

Casa Del Lago Condominium Association

RENTER/GUEST WELCOME PACKET

WELCOME TO CASA DEL LAGO

On behalf of all owners at Casa Del Lago, the Board of Directors would like to welcome you. We are glad you have chosen to rent in our community and hope that you will feel welcome and comfortable. We are very proud of our community and its spirit. We continually work to make it the best it can be. Check message signs posted at the trash and re-cycle areas, at the pool bulletin board for important news items, upcoming events. You are encouraged to attend our social activities. Attached are three documents created to make your stay at CDL as smooth as possible. Please familiarize yourselves with them. Information in these documents helps us maintain the integrity of our community.

**General Information
Rules and Regulations
Pool Rules and Regulations
City of Venice Trash and Recycling Rules**

Rev 3/19

General Information

- **Our units are single family residences and the maximum overnight occupancy can not exceed two (2) adults per bedroom**
- **If you have maintenance, pest control, or other problems or concerns please contact your owner or rental agency.**
- **You are reminded that renters are not allowed pets.**
- **Renters having two cars, must park one in your assigned garage.**
- **Renters having guests should review Rule and Regulation 15.**
- **You should have keys to the cabana (swimming pool) and your mailbox. If you are missing keys contact your owner or rental agency.**
- **Please pay particular attention to trash and recycling rules.**
- **Rule 9 below states that no signs are allowed on association property or on limited or common elements without approval of the Board. This includes signs in and on vehicles.**

CASA DEL LAGO
RULES AND REGULATIONS

- 1. No exterior alterations to common elements are permitted without Association approval.**
- 2. Lanai access doors must be sliding glass with no tinting.**
- 3. Enclosures are not permitted for limited common elements (lanais, front entryway, etc.) without approval of the Board.**
- 4. Any flooring changes to second floor units, other than carpeting, must have soundproof underlay.**
- 5. Hose bibs are permitted: however, all hoses must be put inside garage when not in use.**
- 6. Water must be shut off at the interior valve when unit is unoccupied overnight. Water must be shut off at both the interior and exterior valves when unit is unoccupied for more than 72 hours.**
- 7. Hurricane shutters are allowed. If wood ones are used they must be installed no earlier than 48 hours prior to the storm and must be removed no later than 24 hours after.**
- 8. No reflective window coverings shall be permitted on the windows of a unit.**
- 9. Exterior screen/storm doors must be white.**
- 10. No signs shall be placed on the interior or exterior of a unit, in a window, or on the common elements without approval of the Board.**
- 11. Nothing, other than planters or wall decorations within the area of front porches, shall be permitted on the exterior of units or common elements. Owner's plants must be in their own pots and not planted in the ground. Owners are always responsible for damage caused by personal property that is outside of their unit. HOWEVER, it is mandatory that between June 1 and December 1 (hurricane season) when the unit is vacant for more than ten days, all personal property, not permanently affixed, must be removed from floors and walls of the front entry area and the lanai. Exception to this removal are lanais that are protected with hurricane shutters.**

12. Before occupancy by renters or guests the proper paperwork must be submitted to Capri Property Management. This includes either an executed Rental Application Form or a Guest Occupancy Form. Forms are available on the CDL WEB site (www.cpmi.us/casadellago) or from Capri Property Management at 941-412-0449.

13. A unit may not be leased or rented for a term less than three consecutive months or more than 4 times in twelve month period. Guests, other than immediate family, may occupy a unit only once in a 90 day period when the owners are not in residence. Immediate family is defined as parents, children, great/grandchildren, brothers and sisters. At least one of the family members staying in the unit, without the owner in residence, must be 21 years of age.

14. Lessee/tenants having two vehicles must keep one in the garage. Owners are also encouraged to use their garages during season. There are no outside assigned parking spaces at Casa Del Lago.

15. Tenants are allowed to have guests only when they are in residence. Overnight guests for longer than two nights require a Tenant Guest Registration Form submitted 5 days in advance. Failure to do so will result in a \$25 fine to the owner. Registered guests are allowed only once in a 90 day period.

16. Nothing, including clotheslines, clothing, towels, etc. shall be hung from, or attached to the exterior. of a unit or common elements. No antennas, basketball backboards, poles or hoops, bird feeders, or other devices shall be permitted on the exterior of a unit or the common elements.

17. Owners are permitted two pets per unit. All pets are to be on a leash. This includes cats. Family member pets are allowed on the property. Pet owners are asked to use the west boundary for "pet business" and to make sure waste is picked up afterward. No pets are allowed by lessee/tenants or guests.

18. Owners, renters and guests are reminded that when walking to or from the common elements or individual units it is recommended that they should use the paved walkways and not grass areas.

19. Electric BBQ grills only are permitted on 2nd floor lanais and front porches. Charcoal and gas grills are permitted on the ground floor if at least 10 feet from front of building when in use. All gas containers must be disconnected and emptied from grill prior to storage in garages. No gas or charcoal grills may be stored on lanais.

20. Trash is to be deposited in the appropriately marked container in tied bags, and never outside the trash box. Individual owners need to contact the City for special pick up of any large items or furniture. Recycle items must be deposited in the

marked containers. Cardboard boxes may be left adjacent to the containers but must be flattened.

21. Owners, renters and guests must read and follow the separate Pool Rules and Regulations.

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CASA DEL LAGO POOL RULES

Owners are responsible for the conduct of renters and guests.

- **Pool hours are dawn until 10:00 PM.**
- **Our pool is non-smoking.**
- **The pool key is just for you or your residing guest. Keys are not to be copied or distributed, loaned out, or given to people not living in your unit.**
- **Owners/renters must accompany outside guests to the pool.**
- **Exclusive use pool parties must have the approval of the CDL Pool Committee.**
- **All persons use the pool and facilities at their own risk. Proper swim attire must be worn when using the pool. Persons using diapers must use swim diapers.**
- **Swimmers under the age of 14 must be accompanied by an adult.**
- **Shower sand off before putting yourself or toys into the pool.**
- **Do not run on the pool deck or dive into the pool.**
- **Cover chairs and loungers with a towel if using suntan oil or lotion.**
- **No glass containers of any kind are to be used inside the pool area.**
- **Be respectful of the people living around the pool area.**
- **Do not walk on the grass to get to the pool. Use the sidewalk.**
- **Put down the umbrellas and return chairs to original positions before leaving the area.**

- **Take your trash with you. There is no one to empty your trash. The waste baskets in the bathrooms are for paper towels used for hand washing only**
- **Clean up food and spills left behind. There is a bucket, broom, and dust pan located in the rest room.**
- **Turn off the faucets in the bathrooms. Report any plumbing problems.**
- **Water spigots at the pool are for pool use only.**
- **No pets allowed inside fenced area.**

Report problems to 941-412-0449

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CITY OF VENICE TRASH AND RECYCLING RULES

TRASH

MUST BE IN PLASTIC BAGS PLACED INSIDE DUMPSTER
 NO LARGE ITEMS
 NO HAZARDOUS WASTE
 NO ELECTRONICS*

LARGE ITEMS, HAZARDOUS WASTE, AND ELECTRONICS MUST BE TAKEN TO THE SARASOTA COUNTY TRANSFER STATION ON JACKSON ROAD (941-486-2422)

*TELEVISIONS, COMPUTERS, MONITORS, KEYBOARDS, PRINTERS, SCANNERS, AND FAX MACHINES. VCR'S, RADIOS, STEREOS, TELEPHONES, AND CAMERAS MAY BE PUT IN REGULAR DUMPSTERS.

RECYCLE

MUST BE PLACED IN RESPECTIVE RECEPTICLES. PAPER AND OTHER CARDBOARD BOXES MAY BE PLACED OUTSIDE CONTAINERS BUT MUST BE FLATTENED. ITEMS GO IN REGULAR TRASH.

ACCEPTABLE PAPER

NEWSPAPERS, MAGAZINES, PHONE BOOKS, CATALOGS, NEWSPAPER INSERTS, BROCHURES, MANILA ENVELOPS, REGULAR ENVELOPS, OFFICE

PAPER, PAPER BAGS, CRAFT PAPER, AND JUNK MAIL. SHREADED PAPER MUST BE IN BAGS.

UNACCEPTABLE PAPER

PACKING PAPER, CEREAL BOXES, SHOE BOXES, PIZZA BOXES, PAPER PLATES OR CUPS, TISSUE PAPER, NAPKINS, PAPER TOWELS, AND ANY WAXED PAPER OR CARDBOARD. UNACCEPTABLE

ACCEPTABLE OTHER

ALUMINUM CANS, FOIL, AND TGRAYS, STEEL AND TIN CANS, CLEAR AND COLORED GLASS BOTTLES, PLASTIC BOTTLES, JUICE BOXES, MILK AND JUICE CARTONS, AND EMPTY AEROSOL CANS.

UNACCEPTABLE OTHER

PLASTIC BAGS, STYROFOAM, DRINKING GLASSES, DELI CONTAINERS, YOGURT AND MARGERINE TUBS, SCRAP METAL, PLATE GLASS AND DISHES.