

Gardens VI at Waterside Village Association, Inc.

Rules and Regulations

These Rules and Regulations, as well as all restriction in the Declaration of Condominium are designed to be in the best interest of all owners. The board of Directors has a responsibility and obligation to ensure that all owners, tenants, and guests abide by the rules, regulations, and restrictions.

1. Unit may not be used for other than residential purposes. Owner may not lease a single room or less than an entire unit, nor sublease a unit, nor make any use of a unit which violates any laws, ordinances, or regulations of any governmental body.
2. Unit owner may not do any of the following without prior written consent of the Association Board of Directors:
 - Paint or change any exterior wall, door, window, patio, or exterior surface
 - Install sunscreens, blinds, or awnings
 - Install window treatments without solid, light colored liner facing the exterior of unit
 - Tint or apply anything to windows
 - Plant any plants outside of unit
 - Erect lights or signs
 - Place signs in windows or on exterior surfaces
 - Erect or attach any structures to common elements
 - Make any structural additions or alterations to any unit or common element
3. No loud and/or objectional noises, nor obnoxious or objectionable odors shall be permitted to emanate from the unit or the common element which may cause a nuisance to occupants of other units. No owner, tenant or guest may make use of the common elements in such a manner as to infringe upon the rights of other unit owners, tenants, and guests.
4. Unit owner may not permit or allow anything to be done or kept in their unit or in the common elements which will increase insurance rates on any unit or on the common property.
5. No owner may commit or permit any public or private nuisance in the unit or in or on the common element.
6. No owner, tenant or guest shall obstruct the common way of ingress and egress to the other units or the common elements.
7. No owner, tenant or guest shall hang any laundry, garments, or other unsightly objects which are visible outside of the unit, nor allow anything to remain in the common elements which would be unsightly or hazardous.

8. No unit owner may enclose a balcony, lanai, or patio without prior written consent of the Board of Directors as to the installation and design of the enclosure. Once any enclosure is installed, maintenance thereof shall be the sole responsibility of the unit owners. Flooring changes to the interior of second floor units, other than carpeting, must include a soundproof underlay.
9. No rubbish, refuse, garbage, or trash shall be allowed to accumulate in places other than the receptacles provided. Unit and the limited common elements appurtenant to the unit shall always be kept in a clean and sanitary condition. Owner is responsible to arrange special pickup for furniture, electronics, etc.
10. No commercial vehicle, boat, camper, motor home, trailer, mobile home, or similar vehicle may be parked overnight in any parking area. Commercial vehicles may only be parked when performing services at the unit or common area.
11. Carports are for parking one motorized vehicle. Bicycles may not be stored in carports. Storage of golfcart is not permitted other than in that unit's carport; car may not be parked in carport when golfcart is present. Non-operating or non-drivable vehicles may not be parked in any parking area, including carport.
12. No gas or charcoal grill is allowed to be used or stored within or about the unit or any balcony, lanai, or patio. Electric grills are permitted and must be stored within a unit, screened lanai, or assigned unit storage area.
13. Feeding of wild birds and animals is strictly prohibited.
14. Animal/pet in unit is limited to one dog of not more than thirty-five (35) pounds, one cat, caged birds, or small marine animals in aquariums, without prior written consent of the Board of Directors. Any animal which becomes a nuisance to other unit owners in the sole opinion of the Board of Directors shall be removed from the unit or premises immediately. Authorized pets using the common elements shall be on a leash and accompanied by their owner. The animal's owner shall be responsible for the timely cleaning up after the pet.
15. Owner must allow Board of Directors access to the unit as permitted by the condominium act.
16. Unit may not be leased for less than a three-month period. Prior to occupancy a completed rental form must be submitted to Management. Proof of insurance for the unit must accompany rental form. Any unit rented prior to approval of rental form will result in unit owner fine of \$100 per day.
17. A guest occupancy form must be completed prior to allowing guests to reside in the unit when the owners is not in residence. Guests, other than immediate family may occupy a unit only once in a ninety (90) day period. Immediate family is defined as parents, children, grandchildren, brothers, or sisters.

18. If unit will be unoccupied for three (3) or more days, the unit owner, tenant or guest shall ensure that the outside water to unit is shut off and that the inside waters shut off valve or supply valves to hot water heater are shut off.
19. If unit will be unoccupied for a period greater than seven (7) days or more during hurricane season – June 1st to November 30th – all items must be removed from the lanai and / or patio.
20. A unit owner, guest or occupant that will be absent from a unit for a period greater than twenty-one (21) consecutive calendar days must make arrangements with a knowledgeable and experienced person or other third party contractor to be responsible for the unit during the absence and to have the unit thoroughly checked no less than once every two weeks to ensure that there are no unsafe or unsanitary conditions, nor any condition that could damage common element or any other unit. The unit owner shall inform Association Management company of the name and contact information of the person or other third-party contractor.

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Failure to conform to and abide by the Declaration, Articles of Incorporation and Bylaws of the Association, as well as the uniform Rules and Regulations in regard to the use of the unit and common element which may be adopted from time to time by the Board of Directors may result in a fine of up to \$100 per day per incident. As per Florida Statute owner has a right to appear before a fining committee to appeal a fine.