

GENERAL RULES AND REGULATIONS (Revised 2023)

1. Occupancy of units is limited to a single family private dwelling for owner, lessee or owner's or lessee's immediate family and social guests with a limit of four persons per unit for permanent occupants.
2. Condominium living requires that each owner or resident regulate the occupancy and use of the condominium unit and the use of common areas, so as not to unreasonably or unnecessarily disturb any other resident in the occupancy and use of their condominium unit.
3. Refuse must be placed in plastic bags and tied before being placed in the chute or the trash dumpster. No loose bags of trash are to be deposited in the dumpster. Boxes must be completely broken down prior to being placed in the dumpster.
4. Elevator pads must be obtained and installed before placing large furniture, appliances, construction materials or machinery in the elevator.
5. When moving in or out or when painting or remodeling your unit, debris, boxes, furniture, etc. must be disposed of by the parties moving or having the work done. Items of this nature are not to be thrown into the dumpster or inside the dumpster room.
6. Rugs, mops, cloths, brooms and vacuum bags shall not be dusted, shaken or dried from the condominium windows, walkways, balconies, railings or stairs.
7. Residents must not store anything in their unit which may create a fire hazard.
8. Other than touchups, which shall match the existing paint color, no changes by way of additions, painting, decorating or alternations are to be made by the owner without prior approval of the Board of Directors.
9. All drying or hanging of clothes, towels or other unsightly objects by line, rack, or otherwise, which is visible outside the unit shall be prohibited.
10. Stairways and landings must not be obstructed in any manner.
11. No "For Sale" or "For Rent" signs or advertising signs are to be displayed outside the unit, on autos, etc. or in windows of units or common areas by residents or guests. They may be placed on the Association bulletin boards only. "Open House" signs may be placed on the property during the actual open house period only.
12. No commercial office or business may be operated from a resident's unit if such business generates customer traffic.
13. Residents must not allow any person to interfere with the mechanical systems for irrigation, pool, lighting, elevator, fire alarms, etc.

14. The Condominium Act Florida Statute (FS 718) gives the Association an Irrevocable Right of Access to units in order to repair or prevent damage to condominium property. Residents are required to deposit a set of keys and/or their door access code to their unit in a sealed envelope with the Board of Directors. These will be maintained in a locked box. They will be utilized by the Association to gain emergency access to the unit in the unit owner's absence. The Association will make a reasonable effort to notify the unit owner prior to entering the unit and/or following up with the unit owner after entry.

15. If an owner changes their keys or access code they must notify the Board and provide updated keys or codes information.

16. Any drapes, curtains, blinds, shades or other window coverings including hurricane shutters and sun blinds, placed or installed in any exterior windows shall have a neutral-colored surface facing the outside.

17. No one is permitted to play, supervised or unsupervised, in garage areas, in or around parked cars or in guest parking areas.

18. The use of child scooters, skates, skateboards, hover boards or pedal cars is forbidden for safety reasons.

19. Drones must be utilized in a safe manner and in a safe area.

SWIMMING POOL

The swimming pool is for the exclusive use of owners, residents and their guests and is to be used only between dawn and dusk. No owner may invite non-residents to use the pool without being present unless they are staying at the owner's condo.

1. Diving is strictly prohibited.

2. General rules posted on the sign by the pool must be followed.

3. Persons using the pool will do so at their own risk. Persons under the age of 14 must be accompanied by an adult at all times.

4. All dispensers, containers or dishes must be of a material that could not shatter and otherwise be hazardous to other users in the pool area.

5. Towels and beach clothes must be placed on the chaise lounges and chairs during use if you have tanning lotion on, to avoid leaving stains which could also stain the clothes of others.

6. All babies must wear swim diapers. Plastic or rubber pants must be worn if using cloth diapers.

7. The loud or annoying use of a radio or stereo in the pool area is not allowed.

8. Everyone is responsible for the removal of their own trash and pool toys, including emptying of ash trays.

9. Poolside umbrellas must be closed after each use.
10. All pool chairs, tables and lounges may NOT be saved by placing items on them. Pool furniture is on a first-come first-served basis.
11. All pool chairs and equipment must remain on the pool deck; and are not to be taken to the clubhouse or lawn.
12. Objectionable conduct such as pushing, shoving, jumping in, splashing, running, screaming, shouting and "horseplay" in or around the pool enclosure is prohibited.
13. As required by the Board of Health General, pool rules are posted; however, the above specific rules are to be obeyed for the comfort and enjoyment of all.
14. The outside bathrooms should be used by bathers. The inside clubhouse facilities should not be used by wet bathers.
15. No animals are allowed within the fenced pool area.

PARKING

Due to the restricted parking spaces, residents are limited to one designated parking space for each unit in the garage. Owner's second vehicle or guest cars must park in unassigned parking spaces outside the garage. Such vehicles may be parked in assigned spaces only with the expressed permission of the assignee. No guests, contractors, delivery men or repair men may park in a unit owners designated parking spot except with their express permission.

1. Parking is prohibited on all roads and common areas which includes the lawns and landscaped areas.
2. No vehicle which is in a state of "disrepair" or which disturbs the peace by creating excessive noise will be permitted on the condominium property.
3. Parking is allowed only in parking spaces. Do not park in or drive across lawns.
4. Vehicles that do not fit in parking spaces, oversized vehicles, and parking one vehicle behind the other are not permitted.
5. Trailers, boats, boat trailers, campers, live-in vans, R.V.s, buses (transporting over 9 persons) or similar vehicles will not be permitted to park on condominium property for more than seventy-two (72) hours. Any exceptions to the timeframe must be approved by the Board of Directors.
6. Commercial vehicles such as vehicles having lettering or containing evidence of commercial use (i.e., construction materials or tools of any kind or debris) or vehicles used for hire are prohibited, except for servicing condominium property. They must obey all other condominium parking rules.

7. Car washing facilities are available. Please follow the Pinellas County guidelines and wash vehicles only on your designated days.
8. No major repairs are to be made on autos on condominium property except under emergency conditions.
9. Motorcycles must also observe these same rules.
10. Access to and from garages must not be blocked.
11. No vehicle may be driven at more than ten miles per hour while on condominium common grounds or in the garages.
12. No vehicle with expired registration or without registration will be permitted to park on condominium property.

ELEVATORS

1. Smoking is prohibited in the elevators.
2. In the event of a power or mechanical failure the elevator should stop temporarily and then go to the ground floor, use the emergency instructions on the elevator control to call for help.
3. Elevator use should be avoided in the event of fire and electrical storms. Use the stairway instead.
4. When moving in or out of the condo, elevator pads must be utilized which are stored in the alcove to the left of the mailboxes.
5. Persons under the age of fourteen (14) must be accompanied by an adult when using the elevator.
6. All owners are obligated to keep the elevators as clean as possible.

NOISE

1. In order to ensure your own comfort and that of your neighbors, radios, televisions, stereos, or musical instruments must be kept at a minimum volume, especially between the hours of 10:00 PM to 8:00 AM. All other unnecessary noises must be avoided at all times.

DOGS AND OTHER PETS

Dogs and other pets must be approved in writing by the Board before being kept in any unit and the Board reserves the right to have any pet removed if it becomes a nuisance or is in violation of the rules. No pet whose normal adult weight will exceed thirty-five (35) pounds will be allowed.

1. Owners are allowed two (2) domesticated pets.
2. Dogs and other pets must not be allowed off a leash on the condominium property, except within the owner's unit.
3. Pets are not allowed in the Clubhouse or inside the fence surrounding the pool.
4. Any mess made by your pet must be removed by you at once, and must be disposed of by inserting the waste into a plastic bag and tied and disposed of in the dumpster.
5. Each occupant of a unit with a pet is responsible for all damage to persons or property caused by the pet.
6. Exotic pets are not allowed.
7. Guests of owners may bring a pet if the unit owner is present. Guests must comply with all condominium pet regulations regarding leash rules, waste disposal procedures. Pets of guests are not allowed in the Clubhouse or pool area.

RESALE OF UNITS

No owner may sell their unit without complying with the Association requirements, the rules below and with Florida Statute 718.

1. The application packet must be fully completed and sent to the management company for review, processing and completion of the background check.
2. When notified by the management company that this procedure has been completed the Board will conduct the interview of the prospective buyer.
3. The Board has the right to approve or reject the contract in accordance with our documents and Florida Statute 718.
4. If these procedures are not properly followed the Board has the right to reject the contract until all procedures have been properly completed.
5. It is recommended that Owners desiring to sell their unit read and review the condo documents and paperwork for the application process. They may contact the management company with any questions.

LEASE OF UNITS

No owner may lease their unit without complying with the requirements of the Condominium Documents and the rules below.

1. The application packet must be fully completed and sent to the management company for review, processing and completion of the background check.
2. When notified by the management company that this procedure has been completed the Board will conduct the interview of the prospective lessee.
3. The Board has the right to approve or reject the prospective lessee in accordance with our Documents and Florida Statute 718.
4. If these procedures are not properly followed the Board has the right to reject the lease until all procedures have been properly completed.
5. It is recommended that owners desiring to lease their unit read and review the Condominium Documents and paperwork for the application process. They may contact the management company with any questions.
6. Leases must contain a clause within the body of the lease stating the copy of the General Rules and Regulations have been received, read and understood.

CONTRACTORS AND OWNERS

1. If the unit owner is planning architectural changes to their unit an Architectural Change Request form must be submitted for approval by the Board of Directors with the explanation of the improvement, sketches or plans and contractor information.

Examples for the use of this form are:

- Replacement of windows and doors
 - Addition of hurricane shutters
 - Replacement of air conditioning unit
 - Major renovation of the owner's unit that involves electrical, plumbing or significant interior structural change.
2. A form is not required for general repairs and service calls.
 3. If an event results in an emergency situation and a repair or replacement is needed immediately, the unit owner should contact a Board Member regarding the situation.
 4. Any alteration involving the exterior appearance of a unit must be submitted to the Board for approval prior to the beginning of any work, i.e., windows, doors.
 5. It is the owner's responsibility to inform the contractor of the Association rules and instruct them to respect the property outside of their unit.

6. The owner is financially responsible for any damage or cleanup to common areas and subject to a fine for a contractor violation of any rules or governing documents.
7. All electrical, plumbing, heating and air conditioning work is to be done by a properly licensed and insured contractor or the owner will be responsible for any problems that may arise afterwards.
8. Contractors or owners material or tools are not to be left on our walkways or in common areas. Any items or material left overnight will be subject to removal.
9. No work is to begin by a contractor or owner prior to 8:00 AM or after 6:00 PM, with no construction noise on Saturdays and no work on Sundays except in emergencies with Board approval.
10. The dumpsters are for residents only and no construction material is to be placed in them.
11. No dumpsters or trailers can be left on Association property overnight without permission from the Board.
12. Contractors or owners must clean up common areas at the end of the work day.

ROOF ACCESS

1. The access doors should be locked at all times. If necessary, contact a Board Member for the access code.
2. All air conditioner repairs must be inspected by the unit owner or other designee after the completion of the work and any damage done to the roof is the responsibility of the unit owner.

CLUBHOUSE

The Clubhouse and all facilities are available to all owners in good standing and tenants. This facility is for your enjoyment and comfort. It is expected that all furniture and equipment will be used with care and discretion. Please be respectful of noise levels when utilizing the Clubhouse.

1. Unit owners desiring to use the clubhouse for exclusive use must submit a Clubhouse Reservation Form to the management company. A deposit of \$150 (one hundred fifty dollars) will be required, of which \$125 (one hundred twenty-five dollars) will be returned if the area is cleaned to its original state prior to 2 PM the morning after its use. The deposit may be kept if there is damage to the property. The reservation and deposit must be submitted to the management company at least two weeks in advance of the event.
2. Pre-approved parties must end by 1:00 AM.
3. No more than 95 occupants are permitted in the building as determined by Fire Marshall.

4. No alcohol is to be served to anyone under the age of 21.
5. The Clubhouse must be put back in original condition after any use.
6. All lights need to be turned off and the exterior doors locked.
7. The air conditioner should be set at 80 degrees, and the heat if applicable to 60 degrees after use.
8. All persons under the age of fourteen (14) must be accompanied by an adult while in the clubhouse and when using the exercise equipment or saunas.
9. Smoking is not permitted in the clubhouse.

OUTDOOR COOKING

1. A propane barbecue is available at the Clubhouse for use by all owners, tenants and guests, to be used ten (10) feet away from the Clubhouse building.
2. The barbecue must be cleaned after use and left in sanitary condition for the next user.
3. Cooking is permitted on private patios and balconies provided no open flame devices, such as smokers, propane or charcoal are used.
4. The use of electric-smoker barbecues is not allowed inside the garages.
5. As per the Fire Marshall, and Fire Code, any personal use of cooking devices with an open flame, including but not limited to, the use of smokers, propane, or charcoal barbecues, must be ten (10) feet from any building on the property, (502, 504 and the Clubhouse).

MAINTENANCE

Our Association's maintenance staff or contractor's staff are available only for the maintenance of the buildings, grounds and recreational areas. No employee is to be approached for professional service during his/her working hours. No resident should authorize or call for any repairs to the common elements or the common element equipment. All requests must be made through the Board of Directors.

SECURITY

1. The police (727) 937-6151 or fire department (727) 938-3737 or 911 should be called in the event of any emergency or possible emergency. Please contact the authorities in the event of vandalism or unauthorized individuals on the condominium property at any time.
2. No soliciting of any type will be permitted on the property at any time except by individual appointment with a resident.

ASSESSMENTS

The Declaration of Condominium Article XIV, Paragraph 1. determines the process for the payment of all assessments. If the Management Company is unable to collect assessment or late payment fees when due the details will be brought to the attention of the Board for appropriate action. Should the Board at its sole discretion, decide to instruct an attorney to write the delinquent owner, prior to authorizing the placement of a lien on the unit, the cost of the attorney's fees will be paid by the unit owner.

RULE VIOLATIONS

We hope that everyone will accept and observe these rules in a manner that will make living at Gulf Front Lagoon a pleasure and one that will make you proud to live here.

1. All residents are required to notify the Management Company (not the Board of Directors) in writing of any violation of these rules or of our Documents.
2. The procedure for enforcement of these rules and/or for the levying of any fines will adhere to Florida Statute 718.303.

Approved and Adopted by the Board of Directors, Dated: 2023