

Gardens V At Waterside Village Association, Inc.

Managed by: Capri Property Management, Inc. 425 Commercial Court, Ste G Venice, FL 34292

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2018

RULES & REGULATIONS

These Rules and Regulations are an amplification and clarification of those on page 6, para. 12 and page 19, para. 13 of the Gardens V Offering Circular. They are intended to be in the best interests of all owners and residents so as to provide for the greatest flexibility and protection of their rights, privileges and property values. All residents-owners, renters and guests- are subject to the provisions of these Rules and Regulation as well as the Declaration of Condominium (page 10) 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.

All forms and Documents can be found at cpmi.us/gardensvatwatersidevillage

COMMON ELEMENTS:

All owners must be considerate of other owners. Between the hours of 10:00 p.m. and 8:00 a.m., television sets, radios, stereo units, vacuum cleaners, laundry equipment and even conversation must be moderated to a level of sound that will not invade your neighbor's privacy. No 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 obnoxious odors are as determined by the Board of Directors.

An Exterior Modification Request must be submitted to the Board of Directors and approved for any alteration and/or addition to any portion of the unit that is visible from any portion of the common elements. 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 common element or limited 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. One potted plant, no larger than three (3) gallons may be kept outside a unit door and

two (2) chairs and a table not to exceed 16" in diameter or 16" square may be kept outside a unit door, provided that none of these items obstructs the egress of the unit. Whether or not any plant, chair or table shall be deemed to be an obstruction is based entirely on an evaluation of the Board of Directors.

No lawn ornaments, signs, banners, fountains or other decorations are allowed in the common elements. A single potted plant or decoration, not to exceed three (3) gallons, may be placed in the common area; e.g. the second floor landing, if the plant or decoration does not interfere with egress.

Decoration are allowed on or near doors as long as they don't interfere with any other unit and are kept to a minimum and are in good taste. No decoration may be placed on stairways.

PARKING

One parking space is assigned to each unit under the carports, is numbered accordingly, and 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 working order and properly licensed. No vehicle may be kept on blocks or lifts of any sort. There may be no vehicle repair or maintenance on Association property except emergency repairs deemed necessary to remove a disable vehicle from the property.

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

No commercial vehicles are allowed except for vehicles owned or operated by professional, business or trade persons who are on the property to perform services. No Parking over night of any commercial vehicles. Only approved commercial vehicles that are servicing the unit or common element will be allowed.

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

CARPORTS

Golf carts may not be stored any place other than in the owner's carport. This area is not to be used for storage of bicycles, plants or any other object that interferes or detracts from the aesthetics of the grounds. Bicycles are not considered passenger vehicles, thus, must be stored inside the storage units or inside the condo unit.

PETS

One dog or one cat weighing less than 35 pounds at maturity may be kept in a unit. Visiting pets, no matter the length of time of visit, must not cause the unit to exceed one dog or one cat at any time. 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.

Prior Approval from the Garden V Board of Directors is needed for any visiting pet. The Gardens V Board of Directors may require that a pet be removed if it becomes a nuisance or threat to the other owners of the Association.

TRASH AND GARBAGE, RECYCLABLES

Rules pertaining to the disposal of trash, garbage and other solid waste materials are published from time to time by Sarasota County and are distributed by management or the Board of Directors. Non-recyclable trash, garbage and other solid waste must be placed in plastic bags, securely tied and placed in the Waste Management dumpster.

- Recyclables should be placed in the appropriately labeled container.
- Boxes **need to be** broken down and flattened before placing in the appropriate container. Size should be less than 2 feet by 3 feet, tied and placed in recycling bin.
- Recyclables placed in the wrong container and improperly disposed of garbage could mean excess fees and fines for the Association. Non-standard items; e.g. appliances, construction debris, etc. are "special pick-up" items that can be arranged by contacting Waste Management or Sarasota County.
- It is not allowed for there to be any garbage, trash, rubbish or refuse set anywhere other than the dumpster areas at Waterside Village Community.

MAINTENANCE FEES

The Association maintenance fees are due and payable on January 1, April 1, July 1, and October 1. Payments received after the tenth day of the month payment is due will be assessed a late fee of \$25.00.

RENTALS/LEASING

A rental/lease application must be submitted to Capri Property Management, Inc., for the Board of Directors approval, 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.

OCCUPANCY OF UNIT

All guests need to be registered. Please fill out Guest Form and return to management for written approval from the Board of Directors **PRIOR** to occupancy. The Board of Directors ask unit owner to allow only family in unit when the owner is not in resident. The Board of Directors ask that unit owner to be in town when having friends visit.

- If a guest is staying for the maximum of 30 days, that guest is precluded from occupying the unit again in that 90 day period. Exceptions for family members will be made at the Boards discretion.
- If the guest stay is for a shorter length of time, the Board of Directors, in its sole discretion, shall determine whether or not the guest activity in the unit is following the Rules & Regulations of the Association.
- The Board of Directors shall also determine that the manner and frequency of unit use; not to conflict with the character of a **single-family community**. Gardens V is not a time share community.
- The Board of Directors may deny a guest if it is determined that any of the above is being violated.
- Unit owners will incur a fine of no more than \$100 a day, if a guest does not comply with the Associations Rules & Regulations and Governing Documents. To be determined by Board of Directors. If fine is not paid, unit owners will access a lien on their unit.
- Tenant or Guest must have **prior** Board approval for a pet.

SALE OF UNIT

A sales application must be submitted to Management for the Board of Directors approval 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.

COMMUNITY POOLS

Please see Waterside Village Community Associations Rules & Regulations for all pool use.

SPEED LIMITS

The speed limit for Waterside Village Community Association is **15 MPH**, unless other wise stated on speed limit signs.

**FEEDING OF WILDLIFE IS AGAINST THE FLORIDA STATE LAWS AND IS STRICTLY PROHIBITED AT
WATERSIDE VILLAGE COMMUNITY ASSOCIATION**

Board of Directors
Gardens V at Waterside Village, Inc.
March 14, 2018