, or occupancy must have the approval of the board of directors and must accompany the rental application. Any potential sale where the buyer intends to use it as a rental must check with the Board to see if the 10-unit rental limit has been reached. Otherwise the Board will not approve the sale of that unit for rental purposes. The Board has authority to approve or disapprove the proposed lease or sale within thirty (30) days after receipt of notice, and do telephone

prior to making a decision. *The approval of the Directors shall be in recordable form and shall be delivered to the purchaser or lessee and recorded in the Public Records of Sarasota County, Florida.*

CHILDREN

The unit owner is responsible for all visitors. Please do not allow children visitors to play on the walkways unattended or use the elevators unaccompanied by an adult.

PETS

No pets are allowed anywhere on the CCC premises, nor are visitors allowed to bring pets on the premises during visits. It is the responsibility of the unit owner to advise his visitors of the no pet house rule before they show up.

Keys

Owners should have in their possession, keys to clubhouse, laundry room, storage room and unit. Replacement of keys to laundry room or the clubhouse is \$3.00.

Rules

Owners or their rental agents shall post a copy of these house rules in the apartment for the renter's adherence.

Fees

The monthly maintenance fee is due on the 1st of each month.. The account becomes delinquent after the 10th and will incur a 10% late payment fee. . Payment for several months may be made in advance.

Parking

Owners' cars are to be parked only in their assigned slots.

Please inform your guest to only use the guest parking lot. Guest parking is on the south side of the building only. Only Non-commercial passenger vehicles are allowed to park on the premises. No campers, motorcycles, or buses are allowed on the premises. That also goes for visitors. Visitors must be made aware of our regulations regarding parking and smoking before they arrive. Note the towing signs at the entrances to the buildings. Unidentified vehicles found parked in owner's parking spaces without written permission will be towed at their expense.

In order to park in an owner's parking space, a form must first be filed with the Board. Verbal permission is inadmissible. If an owner does not want their parking space used while they are gone, they must notify the Board in writing. It is not the Board's responsibility to monitor your parking spaces. All the bent parking posts have been replaced. Going forward, anyone backing into and bending the posts will be charged for their replacement. Forms may be printed from the Country Club Website.

Noise Restrictions Venice City Ordinances

Radios, television sets, musical instruments and similar devices.

Operating, playing or permitting the operation or playing of any radio, television, phonograph, drum, musical instrument or similar device which produces or reproduces sound:

Between the hours of 10:00 p.m. and 7:00 a.m. in such a manner as to create unusually loud, excessive and unnecessary noise across a residential real property line or within a noise-sensitive area; or

Loudspeakers.

No using or operating for any purpose any loudspeaker, loudspeaker system or similar device between the hours of 10:00 p.m. and 7:00 a.m. on weekdays, and 10:00 p.m. and 10:00 a.m. on weekends and holidays, in areas within or adjacent to residential, commercial or noise-sensitive areas, except for any noncommercial public speaking, public assembly or other activity for which a variance has been issued by a board or commission of the city council empowered to grant variances.

Loading and unloading.

No loading and unloading, opening, closing or other handling of boxes, crates, containers, equipment, building materials or similar objects between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and 7:00

p.m. and 10:00 a.m. on weekends or holidays, in or within 50 yards of any residential property line or noise-sensitive zone.

Construction and demolition.

No operating or causing the operation of any tools used in construction, drilling, repair, alteration or demolition work between the hours of 9:00 p.m. and 6:00 a.m. on weekdays, or between 9:00 p.m. and 9:00 a.m. on weekends or holidays, in or within 50 yards of any residential area or noise-sensitive zone, except for emergency work by public service utilities or by other variance approved by a board or commission of the city council empowered to grant variances. This subsection shall not apply to the use of domestic power tools as specified in subsection (11) of this section;

Walkways/Balconies/Patios

No obstructions such as planters, chairs, bicycles, etc. are allowed on the Walkways and Railings.

Shaking of rugs, or mops, and throwing of cigarette butts, cigars, or pipe ashes are prohibited on the common areas.

Beachwear, towels, etc. must not be dried on balconies or patios.

No BBQ of any type is allowed in the lanais, patios, or lanais. There is a BBQ at the clubhouse where a sign in sheet is provided for its use.

Smoking

Due to many cigarette burns in the carpeting and butts being thrown from the balconies to the lower floors, Smoking is now prohibited in and around all the common elements including the elevator, except outside the clubhouse. This area is the only designated smoking area on the property. Owners are required to bring their own ash trays and remove them when you are finished. Any ashtrays left at the clubhouse will be discarded. Continuous offenders will be referred to our attorneys for fines and legal fees at owner's expense.

Exteriors/Interiors

No signs of any kind shall be displayed on the premises or in individual unit windows. Please notify your real estate agents

It is stated in the (Declaration of Condominiums) that a unit owner will not make or cause to be made any structural addition or alteration neither to his unit nor to the common elements without written consent of the association. No work in the areas of Plumbing or Electrical such as hot water heaters or electrical boxes can be done without the use of a **licensed contractor**. Ground floor owners are welcomed to beautify the area in front of their lanai with a few potted flower plants, or if they want to include a certain type of permanent bush, at their expense, adjacent to their unit they must first notify the board of directors so that advice may be provided to determine beauty, maintenance and climate compatibility before approval is given.

Storage

Please do not place unwanted items in the area above the individual storage bins. Dispose of it, if you do not want it any longer. Old doors and cardboard boxes tend to pose a fire hazard.

The clubhouse is not a storage area for unit owner's personal items. Please use your storage unit or keep them within your condo.

Windows

Windows. Drapes and awnings shall be white or off white. Window drapes are to be lined with white backing. No colored drapes are to be seen from the outside.

Check with the board before applying film to your windows. (Color of film needs to be in compliance)

Trash

Please separate your recyclables.

Garbage trash is picked up on **Monday and Thursday.** It is to be bagged or double bagged to insure against spillage of loose garbage which will attract rats. Tie, seal, and deposit either in the laundry room chute or placed within the inside dumpster. This dumpster is for garbage only.

During the winter months, when owners are returning and guests are visiting, they can easily become overloaded. So please do not leave bags outside the dumpster. They will not be picked up.

Please breakdown Styrofoam pieces to compact the load.

No large bulk items are allowed in the dumpster. Please insure that delivery of new items and appliances includes the removal of your old items or trash from the premises.

Unwanted carpet, furniture, microwave, refrigerators, air conditioners, doors, blinds, TV's, all remodeling trash, tile, paint, adhesives, lumber, cabinets, etc. must be removed at owners' expense.

Phone 486-2422 or 486-2683 for special pick up at owner's expense.

If the items are usable, call the Elephant's Trunk, Goodwill or Habitat for humanity to donate.

Recycle bales are picked on Thursday

For those of you that recycle, brown containers are provided in the trash area for bottles, cans, and plastics.

Newspapers and clean cartons are collected in the 2 blue barrels.

All cardboard boxes must be flattened and placed behind the recyclable containers. (Very large boxes are to be cut to 4'x4') otherwise the Recycle trucks will not accept them.

Laundry:

Rules posted in the laundry must be observed: keep doors closed if using laundry before 8 am or after 8 pm; use low -suds detergents.

Laundry tubs are for the washing of clothes, not for washing one's self.

Remove clothes promptly. Please do not leave clothes in washers or dryers and go shopping. Other owners may want to use them.

Please see that lint traps are cleaned before leaving the laundry room
Please turn off lights when you leave. Lock laundry door after 7pm.

Do not place rugs in the washing machines. They tend to disintegrate and clog up the washers and dryers.

Bulletin Boards

The bulletin board above the mailboxes is reserved for the Board notices. Please check these bulletins daily. They provide important information on the day to day operation of the complex.

The Bulletin Board on the right is for owner notices.

Thank you for your continued cooperation

Board of Directors