

Golf n' Pines Condominium Association, Inc.

RULES & REGULATIONS

Effective 8/15/18

1. All condominium units shall be made of like exterior design, shape, color, and appearance as other units of the same class or type.
2. Children must be properly supervised at all times. Their conduct must never cause unwarranted disturbances or present a disciplinary problem for the Association or Management Company.
3. Each condominium unit shall be used exclusively as a one-family residential dwelling having no more than two (2) persons per bedroom. All persons to occupy the unit shall be listed by name on the orientation/screening form on file in the Management office. No business or trade shall be conducted therein or thereon.
4. No wires, T.V. antennas/dishes or structures of any sort shall be erected, constructed, or maintained on the exterior of the building or common elements.
5. No clothes, rugs, drapes, etc., or goods of any sort shall be dried, aired, beaten, or dusted outside of or by hanging or extending same from any window, door, railing, balcony, lanai, or on any common element. Space under stair landings shall not be used for any storage of any items.
6. Birds, fish, one cat or one dog up to 25 lbs are allowed. No authorized animals may use the common areas except when on a leash accompanied by its owner and then only so long as the animal does not make a mess or otherwise destruct the common areas.
7. No signs of any type shall be maintained, kept, or permitted on any part of the common elements. One (1) FOR SALE or one (1) FOR RENT sign no larger than 10" by 14" may be posted inside a unit facing out towards the parking lot.
8. All tenants/buyers must fill out an application and be screened and receive Board approval prior to moving in. Legal action will be taken if these procedures are not followed.
9. No excessive noise that may disturb other unit residents is permitted. Between the hours of 11:00 p.m. and 8:00 a.m., no occupant may play any musical instrument, stereo, radio, television set in their unit if the same disturbs or annoys other occupants of the Condominium.
10. All garbage must be in plastic bags and tied shut and placed INSIDE the dumpsters. All recyclable materials must be placed in the proper recycling containers as posted. NO large items or furniture may be left outside the dumpster or on the property. Unit owners must call Waste Management for a special pick up prior to putting out large items. Waste Management's phone number is 941-493-4100.
11. In the event of an emergency, fire, water line rupture, or extensive storm or wind damage, etc. that jeopardizes adjacent units, Management or Board may enter a unit. Management/Board does not maintain unit keys.

12. Two vehicles per unit are permitted. Automobiles are to be parked in area provided and marked as such. No parking or driving on lawn is permitted. No boats, trailers, campers, commercial trucks, panel trucks, or open bed trucks are permitted at any time on the property. Passenger pickup trucks, motorcycles with two wheeled conveyances not to exceed 300cc must be properly licensed, muffled and in good working order. Service vehicles are allowed to perform required service, but must be removed upon completion and never parked overnight. No car washing allowed on property.
13. No resident/occupant may obstruct the common way of ingress or egress to other units or common elements.
14. Guests will be the responsibility of the unit owner(s) or tenant(s).
15. No planting on the grounds without permission of the Board.
16. Repair of sewerage problems (Stopped-up toilets, sinks, or tub drains) should first be reported to the Association and they determine if the stoppage is in the main line or within the unit. Main line stoppages are the responsibility of the Association; inside stoppages that only affect an individual unit are the responsibility of the unit owner. Association will not be responsible for any plumbing bills the Association does not pre-authorize.
17. No outdoor cooking. Fire code does not allow any gas cylinders/containers on the premises or to be stored within a unit. Nothing is allowed that would increase the Association's fire liability. (See Declaration 13.3)
18. Unit owners will be responsible for posting Rules & Regulations in rental units and be held accountable for any infractions.