

THE VINEYARD CONDOMINIUM ASSOCIATION BUILDING RULES AND REGULATIONS

INDIVIDUAL PATIOS & BALCONIES: Nothing is to be hung from patios or railings. Any items considered being unsightly by management and board of directors must be removed. **Absolutely no grilling on patios or balconies, any grilling must be twenty feet from buildings in accordance with federal, state and city fire codes.**

All patios are limited common areas; any changes from the original construction of the Vineyard must be maintained in good condition by the unit owner as the patios fall under the unit boundaries as described in exhibit B of the Condo Docs. Any unit owners failing to do so, will be charged by the Association for any repairs deemed necessary to ensure all units are maintained to property standards.

MAINTENANCE OF UNITS WINDOWS & DOORS: Owners are required to maintain the interior of the units, owners not keeping their units in good condition and causing damage to the building and other units will be charged for such repairs. (This also pertains to pest control within the units.) All windows should be in workable conditions and good appearance, if not they should be replaced by the unit owner. **White vinyl double insulated windows are now approved when replacing windows. No unsightly window coverings or badly damaged blinds allowed, all window coverings must be white or backed with white.**

DOORS-MUST BE KEPT CLEANED-UNSIGHTLY DOORS ARE NOT ACCEPTABLE. If doors are not maintained – The owners will be charged for Vineyard’s housekeeping for any cleaning required.

NOISE: We ask your consideration of your neighbors when having guests or playing your stereo/TV and to keep the noise level down as not to disturb them, particularly during evening hours after 11:00PM.

PEACEFUL AND RESPECTFUL CONDUCT: All owners/tenants should conduct themselves in a peaceful and respectful manner towards other owners/tenants and Directors, Management, and workers on property. **Disorderly and abusive conduct will not be tolerated. NO HARRASSMENT OF OTHERS WILL BE TOLERATED!** Any owners/tenants feeling harassed or threatened should call the police.

PETS: No dogs or exotic pets are allowed, **particularly no visiting pets.** Only two cats per unit allowed. Cats must be contained within your unit and not left on patios/balconies unattended. Under no circumstances is anyone to feed pets outside of their unit; in conjunction with the Hillsborough animal control authorities, to have stray animals picked up by Animal Control. Should these be pets, the owners will have the responsibility of retrieving them at Animal Control.

SALES: Anyone wishing to sell their unit must submit an application filled out by the prospective buyer, along with the signed declaration page that they have read and been given a copy of both the Condominium Documents, the Association Rules and Regulations and acknowledgement of monthly fees and any assessments being paid and copy of signed contract to the Board of Directors for their approval. Verification of fees and assessments being current

must be verified by estoppel form through management, for which management charges a fee. A current credit report and criminal background report must also be submitted or a \$75.00 check for management to obtain reports. Any person convicted of a felony or having an eviction on their record will not be accepted. Upon closing a copy of the deed must be furnished to the board.

RENTALS: All leases are to include a signed copy of the Association Policies, application on all residents, and the condominium lease addendum along with a current credit and criminal background report or a \$100.00 check for management to obtain reports. Any person convicted of a felony or having an eviction on their record will not be accepted. Any current renter is prohibited from sub-leasing or acquiring a new roommate without the same approval from the Board and unit owner. All forms to be supplied by the Board or Management. The association does not accept subsidized rentals. **Owners are responsible for the behavior of their tenants.**

PERMANENT RESIDENTS: The Board of Directors must approve everyone permanently residing in the Vineyard Condominiums. For purpose of definition, anyone staying for a period more than three weeks or receiving mail will be considered permanent, and must be approved by the board, and on record on the units Contract/Information Form. Occupancy criteria in adherence with familial status legislation are no more than two people in a one-bedroom unit or four people in a two-bedroom unit. Contact/Information Forms must always be kept up to date. Management must be notified of any changes in residents/vehicles contact phone numbers. The association must retain a key for each unit for emergencies or work to be done in units. Unit owners/tenants will be given a 24-hour notice if access is needed to their unit.

COMMON AREAS: Are to be used for ingress and egress only, no playing in landscaped areas, hallways, walkways, parking area or driveway. Any personal property left in the common areas (furnishings, bikes, toys) will be disposed of. Do not toss cigarette butts on grounds or carpeted areas. The owner will be charged for replacement of carpet damaged by Burns to carpet from cigarettes.

OUTSIDE LIGHTING: PLEASE NOTIFY MANAGEMENT IF A THE LIGHT BULB AT YOUR ENTRY OR IN YOUR COURTYARD IS BURNED OUT, SO IT CAN BE REPLACED PROMPTLY.

DRIVEWAY AND PARKING: All covered parking spaces are assigned, and no unauthorized persons may at any time or for any length of time, park in someone else's space. Each unit has a numbered parking space they and they alone are to use this space.

1. All vehicles are prohibited from parking in or around driveways. Violators will be towed.
2. Fig St. Resident's guests only are allowed to park behind their buildings. "B" St. Guests are to park only in front of buildings on "B" St. Trask St. guests are to park only on Trask St. in front of building.
3. The driveway is one way only; do not enter from Trask St.
4. **ALL VEHICLES PARKED ON THE PROPERTY MUST BE STREET WORTHY AND OPERABLE AS WELL AS HAVING A CURRENT LICENSE PLATE. Any vehicles not operable or having current license plate will be deemed abandoned and the police department will be notified for removal of vehicle.**
5. **NO COMMERCIAL OR OVERSIZED VEHICLES ALLOWED TO BE PARKED ON PROPERTY.**

6. The management/association is to be notified of any change of vehicle or license plate.
7. Bicycles are not to be chained to carports, trees, etc. or left by units.
8. **DO NOT DRIVE UP ONTO GRASS ALONG “B” STREET.** -This burns the grass from the heat of the engine.

POOL RULES:

CONDUCT: No pushing, shoving or any other conduct, including profanity, screaming or loud music which would disturb others at the pool or residents living by the pool. Please be considerate. Pool

Hours: 8:00 AM TO 10:00 PM.

No suntan oil in Pool.

Food and Beverages: Food is not to be consumed within three feet of pool with any leftovers, trash, etc. disposed of in trash container. **NO GLASS!!! THIS MEANS YOU!**

Guest: Guest must be accompanied by a resident, limited to 4 guests per household.

Children: All infants must have on swim-pants protective pants for swimming. Children under 14 must be accompanied by an adult/resident.

Safety: Anyone living at the Vineyard, particularly in units on the pool must ensure the safety of children and are responsible for preventing them from wandering into the pool area unsupervised.

Bathing Suits: Proper bathing attire is to be worn; no cut offs or “T” backs.

Pool Gates: **PLEASE KEEP POOL GATES LOCKED AT ALL TIMES - THESE LOCKS HAVE BEEN INSTALLED FOR SECURITY AND LIABILITY ISSUES.**
PLEASE DO NOT LEAVE GATES UNLOCKED.

Furniture: Pool furniture is not to be abused. Anyone caught doing so will be charged to replace damage furniture. Any furniture moved should be put back.

Club Room: Club Room is a common area to be enjoyed but also to be maintained and kept clean. Do not abuse furnishings or remove any furnishings from the Club Room. People caught stealing will be prosecuted. The room house must be reserved, a deposit of \$50.00 is required to insure clean up and the Club room is left as you found it. Please contact the property manager to reserve.

LAUNDRY ROOMS: Please keep laundry rooms clean. This includes cleaning lint filter after each use and **NOT** depositing personal garbage in trashcans. **For your personal safety, please close and leave doors locked.**

ADDITIONS/REPAIRS-CONTRACTORS: The board must approve all exterior repairs or additions before work commences. Anyone proceeding with work without approval will have legal action taken against them. All work, interior or exterior, is to be performed on weekdays between the hours of 8:00 AM to 5:00 PM, and Saturday 10:00 AM to 5:00 PM. **ALL DEBRIS**

MUST BE HAULED OFF THE PREMISES- NOT PLACED IN THE COMMUNITY DUMPSTERS. Anyone caught doing so will be charged a haul away fee, a minimum of \$100. Cardboard boxes are to be flattened before being placed in dumpsters.

DO NOT DUMP FURNITURE/DOORS WINDOWS/ APPLIANCE IN OR AROUND DUMPSTER!!! AGAIN, ANYONE CAUGHT DOING SO WILL BE CHARGED A HAUL AWAY FEE.

SATELLITE DISH/ CABLE: Satellite disc must be approved for installation. The company do installation must present steps on installation. NO DISC OR CABLES CAN BE MOUNTED ON THE SIDES OF BUILDINGS OR ON THE GROUNDS.

Failure by Management to enforce any policy does not nullify their right to do so at a future date.

THE FAILURE OF UNIT OWNERS TO COMPLY WITH ALL RULES AND REGULATIONS MAY RESULT IN LEGAL ACTION.

Board of Directors

All concerns, problems or requests must be forwarded to the Board in writing via Email, fax, or U.S. mail to the contact information below. Please be aware that neither board members nor management conduct business from our homes.

PROPERTY MANAGER CONTACT INFO:

**VINEYARD OF TAMPA COA
c/o AmeriTech Community Management Inc.
24701 US Highway 19 North, Suite 102
Clearwater, FL 33763
Phone 727-726-8000 Fax 727-723-1101**