

**RULES AND REGULATIONS  
FOR  
VENETIAN PALMS CONDOMINIUM**

**AMENDED AS OF JULY 2020**

Each of the rule and regulations shall be in accordance with all applicable county and state codes, ordinances and regulations.

1. The sidewalks, entrances, passages, lobbies and hallway and like portions of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Property; nor shall any carts, bicycles, carriages, chairs, tables, clothing, shoes or any other objects be stored therein, except in areas (If any) designated for such purposes.

2. The personal property of Unit Owners and occupants must be stored In their respective Units.

3. No articles other than patio-type furniture shall be placed on the balconies, patios, terraces and/or lanais or other Common Elements or Limited Common Element. No linens, cloths, clothing, shoes, bathing suits or swimwear, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, balconies, terraces, lanais, railings or other portions of the Condominium or Association Property.

4. No Unit Owner or occupant shall permit anything to fall from a window or door of the Condominium or Association Property, nor sweep or throw from the Condominium or Association Property any dirt or other substance onto any of the balconies, patios, terraces and/or lanais or elsewhere In the Building or upon the Common Elements. Each Unit Owner shall be responsible for cleaning up after themselves, and their guests, tenants and invitees when within the Condominium Property, including, without limitation, placing all trash and/or garbage in the proper receptacles.

5. No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association. The requirements from time to time of the company or agency providing trash removal services for disposal or collection shall be complied with. All equipment for storage, recycling or disposal of such material shall be kept in a clean and sanitary condition.

6. Employees of the Association are not to be sent out by Unit Owners or occupants for personal errands. The Board of Directors shall be solely responsible for directing and supervising employees of the Association.

7. No repair of vehicles shall be made on the Condominium Property and no inoperable vehicles shall be permitted on the Condominium Property.

8. No Unit Owner or occupant shall make or permit any disturbing noises, nor allow any disturbing noises to be made by the Owner's family, employees, pets, agents, tenants, visitors or licensees, nor permit any conduct by such persons or pets that will interfere with the rights, comforts or conveniences of other Unit Owners or occupants. No Unit Owner or occupant shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio or sound amplifier in his Unit in such a manner as to disturb or annoy other residents. No Unit Owner or occupant shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.

9 No sign advertisement notice or other graphics or lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Condominium or Association Property, except signs used or approved by the Developer ((until such time as Developer is no longer offering units for sale in the ordinary course of business, and thereafter by the Board). for as long as the Developer owns any portion of the Condominium Property, and thereafter by the Board). Additionally, no awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or roof of the Building or on the Common Elements, without the prior written consent of the Board of Directors of the Association.

10. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common Elements, other than as is reasonable and customary in vehicles and/or in cleaning supplies.

11. A Unit Owner or occupant who plans to be absent during the hurricane season must prepare his Unit prior to his departure by designating a responsible firm or individual to care for his Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage, and furnishing the Association with the name(s) of such firm or individual.

12. A Unit Owner or occupant shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies, railings or windows of the Building. Notwithstanding the foregoing, any Unit Owner may display one portable, removable United States flag in a respectful way, and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day, may display in a respectful way portable, removable official flags, not larger than 4 ½ feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps or Coast Guard. Curtains and drapes (or linings thereof) which face on exterior windows or glass doors of Units shall be subject to disapproval by the Board, in which case they shall be removed and replaced with acceptable items.

13. Installation of satellite dishes by Unit Owners shall be restricted in accordance with the following: (a) installation shall be limited solely to the Unit or any Limited Common Elements appurtenant thereto, and may not be on the Common Elements; (b) the dish may be no greater than one meter in diameter, and (c) to the extent that same may be accomplished without (i) impairing reception of an acceptable quality signal, (ii) unreasonably preventing or delaying installation, maintenance or use of an antenna, or (iii) unreasonably increasing the cost of installing, maintaining or using an antenna, the dish shall be placed in a location which minimizes its visibility from the Common Elements.

14. No window air-conditioning units may be installed by Unit Owners or occupants. No Unit shall have any aluminum foil placed in any window or glass door or any reflective or tinted substance placed on any glass, unless approved, in advance by the Board of Directors in writing. No unsightly materials may be placed on any window or glass door or be visible through such window or glass door.

15. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Condominium Property and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. Loud noises by children will not be tolerated. All children under twelve (12) years of age must be accompanied by a responsible adult when entering and/or utilizing the recreational facilities.

16. Pets, birds, fish and other animals, reptiles or wildlife shall neither be kept nor maintained in or about the Condominium Property except in accordance with the following, in addition to the applicable terms of the Declaration:

(a) Dogs and cats shall not be permitted outside of their owner's Unit unless attended by an adult and on a leash not more than six (6) feet long. Said dogs and cats shall only be walked or taken

upon those portions of the Common Elements designated by the Association from time to time for such purposes. In no event shall said dog or cat ever be allowed to be walked or taken on or about any recreational facilities contained within the Condominium Property.

(b) Fish or caged domestic (household-type) birds may be kept in the Unit, subject to the provisions of the Declaration.

(c) Unit owners shall pick up all solid wastes from their pets and dispose of same appropriately.

17. Every Owner and occupant shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By Laws and Articles of Incorporation of the Association, as amended from time to time, Failure of an Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner for failure of an Owner, or such Owner's family, guests, invitees, lessees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, Articles of Incorporation or By-laws, provided that the procedures set forth in the Declaration are adhered to. Fines shall not be construed to be an exclusive remedy and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; however, any penalty paid by the offending Owner or occupant shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner or occupant.

18. These rules and regulations shall be cumulative with the covenants, conditions and restrictions set forth in the Declaration of Condominium, provided that the provisions of same shall control over these rules and regulations in the event of a conflict or a doubt as to whether a specific practice or activity is or is not permitted. Further, anything to the contrary notwithstanding, these rules and regulations shall not apply to the Developer, nor its agents or employees and contractors, nor to the Units owned by the Developer, except:

- (a) Requirements that leases or leasees be approved by the Association (if applicable); and
- (b) Restrictions on the presence of pets; and
- (c) Restrictions on occupancy of Units based upon age (if any); and
- (d) Restrictions on the type of vehicles allowed to park on Condominium Property; however, the Developer or its designees shall be exempt from any such parking restriction if the vehicle is engaged in any activity relating to construction, maintenance, or marketing of Units.

All of these rules and regulations shall apply to all other Owners and occupants even if not specifically so stated in portions hereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more Unit Owners from specific rules and regulations upon written request therefor and good cause shown in the sole opinion of the Board.

19. Construction. Unit Owners and residents must refer to and act in accordance with the provisions of the Declaration, including but not limited to Article 9 of the Declaration, prior to undertaking any construction activity. Hours for resident construction, remodeling or otherwise noise-producing work, excluding emergency repairs, is restricted to Monday through Saturday between the hours of 8:00 a.m. and 5:30 p.m. No resident construction, remodeling or otherwise noise-producing work may be performed on Sundays.

20. Move in/Move Out. Move in/move out hours are from 8:00 am to 5:30 pm, Monday through Saturday. No moves are permitted on Sundays.

## **PARKING RULES & REGULATIONS**

All unit owners, lessees, and their respective family members and guests must abide and understand these rules. All persons parking illegally do so at their own risk. Venetian Palms Condominium Association and the Management Company are not responsible or liable for any occurrences ending in the towing of vehicles.

### **Vehicles will be towed at owner's expense, if you are in violation of any of the following parking rules:**

1. All residents, owners and approved tenants must register their vehicle with the Association and have a valid parking permit/decal displayed on their vehicle at the lower or upper left hand corner of the front windshield. Parking decals will only be provided to approved residents. Only one (1) vehicle per resident will be registered and/or permitted. Any vehicle parked within the Community after 12:00 a.m. (midnight) without a valid Venetian Palms Condominium decal or permit will be subject to towing. All visitors must obtain a visitor parking permit from security personnel if staying overnight (after 12:00 a.m.). Visitor parking permits are subject to parking space availability.
2. The NO PARKING areas are as follows: all streets, sidewalks, walkways, drainage, inlet aprons, grassed areas, common areas and any other areas that may be so designated with signage by the Association.
3. No motor vehicle which cannot operate on its own power shall remain within the Community for more than twenty-four (24) hours, and no repair of vehicles, except for emergency repair shall be made within the Community, (Emergency refers to changing a flat or jump starting a battery)
4. Vehicles which are prohibited, improperly parked, or maintained or otherwise in violation of these rules and regulations shall be towed at the direction of the Association with all costs charged to the owner of said vehicle. Vehicles with an expired tag/registration for more than thirty (30) days shall be subject to towing as provided herein.
5. All lawn maintenance vehicles and other temporary vendor or contractor vehicles shall park on an available space, not on the street, common area, entry, or walkway areas. It is the homeowner/tenant's responsibility to advise their vendors or contractors of this requirement.
6. No vehicles used in business for the purpose of transporting goods, equipment and the like, or any trucks or vans which are larger than three-quarter (3/4) ton shall be parked in Venetian Palm except during the period of delivery. Recreational use vehicles, personal street vans, personal trucks of three-quarter (3/4) ton capacity or smaller, and personal vehicles that can be appropriately parked within standard-size parking stalls may be parked in Venetian Palms.

The term "standard size parking stall" is defined as being 9 ft. wide by 18 ft long.

7. No trucks, commercial vehicles, campers, mobile units, motor units, boats, boat trailers, house trailers, or trailers of every other description may be parked or stored on the Association Property without the prior approval of the Association. Those vehicles specifically authorized by the Association may only be parked in those areas so designated for this purpose by the Association.

The term "Commercial Vehicle" is defined if any (1 or more) of the following apply:

- 1) Vehicles with lettering or advertising.
- 2) Vehicles registered as a commercial vehicle.
- 3) Vehicles with extensions, ladders or attachments intended for commercial use:
- 4) Other vehicles classified by Governmental Agencies as commercial, excluding State or County passenger vehicles approved by the Board of Directors from time to time.

The term "Truck" is defined if any (1 or more) of the following apply:

- 1) Vehicles with more than 4 tires.
- 2) Vehicles longer than 17 feet
- 3) Vehicles used for storage.
- 4) Vehicles with toppers which extend over the sides or above the top of the cab

8. No go-carts, golf carts or ATVs are permitted to be operated or parked within the Community.

9. Motorcycles must be parked in a parking space and may not be parked in the walkways, corridors, or any other common area.

10. Vehicles parked in a disabled parking space must display a proper disabled parking permit and an Association parking decal or permit.

**ANYONE FOUND IN VIOLATION OF ANY OF THE ABOVE WILL BE TOWED AT HOMEOWNER'S EXPENSE WITH NO FURTHER NOTICE.**

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