

EASTWOOD SHORES CONDOMINIUM 4 ASSOCIATION, INC.

USE RESTRICTIONS

The following Use Restrictions are contained in the Condominium Documents provided to each owner at the time of purchase. These particular Use Restrictions are deemed essential to maintain a quality community and therefore shall be distributed with the Rules and Regulations adopted by the Board of Directors.

1. Unit sales, leases or rentals require the approval of the Association. Notice shall be provided to the Board of Directors by submitting the Eastwood Shores Condominium #4 Approval and Lease form. This form is the only one acceptable to the Board and any additions or the Board must approve deletions to that form. All applications must be submitted **21 DAYS PRIOR TO OCCUPANCY**. Owner's who allow occupancy of their unit prior to an **un-approved application may be subject to a \$100.00 fine**.
2. Any sale/lease/rental, which has not been authorized by the Board, shall be **VOID** and appropriate action will be taken. There will be no Approval when an Owner is in violation of the Rules and Regulations or Condo Documents, or if a prospective tenant is in violation.
3. No Unit shall be used for any purpose other than residential.
4. Nuisances shall not be allowed upon the Condominium property nor any activity which shall be the source of annoyance to residents or which interferes with the peaceful possession and proper use of the Condominium property by residents. Definition: Includes, not limited to, loud stereos, radios, televisions, loud musical instruments, barking dogs, boisterous parties, criminal activity. ETC. . .
5. Pet Restrictions:
 - A. Pets shall never be allowed to run freely upon any of the condominium property, except within a unit.
 - B. Pets are NOT allowed in the pool area at any time or under any circumstances.
 - C. Pets over twenty (25) pounds are NOT allowed on the condominium property, nor is more than two pets per Unit permitted.
 - D. When outside, all pets MUST be leashed. They are to be walked away from buildings, parking and landscaped areas.
 - E. Pets may not be left unattended on the outside of any Unit; i.e., chained, tied, or fenced outside of the Owner's unit.

- F. **Owner's of pets must be equipped and responsible at all time for cleaning up the excrement of their pet ("pooper scooper") and must prevent the pet from urinating on shrubs and bushes. IT'S THE LAW!**
- G. All animals feeding equipment must be kept within the Unit, not the patios.
- H. No exotic animals, reptiles, or un-domesticated animals are permitted.
- I. No pets shall be raised for commercial purposes, nor shall any pet be allowed to disturb or create a nuisance to other unit owners.

RULES AND REGULATIONS

In order to ensure a community of congenial residents and to protect and enhance the value of this individual condominium, certain regulations are necessary. While these regulations may appear personally restricting to some, they are deemed essential to ensure a reputable, considerable and enjoyable life-style for all residents, owners or tenants.

GENERAL

1. The owner must provide a copy of these regulations to the buyer in the case of resale and to the lessee when leasing the unit.
2. No unit shall be leased or rented for less than ninety (90) days nor more than four (4) times a year. Tenants are required to abide by the same Rules and Regulations as the Owner's. Owners are responsible for any violations of their tenants.
3. No unit shall be occupied by more than two (2) persons for each bedroom.
4. Trash and garbage must be in tied plastic bags/garbage containers. Boxes to be flattened. Trash and garbage is picked up on Mondays and Thursdays (if a Holiday occurs on these days, consult the Community Board for Holiday Pick up Schedules). Garbage should not be out the night before in **plastic bags**, as evening animals tear them apart and strew garbage about. **Use proper trash receptacles.** Disposal of any appliances or large fixtures is the responsibility of the residents. You must call to have these types of items removed immediately! **PLAN AHEAD**
5. No Signs, notices or advertisements shall be placed in any window or other part of the condominium, or on the common elements.
6. No exterior painting, planting, repairs, additions, decorations or television Antennae or satellite dish are permitted. Screen doors should be of the same basic type, color, and design. Window screens shall be kept in good repair. **The Board of Directors MUST approve any changes to exterior units.**
7. All unit owners are responsible for maintaining the interior of their units. This

includes the entire air-conditioning system, plumbing, and electrical facilities.

8. Maintenance of common area utilities (water, sewer, electricity, etc...) shall be the responsibility of the Association. Any Director on the Board or the Manager can authorize any emergency repairs.
9. Sunguard film may be installed on windows or glass doors; however, it must be bronze in color and semi-reflective. No other materials such as foil or paint may be used.
10. Garage sales or Yard sales will not be permitted in Association #4. However, an annual or semi-annual community sale can be held and must be organized in coordination with the Board of Directors of Association #4.
11. All complaints or suggestions must be addressed to the Board of Directors c/o Ameri-Tech Property Management, Inc., 24701 US Highway 19 N. Suite102, Clearwater FL 33763, in writing and signed by the Owner/Lessee.
12. Each unit owner should provide and maintain a fire extinguisher.

USE OF COMMON AREAS

1. No ball playing, (baseball, football, soccer, golf or frisbee, etc.) on main Driveway areas or grassy areas between buildings. Bicycle or motorcycle riding on grassy areas is strictly forbidden.
2. No clothing, bedding, towels or similar items shall be aired or dried over Railings. Drying racks are allowed on landings & patios only.
3. Trash containers, plastic or metal, empty or full, must be stored indoors. Empty containers must be picked up and stored on the same day as trash pick-up is made.
4. Patios must be clean and uncluttered, and contain only outdoor furniture, living plants. No potted plants are to be placed on ledges from 2nd story.
5. No bicycle, scooters, baby carriages, child's riding toys, or other personal articles shall be allowed to stand in any of the driveways or other Common Areas, and must be stored indoors at night.
6. Owners shall be held responsible for the actions of their children or other family members, guests, invitees, lessees, or pets, including any damage to the Common Areas.
7. Any damage to buildings, planted materials or grassy areas of the Common Elements shall be repaired or replaced at the expense of such Owner.
8. No hibachi, gas-fired grill, charcoal grill, or other similar devices used for cooking, heating, or any other purpose,

Shall be used or kindled on any balcony or under any overhanging portion or within 10 ft. of any structure. This includes patios.

UL listed electric ranges, grills, or similar electrical apparatus shall be permitted. FFP Code 4A-60 NFPA 10.11.7

Non-compliance will result in fines issued by the County Fire Marshall.

SWIMMING POOL AND POOL AREA

1. Use of the swimming pool and pool area is solely for Association #4 and #5 residents and their invited guests. The use of such areas; hours, rules, safety and sanitary provisions shall be in accordance with the regulations adopted by the Association and those posted in said areas. **Glass** in any form **is not permitted** in the pool area. Entrance gates are to be CLOSED AND LOCKED AT ALL TIMES, NO EXCEPTIONS.
2. **All persons using the pool do so at their own risk, without the responsibility of the Association.**
3. No diving, running, horseplay, or pushing is allowed in the pool area.
4. No diapered or non-toilet trained children are permitted in the pool.
5. MINOR CHILDREN WHO ARE UNDER 16 years of age MUST BE ACCOMPANIED BY AN ADULT.
6. Guests must be houseguests of Owner or Tenant. Neighborhood children, other than those residing in #4 and #5 are NOT considered guests AT ANY TIME.
7. Use of tanning oil/lotions is prohibited, when swimming in the pool. Shower before entering the pool.
8. A pool key is required for entry and exit.

AUTOMOBILES AND PARKING

1. A maximum of two (2) vehicles per unit will be allowed; one in the garage, and one in front of the garage. Any vehicle parked so that it extends into the main driveway is in violation. **The extra space provided in the center of the building is for the exclusive use of the residents of that building ONLY, and is NOT to be used for vehicle storage or for residents of other buildings. Any resident found parking in guest's spots for extended periods of time will be towed. Owners or Tenants parked in this area are in violation and subject to fines.** Cars parked in That space must be functional and driven daily.

2. No unit Owner or tenant shall park, BOATS, TRAILERS, CAMPERS, COMMERCIAL TRUCKS (with advertising lettering or obviously visible equipment) on the Condominium property. Motorcycles, Scooters and Personal Water Craft are allowed but must be stored in a Garage. No disabled (inoperative) or unlicensed vehicle shall remain within the condominium property for more than forty-eight (48) hours. Motorcycles/Scooters must be started only in driveway and not inside garage.
3. No vehicle(s) belonging to an Owner, tenant, family member, or guest, shall be parked in the driveways or any place where it will prevent ready access to another unit or garage. The Owner will be responsible for violations.
4. There will be NO PARKING on the grass or between buildings. **Or alongside of the main drive to each building.** This is to allow **emergency** apparatus access! As well as protect the sprinkler system and the landscaping. Any damage to it will be the Owner's responsibility.
5. **"Guests Parking Only" areas.** – Owners or renters who have guests with cars parked in this area for more that forty-eight (48) hours must have the approval of the Board of Directors. **Guest parking will be monitored at all times by recording license numbers. Owners or Tenants parked in this area are in violation and subject to towing and fines.**
6. Tow away signs will be placed on all buildings and at the entrance to both driveways indicating that all unauthorized vehicles will be towed away **AT OWNERS EXPENSE.** When violations are found we will attempt to contact the owner and requesting that the violation be corrected immediately. **Repeat offenders of parking violations may be towed immediately.**
7. **ABSOLUTELY** no repair, mechanical or otherwise, or maintenance of vehicles (auto, motorcycles, mopeds, recreational equipment) is permitted in the parking areas. Minor repairs of a quiet nature can be made **IN THE GARAGE** keeping the floor clean of all grease and oil.
8. No Owner or Tenant shall use, or permit to be brought into the Condominium units any inflammable oils or fluids, such as gasoline, kerosene, naphtha, benzene or any explosives or materials deemed hazardous to life, limb or property.
9. The Owner/tenant shall not permit the blowing of any horn or loud music from any vehicle approaching or leaving the Condominium property. **No loud car/truck mufflers or loud motorcycle pipes will be allowed on property.**

The above stated Rules and Regulations have been adopted in accordance to the Documents of the Eastwood Shores Condominium 4 Association, Inc. and under the terms of The Florida State Condominium laws, and may be enforced in Florida courts if they are violated.

_____ **President, Joe Soprano**

_____ **Secretary, Tina Dovellos**

Date: _____

rev. 6/09