

# EAST LAKE WOODLANDS CONDO FIVE RULES & REGULATIONS

## COMMUNITY LIVING

### 1. Resident Register

- Residents must ensure contact & emergency information is current and up to date by contacting the Property Management office or through their online account access.
- Guests must be registered with Property Management if they will occupy a unit for more than forty-eight (48) hours without the presence of the Owner or Resident.

### 2. Duty to Protect from Damage

- In order to avoid potential water damage to the Unit and to other parts of the building due to rain or hurricanes, occupants of a Unit are required to close all windows and exterior doors whenever no one is to be in the Unit.
- Failure to close windows and exterior doors may render the Unit Owner liable for all resulting damage to Common Elements.

### 3. Activities

- No owner, resident or guest shall engage in conduct that will interfere with the safety, and comfort of Residents.
- No activity or practice shall be allowed upon the property that is the source of nuisance to the Residents of the Condominium or that interferes with the peaceful possession and proper use of the property by its Residents.
- In order to assure the comfort of all Residents, generating noise that can be heard outside of the Unit from which it originates is prohibited between 10:00pm and 8:00am.

### 4. Owner's Liability

- Owners & Residents are responsible for the conduct of all persons residing or visiting within their unit.
- Owners & Residents should ensure they have sufficient insurance coverage to protect their property, belongings, Unit improvements and for any potential liability.

### 5. Pets

- The owner of a pet assumes liability for damages to persons or property caused by the pet or resulting from its presence at the Condominium.
- All pets must be on a leash at all times while outside on Common Elements.
- The designed pet relief area is the median strip of grass on Lakeview Way (between the parking lots) or Woodlands Drive (between the sidewalk and street)
- All pet droppings must be picked up completely, bagged and disposed of in the dumpster.

### 6. Moving Containers

- With prior approval of the Board of Directors, moving trailers, containers or pods are permitted to be in designated uncovered parking spaces no longer than three (3) days for the purposes of moving into or out of a Unit.

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## **7. Car Wash**

- Parking is prohibited in the car wash area except when that car is being washed.
- Residents shall clean up after themselves including turning water off and returning the hose to the stand when using the car washing facilities.

## **8. Wildlife**

- Residents are prohibited from feeding or conducting activity that would attract any wildlife, vermin, rodents or birds.

## **9. Safety & Hazards**

- No article shall be stored nor used in or on any part of the Condominium property that will constitute a fire hazard.
- Criminal incidents should be reported immediately to the Pinellas County Sheriff's Office (727-582-6200) or 911 for emergencies.
- Corridors, stairways, and landings are for ingress and egress to and from Units and shall not be obstructed in any manner at any time.
- No portable non-electric grills are permitted on balconies, lanais or outdoor corridors.

## **ARCHITECTURAL & EXTERIOR ELEMENTS**

## **10. Decorations & Hanging of Objects**

- No Unit Owner or Resident shall decorate any part of their Unit or the building as to change the exterior appearance of the Unit or the building. This includes illumination of the exterior of the building, or display of plants or other objects on corridors, railings or exterior windowsills or ledges.
- The hanging of bathing suits, clothing, rugs, towels, or other items upon railings or from windows is prohibited.

## **11. Dumpsters**

- Boxes must be broken down before being placed in the dumpster.
- Prohibited items such as batteries, construction debris, hazardous liquids/chemicals, tires, drums/ or biohazard waste must not be placed in or adjacent to any dumpster.
- Residents are required to dispose of any prohibited item or oversized appliances, materials or furniture with a provider of their choice – at their own cost.
- Do not climb on dumpsters or overfilling dumpster such that the lid will not close.
- Any dumpsters designated for specific materials only; such as recycling shall only be filled with materials as signed.

## **12. Storage**

- The outside of the building is not be used for any storage of furniture or other items. No item of Owner, Resident or guest's personal property may be left on the Common Elements overnight.

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- A bicycle may be affixed to the pole in a Resident's parking space or may be placed under the stairway landing at ground level.

## **MAINTENANCE & REPAIR**

### **13. Units**

- Any work that requires a permit must be performed by a licensed and insured contractor. Permits when required must be prominently displayed.
- Work inside a Unit that is strictly cosmetic, including painting, wallpapering, carpeting, kitchen cabinets or appliance change-out is permitted without approval of the Board of Directors. Flooring requirements outlining moisture barrier (ground floor Units) and soundproofing (second floor Units) must follow published Architectural Standards.

### **14. Exterior/Common Areas**

- If a Resident identifies a needed repair of the exterior of a building or other Common Element, they must contact Property Management, the Unit's Owner or their Agent to file a work order.
- No work of any kind is to be done upon part of the buildings or lands to be maintained by the Association without first obtaining approval from the Board of Directors through an Architectural Review Request.
- No Resident shall attempt to direct any employee or contractor hired by the Association for maintenance or repair of the Common Elements unless authorized to do so by the Board of Directors.

## **OTHER**

### **15. Common Elements**

- Residents, Guests & Visitors are required to use designated sidewalks and walkways and not walk through gardens.
- Residents are prohibited from adding, eliminating or in any way changing the design of Common Elements.
- No temporary structure is permitted on any Common Element unless approved, in writing by the Board of Directors. This includes but is not limited to tents, pop-ups and inflatable play areas.

### **16. Swimming Pool**

- The use of the swimming pool is limited to Residents and their guests.
- When going to and from the pool area from their Units, bathers are required to wear coverings over their pool attire and must wear sandals or other foot coverings.
- The pool area may be used between the hours listed on the pool sign. Night swimming is not permitted.
- If construction or repairs are taking place the pool will be closed.
- Immediately prior to and during storms or hurricanes, the pool area will be restricted from access.

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- No copies of the pool key may be other than the one key provided per Unit. Replacement copies may be requested from the Property Management office and will be subject to a fee. Keys may not be loaned to anyone not an Owner or Resident of the Association.
- Pool Cleanliness:
  - All bathers must shower immediately before entering the pool.
  - Proper bathing attire must be worn. No street shoes are permitted in the pool.
  - Bathers must remove lotions, creams and hair pins before entering the pool.
  - No pets shall be allowed in the fenced pool area.
  - Incontinent persons of any age shall wear rubber pants or other appropriate water-tight garments.
  - Do not use the pool if you have diarrhea, open wounds or other contagious conditions.
- Pool Safety:
  - No glass objects are to be brought into the fenced pool area.
  - No running, shouting or rowdy games are permitted within the fenced pool area.
  - Children less than twelve (12) years of age are not permitted within the fenced pool area unless accompanied by a person designated responsible for them who is able to swim and remain in the fenced pool area while the children are there.
  - The maximum number of persons permitted in the pool is fifteen (15) at one time.
  - The pool is not guarded; all persons using the pool area do so at their own risk.
  - The pool gate is to be locked from the outside at all times.

## **17. Extended Absences & Vacancies**

- If Residents are to be away from their Units for an extended period such as evacuations, vacations or seasonal living elsewhere, they are to secure and protect their Unit including:
  - Locking doors & windows, closing blinds, ensuring appropriate air circulation with minimums not below 60°F and maximums not to exceed 80°F for heating and cooling settings respectively.
  - All water fixtures should be turned off at the source including the main valve inside or outside the unit where available.
  - Circuit breakers should be turned off for non-essential equipment or needs.
  - Any vehicles remaining shall have a key accessible by a person on site or timely available to move the vehicle if required.

## **18. Timely Access to Keys**

- All Residents are to have a full-time Resident neighbour or available person (within 60 minutes) with a key to their Unit. The Property Management office is available to hold key copies and will be only used for emergencies.
- All key holders must be on-file with the Property Management office as emergency contacts.