

EASTWOOD SHORES CONDOMINIUM 4 ASSOCIATION, INC.

RULES & REGULATIONS

These regulations are deemed essential to ensure a reputable, considerable, and enjoyable life-style for all residents, owners, or tenants and to protect the value of the condominium property.

Owners must provide a copy of these regulations to all buyers or lessees.

Condo Unit Use Restrictions

1. Unit sales, leases or rentals require the approval of the Association. There will be no Approval when an Owner, prospective owner, or prospective tenant is in violation of the Rules and Regulations or Condo Documents. Notice is to be provided to the Property Manager by submitting a completed Eastwood Shores Condominium 4 New Ownership or New Tenant/Leasing Forms package (available on the Association's website at EastwoodShores4.org) along with the current \$100 application fee. All applications and background checks must be approved by the Board prior to occupancy. The application and background check apply to all adults residing in the unit.
2. Any adult moving into the unit to live with the current resident must submit an application, a background check form, and the \$100 current fee for processing the new resident. This applies whether the current resident is an owner or a lessee. Since all tenants residing in a unit must be on the lease, anyone moving in to live with the current tenant must also be added to the lease.
3. Guests who pay rent for using the Unit qualify as tenants and must submit a new tenant application and background check form along with the current \$100 rental application fee.
4. Guests who stay overnight 4 or more nights a week for 3 or more weeks qualify as residents and must submit an application and background check form along with the current \$100 application fee. This submission must be completed no later than the end of the third week. Because they qualify as residents, they may not park in any guest parking spot on the property. Adults currently staying longer than the designated time frame will not be grandfathered in and must immediately submit the required documents and fee.
5. 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 Owners. Owners are responsible for any violations of their tenants.
6. Homeowners shall not rent or lease their unit within the first two (2) years of ownership.
7. No unit shall be occupied by more than two (2) persons for each bedroom.
8. No Unit is to be used for any purpose other than residential.

Unit Exteriors

1. The Board of Directors must unanimously approve any changes to the exterior of units. Owners wishing to obtain approval for any change must submit a completed Modification Request Form (found on the Association's website at www.EastwoodShores4.org).

Changes or items that **require Board approval** include the following:

- Replacement of exterior doors or windows; window replacement requires a building permit
- Addition or change of exterior lighting
- Plants, bushes, trees, potted or planted in the ground at owner's expense
- Installation of hurricane shutters
- Installation of bricks, stones, edging materials, or other exterior decorative items
- Installation of cameras, video cameras, sound devices, or other technology
- Screening balconies or patios; screening requires a building permit

Changes or items **allowed without Board approval** include the following:

- Sunguard film on windows and glass doors; must not be reflective
- Mulch in plant beds at owner's expense
- Small solar lights installed along sidewalks or plant beds at owner's expense
- Displaying the official American flag

- Bamboo shades inside screened balconies or patios

Changes or items **not allowed** include the following:

- Exterior painting, repairs, additions, television antennae or satellite dishes
 - Advertising signs or notices, such as for sale or for rent, in window, glass doors, or exterior
 - Furniture, bikes, baby strollers, child's riding toys, scooters, or other personal items standing outside of the buildings, in driveways, or in common areas, except on patios or balconies
2. Any damage to buildings, roadways, or landscaping shall be repaired or replaced at the expense of the Owner responsible for the damage or whose tenant and/or guest was responsible for the damage.

Vehicles, Parking, & Garages

1. Two vehicles per unit are allowed; one to be parked in the garage and the other in the driveway in front of the garage. A third vehicle is allowed ONLY if it is a 2-wheeled vehicle (motorcycle, motor scooter, motor bike) and ONLY if that vehicle and one of the two other vehicles is parked inside the garage at all times the three vehicles are on the Association property. All motorcycles/scooters are to be started only in the driveway and not inside the garage.
2. Guest parking: Residents are not to park in any guest parking space. The center space in front of each building is for guest parking only for that building. Residents are not to park in that space except in case of an emergency or to make room for a repair contractor's vehicle. Violators will be towed.
3. Residents with guests parking in guest spots longer than 72 hours are to submit the guest's name, vehicle make, model, license tag number, and the length of the guest's visit to the Property Manager.
4. Residents may not use their garages only for storage. The garage must have enough open space for a vehicle to park inside the garage.
5. Walls or other types of dividers or items used to divide the garage interior are against Association governing documents, Pinellas County building permit regulations, and fire codes. Existing dividers will not be grandfathered in and must be removed within the timeframe provided by the board.
6. Installation, repairs, and maintenance to automatic garage door openers are the shared responsibility of the Unit Owners who share the garage. Repairs and maintenance to the main garage doors are the responsibility of the Association.
7. B and C unit residents are to open the main garage door half way while running the clothes dryer.
8. To help prevent theft and vandalism, garage doors are to remain closed at all times except when running the clothes dryer or when a resident is physically inside the garage.
9. The following are not allowed on the condominium property:
 - Boats, trailers, campers, or commercial trucks parked or stored on property
 - Inoperative vehicles or vehicles with expired tag after 48 hours
 - Vehicles in poor repair, such as leaking fuel or oil
 - Vehicle parked so it blocks another resident's ready access to garage or driveway
 - Vehicle parked on grass, between buildings, or alongside main streets so as to potentially block emergency vehicles or other residents' vehicles
 - Vehicle parked so it overlaps onto a second parking space or guest spot

Balconies & Patios

1. Balconies and patios should be kept clean and free of clutter and should not be used as storage areas. No clothing, bedding, rugs, towels, or similar items may be hung over balcony railings, patio walls, stair landing walls, doors, plants, or bushes.
2. No potted plants or other items are to be placed on ledges from 2nd story balconies or stair landings unless secured so they cannot tip over or fall off the ledge.

3. Gas, charcoal, or other fire heated grills must not be used on balconies, patios, or under any overhanging portion or within 10 ft. of any structure. UL listed electric ranges, grills, or similar electric apparatus are permitted. **Noncompliance may result in penalties by the County Fire Marshall.**

Nuisance

Nuisances or activities that annoy other residents or that interfere with the peaceful and proper use of Condominium property are not allowed. These include but are not limited to loud televisions or music; barking dogs; boisterous parties; criminal activity; vehicle horn blowing; loud mufflers; loud voices or arguments; noisy repairs, construction work or power tools after 8:00pm; etc.

Interfering with other residents' peaceful use of their homes and condo property through harassment, threats, and the spreading of lies are also included as nuisances.

Pets

1. Two (2) pets per unit are allowed with no weight restriction..
2. Pets must be leashed at all times when outside and may not be left unattended outside any unit.
3. Owners of pets must clean up the excrement of the pet and dispose of it appropriately.

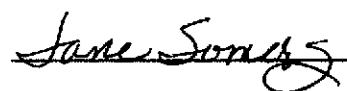
Swimming Pool

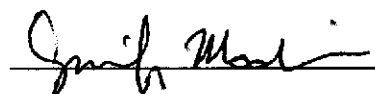
1. All persons using the pool do so at their own risk, without the responsibility of the Association, and must comply with the regulations posted in the pool area.
2. The entrance gate to the pool is to be closed and locked at all times, with a key required for entry. Each unit is provided with one (1) pool key.

General

1. Trash is picked up twice weekly, except on holidays. It is to be put out to the curb in proper containers with lids. Residents who violate this rule are responsible for cleaning up the mess made by animals the same day the mess was made. Trash containers are to be removed from the curb the same day as trash pickup and stored inside the garage, at the side entrance of the garage, or on the patio.
2. Children under the age of 12 years playing outside must be supervised in close proximity at all times by a parent or other adult 18 years or older. Close proximity does not include watching from a patio or balcony. This rule is strictly for the safety of children as the Association has no designated play area for children and because our cul de sacs have vehicle traffic with children playing in the street.
3. Owners will be held responsible for the actions of their children, other family members, guests, lessees, or pets, including any damage to the Common or Limited Common Areas.
4. All unit owners are responsible for maintaining their air conditioning systems, plumbing, and electrical systems. The Association is responsible for maintenance of common area utilities (water, sewer, electricity). Any Director on the Board or the Property Manager can authorize an emergency repair.
5. All complaints or suggestion should be addressed to the property manager c/o AmeriTech Property Management, Inc., 24701 US Highway 19 N., Suite 102, Clearwater, FL 33763. All communication should be signed by the Owner/Resident.

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.

 President

 Secretary

Date 9-1-24

rev. 7/24