

Gardens I at Waterside Village

Sunstate Management

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RULES AND REGULATIONS

These Rules and Regulations are intended to be in the best interest 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, Articles of Incorporation 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 will be given a reasonable time to correct the violation.

Unit owners are responsible for all persons using their units.

COMMON ELEMENTS

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 other owner 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 objectionable odors are as 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 and lanai enclosures.

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

There may be no change to the common element without written permission of the Board of Directors, except for potted plants no larger than five (5) gallons and two (2) chairs that may be kept outside a second floor unit, while owner is in residence, provided that none of these obstruct the ingress or egress of the unit. Whether or not any plant or chair shall be deemed to be an obstruction is based entirely on the opinion of the Board of Directors.

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.

First floor units may have a reasonable amount of plants in pots (not planted in existing stone) between the back of storage shed to the front of unit. These plants are to be properly maintained by the unit owner.

Bicycles must be kept in your shed or unit when not in use. Bicycles may not be parked behind the storage shed,

in front of your car, or anywhere in the common element.

Holiday decorations, lights, wreaths, etc. are allowed on and near the doors and carports only from December 5, through January 5 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 may be placed on any stairway.

Open flame-type grills (charcoal, propane, etc.) are prohibited by the regulations of the Sarasota County Fire Department.

The feeding of birds and other wild animals is prohibited.

Speed limits must be observed (12 mph).

PARKING

One parking space is assigned to each unit under the carports, it is numbered accordingly, and is for the use of the occupant of that unit. This space is not to be used by anyone, other than the occupant of that unit, except with permission. The remaining spaces are for the overflow from the occupants, temporary visitors and guests.

All vehicles in any carport or other parking spaces must be in good working order and properly licensed. No vehicle may be kept on blocks or lifts. All oil spots must be cleaned up. Mats under cars are acceptable but must be removed if the carport is vacant for long periods of time. Cardboard and newspapers under cars are not allowed.

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. Owners are responsible for any damage to parking spaces, including any oil spots.

No vehicles containing business advertising are allowed except for vehicles owned or operated by professional, business or trades 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

One dog or cat weighing less than 40 pounds at maturity may be permitted in any unit. Approval from Gardens i Board of Directors is needed for any visiting pets. No pet shall be left on the lanai when the condo occupant is absent.

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

The Board of Directors may request that any pet that becomes a nuisance or threat to the other owners of the association be removed.

TRASH - GARBAGE - RECYCLABLES

Garbage should be placed in the dumpster in closed bags. Recyclables should be placed in the appropriate containers. Cardboard boxes must be disassembled and properly secured. Any over flow should be placed beside the recycle bin. Please refer to the attached Waste Management brochure for information regarding small and large appliance disposal. Regulations as set forth by Waste Management must be observed.

MAINTENANCE FEES

The Association maintenance fees are due and payable on the first day of every quarter. Payments received after the tenth day of each quarter will be assessed a late fee of \$25.00.

LENDING OF UNITS

As a courtesy, owners should notify the Association prior to lending of the unit in the owner's absence. It shall be the responsibility of the owner to supply guests with a copy of the rules and any other pertinent information.

RENTALS

A rental application must be submitted to the Board of Directors for approval at least thirty (30) 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. All signs used in conjunction with Real Estate Rentals are subject to Rules published by WV Community Association.

SALES

A sale application must be submitted to the Board of Directors for approval at least thirty (30) 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. All signs used in conjunction with Real Estate Sales are subject to the Rules published by the WV Community Association.

UNITS

An Interior Modification Request must be submitted to and approved in writing by the Association's Board of Directors before an owner can make any structural additions or alterations to any Unit. (Except the erection or removal of a non-support carrying interior partitions wholly within the Unit.) All other interior alterations or additions to a Unit require the Association's written approval as provided above.

RENTAL RESTRICTION

Any unit acquired after May 1, 2016, shall not be rented or leased for a period of twenty-four (24) months following the acquisition of the Unit.