

Longboat Terrace

LONGBOAT TERRACE
CONDOMINIUM ASSOCIATION, INC.

RULES



— MARCH 2012 —

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AUTHORITY

The Articles of Incorporation, Declaration of Condominium and Bylaws of Longboat Terrace Condominium Association, Inc. authorize the Board of Directors to adopt reasonable rules to govern the use of the Condominium, its property and the common elements and units, provided that no such rule be inconsistent with the right of any owner as provided in the Declaration of Condominium or Bylaws. These rules are adopted by the Board of Directors pursuant to the aforesaid authority. Where a relevant provision of the Declaration of Condominium contains additional information concerning the subject matter of the Rule, the provision is cited immediately following the text of the Rule and the reader is referred thereto.

USE AND OCCUPANCY

(a) Each unit shall be used exclusively as a residential dwelling and occupied by a single family, its servants and guests. A two bedroom unit shall not be occupied overnight by more than six (6) persons nor a three bedroom unit by more than eight (8) persons. [Dec. of Condo. Art. 13 (a)] .

(b) No unit occupant shall permit or commit any nuisance, immoral or offensive act or condition to exist in any unit or on

the common property nor create or allow any noise that is a source or annoyance to other occupants. Between the hours of 10:00 P.M. and 9:00 A.M. the volume of all conversations and noise producing facilities must be reduced to levels that are not a source of annoyance to other occupants.

(c) All parts of the Condominium shall be kept in a clean and sanitary condition. No rubbish, refuse or garbage shall be allowed to accumulate nor any fire hazard allowed to exist in a unit or the common property. [Dec. of Condo. Art. 13 (c)].

(d) A unit shall not be leased or loaned more than three (3) times during a calendar year and no more than twice during the period January 1 to April 30. A unit shall not be leased or loaned to a person under eighteen (18) years of age unless the person is accompanied by a parent or lawfully appointed guardian. Pursuant to Town of Longboat Key ordinance, a lease must be for a term of not less than thirty (30) days. A loan is the occupancy of a unit for any period of time in the absence of the owner and without consideration. [Dec. of Condo. Art. 13 (e)].

(e) Persons to whom a unit has been leased or loaned shall not sublet the unit to others or permit it to be occupied by persons not listed on an approved application pursuant to which the unit was leased or loaned. [Dec. of Condo. Art. 12 (e)].

(f) No unit shall be leased or loaned without the prior approval of the Board of Directors. Approval shall be obtained by the submission to the Board of a written application stating the names, addresses and ages of the proposed lessees or borrowers, the names, addresses and ages of all persons who will occupy the unit overnight during the term of the lease or loan on forms provided by the Board. The application must be signed by the proposed lessees or borrowers and by the owner or his duly authorized agent and submitted to the Association not less than fourteen (14) days prior to the commencement of proposed occupancy. A \$100.00 non-refundable fee must accompany the application. A unit may be loaned for seven (7) days or less without fee and without application and approval upon seven (7) days written notice to the Board. [Dec. of Condo. Art. 15 (d), (n), (s)].

(g) The restrictions contained in subparagraphs (d) and (f) do not apply to any person who stands in the relationship of grand-parent, parent, brother, sister, child or grandchild to the owner or spouse of the owner of the unit to be occupied or the owner of another unit. [Dec. of Condo. Art. 13 (e)] .

(h) In addition to the remedies provided to the Association by law, the Board of Directors may terminate any lease or

gratuitous occupancy of a unit and accomplish the removal of the occupants for failure to secure Board approval of the occupancy, misrepresentation in the application for occupancy or disregard of the use and occupancy restrictions of these Rules, the Declaration of Condominium or applicable government regulations. [Dec. of Condo. Art. 16 (e)].

VEHICLES AND PARKING

(a) No boat, trailer, commercial vehicle, truck, motor home, recreational vehicle, motor cycle, motor scooter, van (other than a minivan) or vehicle which is inoperable, unlicensed or unsightly shall be parked or left anywhere on Association property.

(b) The owners and occupants of a unit shall not park or keep more than two (2) vehicles on Association property. The first such vehicle shall be parked in the parking space assigned to that unit. The second vehicle shall be parked in a guest parking space.

POOL

(a) Pool hours are from 9:00 A.M. to 9:00 P.M.

(b) The Association is not responsible for accidents and injuries.

- (c) No diving.
- (d) No radios in the pool area except head sets.
- (e) No food and no glass containers in the pool area. No beverages in pool.
- (f) Bathers must shower and remove body lotions, oils and sand before entering water.
- (g) Children under twelve (12) years of age must be accompanied by a person not less than sixteen (16) years of age.
- (h) Children under three (3) years of age must wear swim diapers or tight legged training pants. Disposable diapers are prohibited.
- (i) No running, ball playing except for small beach balls or boisterous play in the pool area.
- (j) Chairs must be covered with a towel by persons using skin lotions

COMMON ELEMENTS

- (a) The common elements of the Condominium include the condominium land and all improvements on and under the land except those improvements bounded by the undecorated interior finished ceiling, floor and parametrical walls, doors, windows and screening of each individual unit. A porch

attached to an individual unit is a part of that unit and not common property .[Dec. of Condo. Art. 7 (b)]

(b) Owners and occupants shall not paint, landscape or otherwise decorate, change the appearance of the common elements or the interior walls or ceilings of a porch attached to a unit and enclosed only by screening. [Dec. of Condo. Art. 8 (c)]

(c) Owners and occupants shall not attach any light, wire, antenna, clothes line or other object to the common elements nor place or leave any personal property thereon.

(d) Signs shall not be displayed on any part of the condominium property without the express consent of the Board of Directors. [Dec. of Condo. Art. 8 (c)]

(e) For purposes of security and maintenance, management must have access to all units. Owners shall not install on the entrance door to a unit any lock that cannot be released by a common pass key. [Dec. of Condo. Art. 8 (f)]

(f) Owners shall not install behind any window or screening any shade, blind, screen or similar device the exterior color and texture of which is inconsistent with appearance of the building. In the event of a difference of opinion in this regard, the decision of the Board shall be binding. [Dec. of Condo. Art. 8 (c)]

(g) The maintenance building shall not be used for storage of personal property.

(h) No grill cooking shall be done on any porch or any part of the common elements other than the following areas: (1) The north side of the north parking lot; (2) The east side of the south parking lot behind the maintenance building.

(i) Bicycles shall be stored in the racks located in the north and south parking lots.

(j) The recreation room may be reserved for use by owners and their guests, subject to approval by the Board of Directors. All facilities must be left in as clean and orderly condition or a cleaning charge will be imposed.

UNITS

(a) The owner and not the Association is solely responsible for maintenance and repair of all facilities and equipment within units. Lessees and borrowers should report maintenance and repair problems to the owner or the owner's agent. Emergency problems should be reported to management.

(b) Hard floor covering such as ceramic or vinyl tile shall be used only in entranceways and bathrooms of second floor units.

PETS

(a) No pet or other animal shall be allowed in the condominium except that an owner may keep not more than one dog or cat, which weighs twenty-five (25) pounds or less and any dog certified to serve a person who is blind or unable to hear; provided no such pet or service dog shall create any undue noise, display threatening behavior or otherwise create a nuisance or annoyance. No pet shall be allowed on the common elements except when under control by use of a leash. No pet shall be kept in a unit during the lease or loan of that unit. [Dec. of Condo. Art. 13 (i)].

(b) The grass covered areas adjacent to the north and south boundaries of the condominium property may be used for the relief of pets; provided that the owner removes all fecal material.

(c) Pets are not allowed on the beach (Florida law).

FIRE

(a) All occupants are admonished to familiarize themselves with the smoke detectors located within each unit and the fire alarms and extinguishers located on the exterior of each building.

(b) In case of fire, sound the alarm and, if safe to do so, use the extinguisher. Do not attempt to cover a smoke detector or reset a fire alarm.

DISTRIBUTION OF RULES

A copy of these rules and any amendments thereto shall be distributed to each owner and kept within each unit at all times. Every person occupying a unit or using the condominium property is obligated to familiarize himself with and obey these rules.