

GULF FRONT LAGOON / TARPON CLUB
A DEED RESTRICTED COMMUNITY

RULES AND REGULATIONS

CONDOMINIUM LIVING REQUIRES THAT ALL OCCUPANTS ARE AWARE THAT THEIR ACTIONS DO AFFECT THEIR NEIGHBORS.

GENERAL

1. NO UNIT MAY BE OCCUPIED BY MORE THAN ONE (1) FAMILY OR BY MORE THAN TWO (2) UNRELATED PERSONS
2. ANY DAMAGE OF ASSOCIATION PROPERTY MUST BE CLEANED UP AND REPORTED TO A CURRENT BOARD MEMBER (RESTITUTION SHOULD BE MADE IMMEDIATELY).
3. EACH OWNER IS RESPONSIBLE FOR ALL ACTIONS OF THEIR GUESTS OR THEIR TENANTS.
4. ALL BOXES MUST BE BROKEN DOWN BEFORE PUTTING IN DUMPSTER.
5. SERVICE PEOPLE (CONTRACTORS) MUST REMOVE ALL DEBRIS FROM THE PROPERTY AND NOT USE THE ASSOCIATION DUMPSTERS.
6. ALL HIRED CONTRACTORS SHOULD NOT BEGIN WORK BEFORE 8:00 A.M. AND BE FINISHED NO LATER THAN 6:00 P.M .
7. MOPS AND RUGS SHOULD NOT BE SHAKEN FROM BALCONIES.
8. NO MAJOR CHANGES SHALL BE MADE TO THE OUTSIDE OF ANY UNIT- -----(PRIVATE OR COMMON AREAS), INCLUDING COLOR OF PAINT. ALL SCREEN DOORS MUST BE BRONZE IN COLOR. GLASS BLOCKS ARE ALLOWED FOR BATHROOMS ONLY.
9. HURRICANE SHUTTERS MUST BE IN COMFORMITY TO THE EXISTING SHUTTERS ALREADY INSTALLED ON BOTH BUILDINGS AND SUBJECT TO APPROVAL BY THE BOARD.
10. OUTSIDE DRYING OR HANGING OF CLOTHES IS NOT PERMITTED.
11. STAIRWELLS SHALL NOT BE USED FOR STORAGE.

12 BIKES ARE TO BE STORED ONLY IN THE ALCOVES (WEST OF EACH ELEVATOR). BIKES MUST BE COVERED AT ALL TIMES.

13. NO "HOME FOR SALES" SIGNS ARE PERMITTED ON THE COMMON AREAS OR IN WINDOWS.

14. THE ASSOCIATION MUST BE PROVIDED WITH A KEY TO EVERY UNIT. A KEY CAN BE PUT INTO AN ENVELOPE, SEALED AND YOUR NAME WRITTEN ACROSS THE BACK, AND WILL ONLY BE USED IN AN EMERGENCY AND YOU WILL BE INFORMED IMMEDIATELY.

15. DRAPES , CURTAINS, SHUTTERS, ETC, MUST BE A NEUTRAL COLOR .

ROOF ACCESS

1. THE ACCESS DOOR SHOULD BE LOCKED AT ALL TIMES. THERE ARE DESIGNATED VOLUNTEERS IN EACH BUILDING WHO WILL UNLOCK THE DOORS FOR YOU.

2. THE ROOFTOP MAY NOT BE USED AS AN OBSERVATION AREA.

3. ALL AIR CONDITIONING REPAIRS, MUST BE MONITORED AND ANY DAMAGE DONE TO THE ROOF IS THE RESPONSIBILITY OF THE OWNER.

CHILDREN

1. ALL OWNERS ARE RESPONSIBLE FOR ALL DAMAGES CAUSED BY THEIR GUESTS.

2. CHILDREN UNDER AGE 16 ARE NOT ALLOWED IN THE CLUBHOUSE , POOL AREA, ELEVATORS, OR BOAT DOCK AREA, UNLESS THEY ARE ACCOMPANIED BY AN ADULT. BIKE AND SKATEBOARDING ARE NOT ALLOWED IN THE GARAGE AREA OR ON THE FLOORS OF EITHER CONDO BUILDING.

PETS

1. PETS MUST BE REGISTERED WITH THE ASSOCIATION.

2. PET WASTE MUST BE PICKED UP, PLACED IN A BAG AND DISPOSED IN THE DUMPSTER.
3. ALL DOGS MUST BE ON A LEASH.
4. A LIMIT OF TWO (2) PETS IS ALLOWED, ONE OF WHICH MUST BE AN INDOOR PET ONLY.
5. NO PET MAY EXCEED 30 POUNDS.
6. ALL DAMAGE AND CLEAN-UP IS THE OWNER'S RESPONSIBILITY. NO PETS ARE ALLOWED IN THE POOL AREA.

OWNERS LENDING UNITS

1. THE ASSOCIATION MUST BE INFORMED OF ANY GUESTS THAT WILL BE OCCUPYING THEIR UNIT.
2. OWNERS ARE RESPONSIBLE FOR THE ACTIONS OF THEIR GUESTS.

SWIMMING POOL

1. THE POOL HOURS ARE FROM DAWN TO DUSK
2. PERSONS USING THE POOL DO SO AT THEIR OWN RISK. CHILDREN UNDER 16 YEARS OF AGE MUST BE ACCOMPANIED BY AN ADULT.
3. THE OUTSIDE BATHROOMS SHOULD BE USED BY ALL WET BATHERS. THE INSIDE CLUBHOUSE FACILITIES SHOULD NOT BE USED BY BATHERS.
4. IF USING SUNTAN OILS, SHOWER BEFORE ENTERING POOL.
5. PLEASE PLACE TOWELS ON ALL CHAIRS PRIOR TO APPLYING ANY OILS OR LOTIONS.
6. ABSOLUTELY NO GLASS BOTTLES, DISHES , ETC, SHOULD BE BROUGHT INTO THE POOL AREA.
7. ALL BABIES SHOULD HAVE APPROPRIATE LEAKPROOF SWIM DIAPERS.

8. THERE SHOULD BE NO RUNNING, JUMPING, SPLASHING, DIVING OR EXCESSIVE NOISE BY OWNERS OR THEIR GUESTS.

9. GENERAL POOL RULES ARE POSTED.

PARKING

1. EACH OWNER IS ASSIGNED ONE NUMBERED PARKING SPACE FOR THEIR EXCLUSIVE USE.

2. OWNERS AND THEIR GUESTS MUST NOT USE ANOTHER PARKING PLACE UNLESS THEY HAVE THE OWNERS' PERMISSION.

3. DO NOT ALLOW ANY CONTRACTOR , INSTALLER, DELIVERY PERSON TO OCCUPY SOME OTHER OWNERS PARKING SPOT.

4. ONLY ONE VEHICLE OF ANY TYPE MAY BE PARKED IN AN ASSIGNED SPOT.

5. NO CAMPERS OR R.V TYPE UNITS SHALL BE PARKED PERMANENTLY ON ASSOCIATION PROPERTY.

6. NO COMMERCIAL WORK TYPE TRUCKS----PLUMBING, PAINTING, ELECTRICAL , SHALL BE PARKED OVERNIGHT ON ASSOCIATION PROPERTY.

7. NO MAJOR AUTOMOTIVE REPAIRS (EMERGENCIES EXCEPTED) SHALL BE PERFORMED ON SITE.

8. CAR WASHING IS ALLOWED AT THE WEST END OF EACH BUILDING. THOSE WASHING THEIR CARS MUST NOT BLOCK THE DRIVEWAY .

9. WHILE IN THE GARAGE AREA, OR ON THE COMMON GROUNDS, DRIVING SPEED IS LIMITED TO 10 MPH OR LESS.

ELEVATOR

1. UPON MOVING IN OR MOVING OUT, CARE SHOULD BE TAKEN TO PROTECT THE ELEVATOR. (PROTECTIVE PADS MUST BE USED).

2. NO SMOKING IS ALLOWED IN THE ELEVATOR

3. IN THE EVENT OF A POWER FAILURE-----THE ELEVATOR MAY STOP. THERE IS AN EMERGENCY ALARM BELL TO PUSH.
4. A PHONE IN EACH ELEVATOR IS FOR EMERGENCY USE ONLY.
5. THE ELEVATOR SHOULD NOT BE USED IN CASE OF A BUILDING FIRE OR WHEN INTENSE STORMS ARE OCCURING.
6. CHILDREN UNDER 10 MUST ALWAYS BE ACCOMPANIED BY AN ADULT WHEN USING THE ELEVATOR.
7. IT IS THE OBLIGATION OF ALL OWNERS TO KEEP THE ELEVATOR AS CLEAN AS POSSIBLE.

CLUBHOUSE USAGE

1. THE CLUBHOUSE AND ALL FACILITIES ARE AVAILABLE TO ALL OWNERS AND TENANTS.
2. RESERVATIONS FOR EXCLUSIVE USAGE CAN BE MADE BY CONTACTING ANY BOARD MEMBER. THE RULES WILL BE PROVIDED TO YOU.
3. NO ALCOHOL USAGE BY ANYONE UNDER THE AGE OF 21----(STATE LAW)
4. CLUBHOUSE SHOULD ALWAYS BE PUT BACK INTO THE ORIGINAL CONDITION. AIR CONDITIONING, HEAT, AND ALL LIGHTS, SHOULD BE TURNED OFF.
5. CHILDREN YOUNGER THAN 16, SHOULD BE ACCOMPANIED BY AN ADULT. THIS APPLIES TO THE ENTIRE CLUBHOUSE INCLUDING THE POOL TABLE AREA, EXERCISE AND SAUNA ROOMS.

MAINTENANCE

1. ANY PROBLEMS OR CONCERNS, SHALL BE REPORTED TO OUR MANAGEMENT COMPANY. NO RESIDENTS ARE AUTHORIZED TO CONTRACT FOR ANY REPAIRS TO THE COMMON AREAS BELONGING DIRECTLY TO THE ASSOCIATION.

SECURITY

THE TARPON SPRINGS POLICE DEPARTMENT IS AUTHORIZED TO PATROL THE GROUNDS. SURVEYLANCE CAMERAS ARE OPERATING ON THE GROUNDS 24 HOURS A DAY.

- 1. ALL OWNERS SHOULD WATCH FOR ANY VANDALISM OR UNAUTHORIZED VEHICLES TRYING TO ENTER THE COMPLEX. PLEASE CALL ANY BOARD MEMBER FOR ASSISTANCE.

OUTDOOR COOKING

- 1. THERE IS A PROPANE BARBEQUE AT THE CLUBHOUSE. THIS IS FOR ALL OWNERS AND THEIR GUESTS TO USE. PLEASE CLEAN GRILL FOR THE NEXT USER.
- 2. COOKING IS ALLOWED ON PRIVATE PATIOS, PROVIDED NO OPEN FLAMED DEVICES ARE USED (PROPANE, CHARCOAL BRIQUETS). AN ELECTRIC GRILL OR SKILLET CAN BE USED.

BOAT DOCK AREA

- 1. THERE ARE 10 BOAT SLIPS THAT ARE PRIVATELY OWNED. THEY CAN BE RENTED OR SOLD , BUT ONLY TO CURRENT OWNERS. ABSOLUTELY NO OUTSIDE RENTERS OR BUYERS SHALL BE ALLOWED.
- 2. UNLESS YOU HAVE THE DIRECT PERMISSION FROM A CURRENT OWNER-, DO NOT USE ANY AVAILABLE DOCK SPACE.
- 3. PLEASE KEEP THE DOCK AREA CLEAN OF ALL LITTER.

RULE VIOLATIONS

ALL OWNERS SHOULD ADDRESS THEIR CONCERNS OF ANY VIOLATIONS, IN WRITING TO OUR CURRENT MANAGEMENT COMPANY.

Revised & Approved BOD April 18, 2007
