

**Gulf Front Lagoon Condominium Association, Inc., and**

**The Tarpon Club, Inc.**

**Rules and Regulations**

**Approved and Adopted**

**June 14, 2016**

The Rules and Regulations are established to make living at Gulf Front Lagoon pleasant and comfortable.

In living together, all of us not only have certain rights, but also certain obligations to other residents and the Association as a whole. We must remember that the restrictions we impose upon ourselves are for our mutual benefit and comfort.

The following rules do not supersede the Declaration of Condominium, the Articles of Incorporation, the By-Laws or any other legal obligation of the owners of Gulf Front Lagoon and in the event they do, the official documents are paramount.

Objectionable behavior is not acceptable, even if it is not specifically covered in these Rules.

Violations should be reported in writing to the management company. Violations will be called to the attention of the violating owner, renter or other persons by the Board of Directors or the management company and owner may be subject to fines.

Legal and other costs incurred by the Association in correcting violations will be payable by the owner regardless of whether the violator is owner renter, or other person.

## GENERAL RULES

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 deposited 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 before 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 cleaner 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 alterations are to be made by the owner on the outside of a unit 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 other 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 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. Key to units. The Condominium Act (FS 718) gives the Association an irrevocable right of access to units in order to repair or prevent damage to the condominium property. Residents are required to deposit a set of keys to their unit in a sealed envelope with the Board of Directors for use by the Association to gain emergency access to the unit in the unit owner's absence. Failure to deposit access keys could result in the resident paying for damage if the Association had to make forced entrance.
15. Any drapes, curtains, blinds, shades or other window coverings of any type of kind, including hurricane shutters and sun blinds, placed or installed in any and all exterior windows of any unit shall have a neutral (white or off-white) colored surface or drape lining facing the outside. It is the intent of the Association to maintain uniformity in the exterior window appearance of all units and buildings in this condominium.

16. No one is permitted to play, supervised or unsupervised, in garage areas, in or around parked cars in parking areas, walkways, the clubhouse or pool.
17. The use of scooters, skates, skateboard, hover boards, or pedal cars is forbidden for safety reasons.

#### **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 30 pounds will be allowed. Owners are allowed two domesticated pets.

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

#### **LEASE OR RESALE**

No owner may dispose of his unit or any interest therein by rent, lease, sale, or gift without complying with the requirements of the Condominium and Documents and the Rules below.

1. The proposed rental agreement, lease or sale contract must be written out in full together with the appropriate completed application form and submitted to the Management Company for approval in writing before moving in is completed or a sale is finalized. The Board has the right to approve or reject the contract in accordance with our documents or Florida Statute 718. It is suggested that owners study the documents and comply 100% to ensure approval.
2. Leases must contain a clause within the body of the lease stating the copy of the Rules and Regulations have been received, read, and understood.

#### **OWNERS LENDING UNITS**

Owners, when absent from Gulf Front Lagoon, are required to notify the Board of Directors in writing or by phone of the arrival of non-paying guests. The names and arrival and departure dates will also be supplied.

## SWIMMING POOL

The 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. You must shower before entering the pool and after application of suntan oil before re-entering the pool.
3. Persons using the pool do so at their own risk. Persons under 14 years of age 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 of the pool area. NO GLASS is allowed 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 to avoid leaving stains, and which could stain clothes of other users.
6. All babies must wear cloth or disposable diapers. In addition, plastic or rubber pants must be worn over their cloth or disposable diapers.
7. The loud or annoying use of a radio or stereo in the pool area will not be allowed.
8. Everyone is responsible for their own trash. This includes emptying of ash trays.
9. Whirlpool must be turned off when not in use.
10. Poolside umbrellas must be closed after each use.
11. All pool chairs and equipment must remain on the pool deck. They are not to be taken to the clubhouse, or lawn.
12. Pool chairs and lounges may NOT be saved by placing a towel on them. Pool chairs are on a first-come first-served basis.
13. Objectionable conduct, such as pushing, shoving, jumping in splashing, running, screaming, shouting, and "horseplay" in or around the pool enclosure is prohibited.
14. General pool rules are posted. However, the above specific rules are to be obeyed for the comfort and enjoyment of all.
15. The outside bathrooms should only be used by bathers. The inside clubhouse facilities should not be used by wet bathers.
16. No animals are allowed within the fenced pool area.

## **PARKING**

Due to 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 park in assigned spaces only with express permission of the assignee.

1. Parking is prohibited on all roads and common areas which includes lawns and landscaped areas.
2. No vehicle, which is in a state of "dis-repair", or which disturbs the peace by creating excessive noise, will be permitted on condominium property.
3. Parking is allowed only in parking spaces. Do not park in or drive across lawns.
4. Vehicles which do not fit 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 be permitted to park on condominium property for not more than 72 hours.
6. Commercial vehicles such as vehicles having lettering as such, or containing evidence of commercial use (examples – construction materials or tools of any kind of 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 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 or from garages must not be blocked.
11. No vehicle may be driven at more than ten (10) miles per hour while on the 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 during electrical storms. Use the stairway instead.
4. When moving in or out of the condo, elevator pads must be requested from the Association.
5. Persons under the age of ten (10) must be accompanied by an adult when using the elevator.
6. All owners are obligated to keep the elevators as clean as possible.

## **CLUBHOUSE**

The clubhouse and all facilities are available to all owners and tenants. This facility is for your enjoyment and comfort and it is expected that all furniture and equipment will be used with care and discretion.

1. Reservations for exclusive use of the clubhouse must be made with the Management Company. A deposit of \$175.00 for personal parties will be required to reserve and \$150.00 will be returned if the area is cleaned to its original state prior to 11:00 AM the morning after its use. The deposit may also be kept if there is damage done to the property.
2. Pre-Approved Parties – must end before 2:00 A.M. (New Years, Wedding Anniversaries, Birthday, Halloween etc.). No more than 40 nonresidents are permitted.
3. Regular use of Clubhouse – Weekdays from 5:00 AM until 11:00 P.M.; Holidays are Weekends from 5:00 AM until 12:00 A.M. (Exercise, Play Pool and Visiting).
4. No Alcohol for anyone under the age of 21 (State Law)
5. Clubhouse must be put back in original condition after any use.
6. All lights, heat, air conditioning must be turned off and all exterior doors locked.
7. Apartment and Basement – Off Limits.
8. No running in and out of Clubhouse. Respect homeowners – noise carries especially to Building #1.
9. Entrance into and use of the clubhouse: Persons under 14 years of age must be accompanied by an adult.
10. Exercise equipment and Saunas – Persons under 16 must be supervised. (Liability)
11. Smoking is not permitted anywhere within the clubhouse.
12. Owners should be notified as soon as possible of any violations.

## **OUTDOOR COOKING**

1. A propane barbeque is available at the clubhouse for use by all owners, tenants, and guests. The barbeque must be cleaned after use and left in usable condition for the next user.
2. Cooking is allowed on private patios and balconies provided no open flame devises (propane, charcoal) are used. Electric skillet may be used.

### **Contractors/Owners**

1. There is a Homeowner Construction Notice form that is required to be submitted prior to any work being started in your unit.
2. Any alteration involving exterior appearance of a unit must be submitted to the Board for approval prior to the beginning of any work.
3. It is the owner's responsibility to inform the contractor of Association rules and instruct them to respect the property outside their unit.
4. The owner is financially responsible to any damage or clean up to common areas and subject to a fine for a contractor's violation of any rules or Governing Docs.
5. 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 arise afterwards.
6. Contractors are not permitted to work, and no construction material or tools are to be left on our walkways or common areas. Any items or material left overnight will be subject to removal and disposition.
7. No work is to begin prior to 8:00 AM or after 6:00 PM, with no noise on Saturdays and no work on Sundays, except in emergencies. Parking only in guest parking.
8. The dumpsters are for residents only and no construction material will be placed in them.
9. No dumpsters or trailers can be left on Association property overnight without permission from the Board.
10. Contractors will clean up common areas at the end of the work day.

### **ROOF ACCESS**

The access door should be locked at all times. There are designated volunteers in each building who will unlock the door for you.

1. The rooftop may not be used as an observation area.
2. All air conditioner repairs must be monitored and any damage done to the roof is the responsibility of the owner.

### **NOISE**

In order to assure your own comfort and that of your neighbor, radios, televisions, stereos, organs and other musical instruments must be kept at minimum volume, especially between the hours of 10:00 p.m. and 8:00 a.m. All other unnecessary noises must be avoided at all times.

## **MAINTENANCE**

Our Association's maintenance staff or contractors' staffs are available only for the maintenance of the buildings, grounds and recreational area. 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, and especially in the event of vandalism or unauthorized individuals on the condominium property at any time.
2. No soliciting of any time will be permitted on the property at any time except by any individual appointment with a resident

## **ASSESSMENTS**

The declaration of condominium Article XIV, paragraph 1 determines the process for the payment for all assessments. If the Management Company is unable to collect assessments or late payment fees when due, 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 placing of a lien on the apartment, the cost of the attorney's fees will be paid by the owner.

## **RULE VIOLATIONS**

1. All residents are required to notify the Management Company (not the Board of Directors), in writing, of any violation of these rules or our documents. 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.
2. The procedures outlined in the Rule Regarding Implementation of Fining Procedures of the Condominium Association, Inc. will apply to all instances where the Board of Directors believes that fining an offender of these rules is warranted. The fining process for violations will adhere to Florida Statute 718.303.

Approved and Adopted by the Board of Directors June 14, 2016