

Rules and Regulations
Vista Verde East- Bahia Del Mar 5

Order: JHL5K6H8M
Address: 6011 Bahia del Mar Blvd Apt 155
Order Date: 09-18-2020
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COMMON ELEMENTS AND LIMITED COMMON ELEMENTS

Common Elements: The portions of the condo property not included in the units and not within the definition of "limited common elements". This includes the exterior of all buildings. All common areas are controlled by the Association and include:

- a) **Grounds, landscaped trees, bushes and flowers** whose maintenance is the responsibility of the Association. Unit owners, tenants and guests shall not prune trees or bushes; pick flowers or plant in the common ground.
- b) **Walkways, sidewalks and paths:** All unit owners, renters and guests shall have an easement use for pedestrian traffic in these areas.
- c) **Club House:** All unit owners, renters and guests shall have the use of this room and facilities within the guidelines posted in the Club House.
- d) **Pool and Spa:** All unit owners, tenants and guests shall have the use of these facilities within the guidelines posted at the facilities and in the Rules and Regulations Handbook.
- e) **Beach Front:** All unit owners, renters and guests shall have the right to use the beach.
- f) **Roads:** All unit owners, tenants and guests shall have an easement over the roadway for vehicular and pedestrian traffic. As pedestrian sidewalks do not exist on the property it is important to observe stop signs, yield signs, and the speed limit of 15 miles per hour for the safety of pedestrians walking on the property.
- g) **Plumbing, wiring, conduits and ducts,** limited to the portions that serve more than one unit, are a part of the common elements. Plumbing, wiring, conduits and ducts which serve only one unit are the responsibility of the unit owner.

Limited Common Elements: Those common elements which are reserved for the use of a certain unit to the exclusion of other units. Limited common element areas are the assigned parking spaces, and a unit's balcony, porch, or patio.

Note: Each unit owner and/or occupant of a condominium unit will have one parking space per unit assigned to the exclusion of all other units.

SALES, TRANSFERS AND LEASE PROCEDURES

Unit owners have the right to sell, transfer or lease their condominium unit. However, they have an obligation to follow the procedures for selling, transferring or leasing which are set forth in the Association's Declaration, By Laws, and policies of the Board of Directors, which are on file at the property manager's office.

In general, the unit owner must obtain prior approval of the Association for any of these transactions. If any attempt to sell, transfer, or lease a unit is made without prior approval of the Association, it shall be deemed a breach of the Declaration and shall confer no title interest whatsoever to any purchaser, transferee or tenant.

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DEFINITIONS:

Owner: Person, persons, or corporations who are registered title owners of the unit.

Renter: Person or persons who have entered into an agreement with financial considerations with the owner to occupy the unit for a period of time while the owner is not present. Minimum rental is 7 days.

Guest: Any person(s) occupying the owner's unit with no financial consideration for a period of time while the owner is not present.

All guests must be registered with Property Management via a Guest Registration Form or listed on the Immediate Family Pre-Registration Form. Authorized pre-registered listed members of the owner's immediate family will not require a processing fee to secure a parking permit. Guests not listed as part of the owner's immediate family will be required to pay a processing fee to secure a parking permit.

Immediate Family Member: An Immediate Family Member is *a grandparent, parent, sibling, child, grandchild, and the spouses of each. Each owner must establish an "Immediate Family Member List" by January 2016. This list can only be updated in December of the following years.* If the list is not established or a family member is not on the list, those persons will be considered "Guest" and are required to pay a processing fee to secure a parking permit.

Visitor: Person or persons who occupy the unit while the owner, renter, or guest is in residence.

SHORT TERM VISITORS – 48 HOURS OR LESS.

LONG TERM VISITORS – MORE THAN 48 HOURS.

Processing Fee: The money paid to Resource Property Management by renters, guests, and lessees to register and secure a parking permit. This fee is not paid by guests who are on the Immediate Family Pre-Registration Form or Visitors.

SELLING:

The unit owner who wishes to sell the condo unit shall deliver to the Association a written form of intent containing the terms of the offer that the owner wishes to accept, the name and address of the person(s) to whom the proposed sale is to be made, and such other information as may be required by the Board. The form is available from the Property Management office.

LEASES AND RENTALS:

THE MINIMUM PERIOD OF RENTAL FOR A CONDOMINIUM UNIT AT VISTA VERDE EAST IS 7 DAYS.

Before accepting an offer to rent or lease the condominium unit, and at least fifteen (15) days prior to the beginning of the occupancy, a unit owner must deliver to the Board, through its Property Management office, a written notice (a form is available at the management office) to include the following:

- a) The lease or rental application form to be used.
- b) The terms and time period of the occupancy (not less than 7 days and no more than a combined total of six (6) occupants, including adults and children).

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- c) The full names of each adult occupant.
- d) If children, their names and ages.
- e) The year, make, model, state of registration, and license number of automobile(s) to be brought onto the property.
- f) If car rental is involved, the information required above for automobiles must be provided to Property Management within 48 hours of occupancy.
- g) The name and location of the real estate agent and contact information, if applicable.
- h) A signed statement by the occupant that they have read, understand, and accept the Association rules and regulations currently in force, particularly as they apply to the pool area.
- i) A check or money order in the amount of \$100.00 made payable to VISTA VERDE EAST, as a processing fee and to secure a parking permit.

LONG TERM LEASES: THREE (3) MONTHS OR MORE

Prior to occupancy, an application for a period of three (3) months or more must also include:

- ✓ A signed copy of the rental or lease agreement
- ✓ The tenant's credit report
- ✓ Prior address, and
- ✓ The name, address and phone number of the tenant's previous landlord.

The application of intent to lease, for a long term tenant of three (3) months or more must be submitted to Property Management with a Processing Fee of \$100.00. If the application is received from an agent, Property Management may contact the unit owner on behalf of the Board to verify the pending lease, the terms and the tenant information prior to approving the application.

Application for approval will be given immediate attention by the Property Management office.

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Owners who rent their units for six months or less are expected to register with the Florida Department of Revenue and are to collect the appropriate sales tax on all rental charges. If your condo unit is rented by you or a Realtor/Agent for a period of six months or less, the appropriate Tourist Development Tax must be collected and remitted to the Pinellas County Tax Collector. Without an Agent, you must secure an account number for yourself from their office.

For further information, contact the Tax Collector's Office at (727) 562-3262

TENANTS AND GUESTS

The rights and obligations, rules and regulations of the Association are applicable to a tenant's or guest's usage of the condominium unit and the common elements. The unit owner, or their agent, is responsible for communicating this information in writing to the tenant or guest prior to occupancy to assure understanding and compliance with the Association's standards.

If any real estate agency or agent of the unit owner fails to comply with the Association's Declaration, By-laws, and/or Rules and Regulations, the agency and the person or persons involved will be reported to the Ethics Committee of the Board of Realtors and the Florida State Bureau of Condominiums.

GUEST REGISTRATION

In the event that a unit owner or lessee is going to permit a guest(s) other than immediate family to stay in the unit when the owner or lessee is not present, said owner or lessee shall complete and deliver a Guest Registration Form to Property Management. If the guest is on the Immediate Family Pre-Registration List submitted to Property Management earlier this is not necessary. However, the family members must check in with property management to secure a parking permit. **Any guests not on the Immediate Family Pre-Registration List submitted to Property Management will be required to pay a \$100 processing fee to secure a parking permit.**

Short-Term Visitors: those persons who are invited to VISTA VERDE EAST by a unit owner, tenant or a registered guest, and whose visit is for a period of 48 hours or less, that may or may not include staying in the unit. Short-term visitors may not utilize the common elements without being accompanied for reasonable periods of time by the unit owner, tenant or registered guest who invited them to visit.

UNIT OCCUPANCY STANDARDS

1. No unit shall be occupied at one time by more than six (6) persons.
2. No unit shall be used for any purpose other than a single family residence. Any business or commercial use is forbidden.
3. No unit shall be occupied by more than one family for more than 72 hours without Board approval.
4. A condominium unit shall not be divided or subdivided for purpose of sale or lease. A unit may be combined with a contiguous unit and occupied as one single family dwelling if any architectural changes between units are approved by the Association's Board.
5. Unit owners or occupants shall:
 - a) Ensure that children do not use parking areas, streets, and the golf course as a playground.
 - b) Not walk, jog or ride bicycles on the golf course or golf cart paths.
 - c) Not feed wild birds.
 - d) Not store gasoline or flammable liquids in the unit.
 - e) Not use the parking area as a play area for bikes or any other sports equipment.
 - f) Maintain the unit in a clean and sanitary condition. All garbage should be properly bagged in plastic bags, sealed and placed in the trash containers.
 - g) Be responsible for pest control inside their units. The Association is responsible for pest control on all common areas.
 - h) Not hang any laundry, garments, towels or other unsightly objects on any balcony, porch, or patio railings or furniture.
 - i) Not have any drying racks or laundry lines on any balcony, porch, or patio.
 - j) Turn off the unit's water supply when a unit is vacated. The unit owner(s) shall be responsible for any water damage to other units as a result of not following the said policy.
 - k) Allow the Association's Board, or the agents and employees of the Association, to enter the unit for the purpose of inspection to determine compliance with the Association's Declaration, By-laws, and rules and regulations; and for maintenance, repair, or replacement of any plumbing, wiring, conduits, and ducts which affect the furnishing of services to other units or common elements.
 - l) Make a key to the unit available to the Association via the property maintenance supervisor. Pursuant to Florida Statute, "the association has the irrevocable right of access to each unit..." when necessary for maintenance, repair, or to prevent damage to the common elements or to other units." §718.111(5) Fla. Stat. (2011). Unit owners will be responsible for all costs and damages incurred as a result of forced entry in the event of an emergency if a key is not provided.

RULES – REGULATIONS – FINES

PETS

1. Guests and renters **shall not** have a pet on the premises at any time.
2. A unit owner shall have the right to keep a single pet in the unit. Such pet shall not exceed 20 pounds in weight, including its anticipated adult weight.
3. All droppings from pets being exercised on the common areas must be picked up by the pet owner and properly disposed of in a closed bag in a refuse container.
4. No pets can be housed or left unattended in any part of the common or limited common areas. They must be inside the unit.
5. Sanitary conditions should be provided for the pet inside of the unit. There should be no offensive odors from the pets that would encroach upon the rights of other unit's occupants.

Fines for Violations: Fines will be assessed for each occurrence when the violator refuses to comply with a rule that has been pointed out to the violator by any unit owner, security guard or Property Management employee, and is witnessed by one or more of the same. Violation letters will be sent to the unit owner and, if not complied with, a fine will be levied to the unit owner.

POOL AND SPA

The pool offers our unit owners, guests and tenants many hours of pleasure. Some utilize the pool for exercise, or for relaxing and sun bathing, and others for entertaining their guests and children. To meet all of these needs, we must all be considerate and courteous at all times. Any behavior that infringes on the enjoyment of others should be avoided, and if considered dangerous or a violation of the rules, will result in a fine and/or expulsion from the pool.

Use of the Pool and Spa shall be at one's own risk.

POOL HOURS: 9:00 AM UNTIL 10:00 PM.

- 1) Only owners, their guests and tenants of VISTA VERDE EAST with appropriate GREEN pool tags may use the pool facilities. (Maximum of 6 people per unit)
- 2) Pool and spa use is limited to residents, and their guests, who exhibit a behavior consistent with the intended purpose for which the pool and spa have been constructed, and to persons who have reached an age in maturity where the dangers of drowning and excessive heat are appreciated. Individuals who do not evidence appreciation for appropriate behavior, or who have not reached the required level of maturity, must be accompanied by a responsible resident or guest, and in the case of a minor, the responsible parent or legal guardian.

- 3) Infants/children who are not potty trained and adults who are incontinent, who wish to enter the pool or spa, must wear a clean diaper or disposable swim diaper covered by separate rubber/vinyl pants, all of which must fit snugly around the legs and waist. If a diaper becomes soiled, this person must leave the pool immediately, and may not return until he/she has taken or been given a soap shower and has been re-covered by a new diaper with clean rubber/vinyl pants.
- 4) No running is permitted in the pool area.
- 5) No jumping, diving or running dives are permitted.
- 6) Pets are not allowed in the pool and/or pool deck areas.
- 7) Smoking is permitted in the pool and patio areas.
- 8) Floats, rafts, balls, Frisbees, diving equipment and any other pool toys are not permitted in the pool, or on the deck area. Noodles are permitted.
- 9) Only clothing designed as swimwear should be worn in the pool or spa. Cut-offs or any loose fringed garment is not permitted.
- 10) Glass containers are not permitted anywhere within the pool or pool deck areas.
- 11) Food is not permitted within the immediate pool or pool deck areas.
- 12) Pool furniture may not be reserved when the user is not in the pool area. Furniture in the pool area may not be moved from the pool area under any circumstances.
- 13) Toilet facilities are located in the front of the Club House. (External entrances). Diaper changing stations are located in the restrooms. (No one in a wet swimsuit is allowed in the Club House.)
- 14) Use of radios, CD players, iPods, MP3 players, etc. should be with earphones, unless other arrangements are approved by the Board.
- 15) No bath oils, detergents, soaps, aromatic oils or other contaminating materials can be introduced into the pool or spa by any route, whether direct or indirect. Shower before entering the pool and spa so that lotions and oils on the body will not foul these waters or their filtering systems.
- 16) Please be respectful of others in the usage of your cell phone in the pool area.

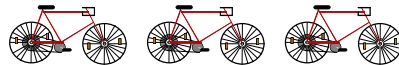
VEHICLES, BICYCLES, TRAFFIC**PARKING**

- 1) Every unit owner receives an assigned space with the purchase of the condo. Condo owners are to use this space for their vehicle. A parking decal must be secured from Property Management and permanently affixed on the rear window or bumper of the vehicle. The parking decal number shall match the assigned parking space number. When a new vehicle is obtained, a new decal is required.
- 2) A unit owner, renter or lessee has the exclusive use of the numbered parking space assigned to the unit. "Guest" spaces are for the use of the second vehicles, guests and service vehicles.
- 3) If an owner has two (2) vehicles, the second vehicle is to be parked in a guest parking space. A parking decal for the second vehicle must be secured from Property Management and permanently affixed on the rear window or bumper. The parking decal shall match the number of the owner's assigned parking space.
- 4) When the owner rents or leases their unit, the unit's assigned parking space should be used by the renter or lessee. The renter or lessee must secure a parking permit from Property Management for the duration of the rental or lease. If the renter has two (2) vehicles, the second vehicle is to be parked in a guest parking space. A parking permit for the second vehicle must be secured from Property Management. The parking permit(s) shall match the number of the owner's assigned parking space.
- 5) The parking permit must be displayed on the dashboard at all times while the vehicle is on the property.
- 6) Owners may not store their vehicle(s) in assigned or a guest parking space while renting or leasing their unit. *Owners may store their vehicles in designated "LT PARKING" spaces.* If an owner is not renting or leasing his unit he must store his vehicle in his assigned space and not in a guest space.
- 7) *If a resident owner wishes to park in another owner's parking space, he/she must have written permission from the owner of the respective parking space. Permission letters must be turned into Resources and obtain the appropriate parking permit. Permission to park in another owner's space during his/her absence must be renewed annually.*

- 8) Parking in all spaces is limited to passenger cars, station wagons/SUV's, non-commercial vehicles, motorcycles and trucks under one ton weight. All other types of vehicles and trailers such as commercial vehicles, recreational vehicles, boats and trailers are prohibited.
- 9) Vehicles which cannot be moved under their own power may not be parked, stored, or kept on Vista Verde East property for more than forty-eight (48) hours. No repairs may be made to vehicles on the property other than changing a flat tire or emergency road service for engine starting.
- 10) Assigned parking spaces will not be changed by the Board unless the request is necessitated by a physical disability. A statement from a physician describing the condition for the request to change parking spaces is required.
- 11) The Security Officer shall have the authority to write warning notices, and/or tickets for infractions of the noted parking violations.

Note: Any vehicle without a permit will be first given a warning notice to be left on the windshield for the first 24 hours. If this is ignored the third time a warning is issued, the vehicle may be towed away at the owner's expense.

BICYCLES



- 1) *Bicycles are to be parked in the designated racks or inside the owner's unit. Bicycles in the racks must be identified by a tag provided by Property Management. This tag number will reflect the unit's parking space number.* Bicycles cannot be stored on unit's porch, balcony or patio.
 - 2) Once or twice a year the bicycle racks will be inspected by the maintenance department for the purposes of removing abandoned and non-registered bicycles.
- NOTE: If the Association determines that a bicycle is abandoned and no identification is on the bike, the Association will remove and dispose of the bicycle.**
- 3) Bicycles cannot be parked or ridden on certain common areas such as lawns, walkways, sidewalks, and golf cart paths. *Parking areas cannot be used as a bicycle training or play area.*

All vehicles and bikes are parked at owner's risk.

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TRAFFIC

1. The roads and parking area of Vista Verde are for vehicular traffic. Use caution when walking and/or bicycle riding. No other types of recreational sports equipment or vehicle (such as roller blades/skate boards, go-carts, razor scooters, etc.) are permitted anywhere on the Vista Verde community premises.
2. The speed limit on all Vista Verde roads is fifteen (15) miles per hour.
3. **All traffic rules will be enforced by security.**

BALCONY, PORCH AND PATIO USE

1. Carpet may not be used on balconies or porches.
2. Ground floor patios cannot be permanently extended. Any temporary extension shall be only for landscaping purposes and must be approved by the Board.
3. Ground floor patios and entrance porches can be tiled if approved by the Board.
4. Laundry, garments, towels, signs, and other unsightly objects cannot be hung on balcony, porch, or patio railings or furniture. No drying racks or laundry lines are allowed on any balcony, porch, or patio.
5. Signs and other unsightly objects cannot be stored on balconies, porches, or patios.
6. Electric barbeque grills are permitted for use on balconies and patios. Gas grills cannot be stored or used in any area of the unit. Charcoal grills can be stored in the unit, but cannot be used on the premises.

CONTRACTOR RESTRICTIONS

1. Work by contractors must take place between 8:00 a.m. and 6:00 p.m. Monday through Saturday. Work is not permitted on Sundays or holidays.
2. Contractor vehicles must be parked in a guest parking space or the unit's assigned space.
3. Contractors are not to use the property dumpsters for the disposal of items removed from the units.
4. Contractors are responsible for any clean up and/or damage they cause to the property, and will be billed accordingly.

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INFORMATION FOR RESIDENTS

- Air Conditioners - Over a period of time algae may form in the air conditioners drain and could result in a water backup causing overflowing onto the floor and the possibility of seepage into a neighboring unit. This can be prevented by the periodic use of algae inhibitor tablets, which are available at most hardware stores. The use of Clorox-type bleach or liquid drain cleaner is not recommended since continued use would result in rusting and deterioration of the metal drain clip.
- Faucet and Flush Tank Leaks - All water leaks should be repaired immediately, since leaks increase water costs and could affect future monthly maintenance fees, as well as cause damage to the unit.
- Utility and Appliance Maintenance - It is the Unit Owner's or Agent's responsibility to maintain the appliances, plumbing and electricity within the unit. A number of licensed service contractors are available for this purpose at a reasonable annual fee. Contact Property Management for further information on these contractors, as well as approved plumbers and electricians.
- When Your Unit Will be Vacant, Don't Forget To:
 1. Turn off the water and water heater. Set air conditioner at proper level (between 82 and 85 degrees to guard against excessive moisture-caused mildew during our hot and humid summers.)
 2. Remove everything from your balcony/patio. (Even small items can cause extensive damage when borne aloft by high winds.)
 3. Give a key to your unit to Maintenance to be used in case of emergency so that access to the unit can be obtained pursuant to Florida Statute and unit owners can avoid costs and damages incurred as a result of forced entry.
 4. Stop newspaper delivery and arrange for the Post Office to hold or forward your mail; change address of delivery if you will be gone for several months; inform Property Management of address change.
 5. If you have extended cable, telephone or internet services (beyond what the Association provides) contact your service providers to arrange for money saving "vacation hold" status.
 6. If you are leaving a vehicle on the premises, be certain that it displays the proper parking permit or decal and is in a proper parking space.

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