

ST TROPEZ IV CONDOMINIUM ASSOCIATION

RULES & REGULATIONS

Please read your Association documents for a complete list of the Rules and Regulations for your community. The Rules and Regulations listed below are only a partial list of the rules and by no means are meant to be understood as the entire list.

1. BUILDING APPEARANCE and MAINTENANCE

- a. All Common sidewalks, walkways, stairwells and entrances which are part of the common elements must be kept clear of all personal property. Personal property must be stored within the resident's unit.
- b. Patio and Common Areas:
 - 1. Patio furniture and potted plants within reason is acceptable on patios. Nothing in excess that poses a safety hazard or maintenance problem.
 - 2. Zero household items, hanging laundry, storage of personal items, trash, hazardous materials, household furniture, or construction material can be left on patios for any length of time.
 - 3. Zero items are permitted on landings or stairwells for safety and maintenance purposes.
 - 4. Patio must be kept clean and maintained by the unit owner/occupant at all times.
 - 5. Broken patio doors, broken patio window screens, or broken window blinds must be replaced ASAP.
 - 6. A maximum of one large pot not to exceed 12 inches in circumference and five small pots under 12 inches in circumference are allowed on the porch.
 - 7. Nothing may be shaken from doors, windows, balconies, or patios or any of the common elements, nor shall any personal property other than plants be seen from outside the unit.
- c. The only items that are permitted on the patios or balconies are a reasonable number of plants and patio furniture. Stairwell platforms are not considered patios or balconies for the purposes of this rule.
- d. No common elements may be decorated or furnished by any person without prior approval of the Board.
- e. All trash shall be properly bagged and disposed of in the dumpster that is assigned to the building.
 - PROHIBITED AND NOT ALLOWED IN DUMPSTER
 - FURNITURE
 - APPLIANCES
 - CONSTRUCTION OR REMODEL TRASH
 - ANYTHING LEFT IN THE FENCE ENCLOSURE THAT IS NOT INSIDE DUMPSTER
 - BULK ITEMS MAY NOT BE SET OUT IN THE DESIGNATED AREA NEXT TO THE DUMPSTER UNTIL THE WEEKEND BEFORE THE 2ND WEDNESDAY OF THE MONTH
- f. Per the County Fire Marshal: No cooking is allowed on the patios, balconies or the common grounds [example: BBQ'S or Grills]. Any BBQ, Grill, or similar may not be used within 10 feet of any building, and must be stored out of sight when use is complete.
- g. All exterior doors leading to the common grounds must be kept closed except when being used to enter or exit the unit.
- h. The unit occupant must pay metered utilities on a timely basis and must keep the unit in good working order. There is only one water meter for each building. Be considerate, as excessive usage will result in higher Assessments for all owners.
- i. Unit occupants must not make any disturbing noises, play musical instruments, radios, stereos, TVs or other amplified sound units in a manner that will disturb other occupants. Volume levels must be lowered between the hours of 9:00 PM and 9:00 AM.

- j. Ball playing of any kind is not permitted on the property.
- k. Unit owners may display one [1] window sign that says "FOR SALE" or "FOR RENT" with an address and phone number. Said sign must be professionally made and be no larger than [2] square feet. No other signs are to be displayed on the buildings or the common grounds.
- l. No hazardous or combustible material shall be stored in any unit or on the common grounds other than normal household cleaning agents.
- m. Except for the purpose of authorized maintenance, no one is allowed on the roofs. The Board or their agent must authorize such maintenance.
- n. The sidewalks are to be used for walking. No skating, skate boarding, bicycling, roller blading or other activities are permitted.
- o. Playing in the street is not allowed.

2. PARKING

- a. Vehicles must be parked in the unit owners assigned parking space or the buildings designated "guest" parking area. Parking is not permitted on any easements or grassed area. The overnight parking of vehicles of any kind is prohibited. The parking of trucks, trailers, motor homes, campers, recreational vehicles, boats, boat trailers, motorcycles, mopeds, and inoperable vehicles of any type on any Condominium property is prohibited.
- b. A unit owner may not "lease or reassign" his assigned parking space to any other person.
- c. Vehicle maintenance or repair is prohibited on any Association property. Vehicle maintenance shall include, but not limited to, change of oil and other engine fluids, changing of tires, engine maintenance or repair, or body maintenance or repair. This does not include time-critical repairs, such as replacing a flat tire. Cleaning the interior of the vehicle may be done only on a paved area.
- d. All vehicles must be in good repair. Any owner whose vehicle is leaking oil or other fluids will be notified and given a period of time to correct this problem. Should the problem persist, the Board has the authority to have the vehicle towed at the owner's expense.
- e. All vehicles on Association grounds must be properly registered, tagged and be capable of operating under its own power.
- f. Pickup trucks are limited to ½ ton capacity. "Dually" pickups, motorcycles, commercial vehicles, trailers, motor homes, campers, recreational vehicles, boats, boat trailers and any inoperable vehicles are prohibited from the Associations property and are subject to towing at the owner's expense.
- g. The Board has the right and the authority to tow any vehicle that is in violation of Association rules.
- h. Any vehicle violating any provision of this section shall be towed at the owner's expense. Notification shall be placed at least (24) hours prior to the time the vehicle is towed.

3. UNIT OCCUPATION

- a. Units are for the exclusive "residential use" of the homeowners, their guests and approved lessees. No transient or commercial use of the units is permitted. Commercial use includes short term rentals, providing services such as laundry, hair cutting or styling, dog sitting, etc., but does not include remote working via a computer.
- b. No leases are permitted during the first twelve [12] months of ownership. Leases must be for a twelve [12] month-period and require the approval of the Board. Tenants and new owners are required to sign a copy of rules and regulations when they submit their application and provide a signed lease to the Management company and the Board of Directors.
- c. No more than two [2] pets are permitted in any unit. The weight of any pet may not exceed 25 pounds. Pets must be leashed at all times and walked in the "designated" walking area. Designated walking areas include the easement on Countryside Blvd and Curlew ONLY. Pet

waste is not permitted on St Tropez property. Owners are required to "clean-up" after their pets. Pit Bull and Doberman breeds are prohibited due to insurance reasons. Residents are required to provide proof of Pinellas County License & Rabies Vaccinations for all pets. Notwithstanding anything herein to the contrary, if any dog or cat permitted to be kept by an owner shall become a nuisance to other unit owners and such nuisance is not corrected after written notice to the unit owner, the Board of Directors of the Association shall have the right to require the unit owner to remove such animal permanently from the Condominium Property.

4. MANAGEMENT AND ASSESSMENTS

- a. Any complaints or request for maintenance should be directed to the Property Manager or your Landlord.
- b. Payment of maintenance fees and assessments shall be made via the management company's online web portal, via mail-in coupon and personal check, or via your banking institution's automatic payment system.

5. ALTERATIONS OF CONDOMINIUM

- a. Any modifications or changes to the exterior of the buildings is prohibited. No interior changes are permitted that might affect the structural integrity of the building. No owner shall cause any additions, modifications, improvements or otherwise decorate, or the installation of electrical wiring, machinery, or air-conditioning unit which may protrude through the walls or roof of the structure or in any manner change the appearance of any portion of the structure not within the parametrical and horizontal boundaries of the interior unit without the written consent of the Associations. The Association may establish reasonable requirements it deems necessary to grant or deny such modifications including but not limited to, the submission of full plans and specifications, drawings, permits, and contractor insurances.

6. DECLARATION CONTROLS

- a. In the event of any inconsistency or conflict between these Rules and Regulations, or any amendments thereof or additions thereto, and the Declaration, the Declaration shall control.

7. VIOLATIONS

- a. In the event a unit owner or occupant of the unit is in violation of the Rules and Regulations from time to time adopted by the Board of Directors of the Association and, after notification by the Board of Directors, continues to violate such Rules and Regulations, such unit owner shall pay for the costs and expenses, including reasonable attorney's fees and court costs of legal proceedings brought to enforce the violated Rules and Regulations; provided that the party seeing to enforce the Rules and Regulations has been successful in the litigation.

8. ADDITIONAL RULES AND REGULATIONS

- a. The Board of Directors of the Association reserves the right to make additional Rules and Regulations as may be required from time to time, and to amend, modify and rescind the present Rules and Regulations, all without the consent of the Association Members. Such additional Rules and Regulations, as well as any such amendments or modifications shall be as binding as all other Rules and Regulation previously adopted.

I have read and agree to comply with the rules and regulations of the St Tropez IV Community.

Signature of Owner:_____Date:_____

Signature of Tenant:_____Date:_____