

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS
Revised December 8, 2015

1. Application: These rules apply to Owners, lessees and guests. They are posted on the bulletin board at the pool deck and, when revised, sent to all owners as required by the association documents and the Florida Statutes. (D.9.5)(BL.XVI)
2. Violations: Violations are to be reported to the Association's Property Management Company who will call the violation to the attention of the violating Owner. Disagreements concerning violations will be presented to and adjudicated by the Board of Directors. Board decisions are final and the Board may levy a fine of up to \$50 per day per incident until any and all violations are corrected. *Sunstate Management, Inc. can be reached at nicole@sunstatemanagement.com or call 941-870-4920. For an association emergency, please press #2 and follow the instructions.* (BL.5.1.v. and XII)
3. Damage to Facilities: Any damage to Condominium property caused by an Owner or his/her lessee or guest shall be repaired at the expense of the Owner.
4. Personal Property: Personal property of Owners, lessees or guests must be stored in their units.
5. Association Employees: Unit Owners are not to direct or supervise Association employees or contractors. This is the Board's or Property Manager's responsibility.
6. Noise: No unnecessary noise is permitted between 11:00 p.m. and 8:00 a.m.
7. Pets: One dog weighing 25 lbs. or less or one indoor cat is permitted per Unit. The dog must be leashed when outside the Unit and droppings must be picked up. A guest's pet is permitted only with prior written permission of the Board. Tenants of rented units may not have pets. (D.9.1.b.)
8. Obstructions: No vehicle or equipment may block the road or any driveway nor extend into the road in any way. This does not include equipment or vehicles belonging to contractors or vendors that are necessary to perform a job or task for an owner or the association.

No sign or other objects may be displayed in or outside any Unit or on any common element without prior written permission of the Board.
9. Children: Children playing on common property must have reasonable supervision. The Association accepts no liability for personal injuries.
10. Building Exteriors: Building exteriors and components visible from the exterior may not be painted, altered or built on without prior written Board permission.
11. Cleanliness: All garbage and refuse from Units shall be deposited with care in refuse containers intended for such purpose. In compliance with Sarasota County regulations, refuse containers are not to be put out earlier than 5:00 p.m. the night before scheduled pick-up and empty containers are to be taken in no later than the evening of the first day following the day of scheduled pick-up.
12. Roofs: No Unit Owners or guest is permitted on any roof for any purpose.
13. Soliciting, Fishing, Swimming, Boating: No soliciting is permitted anywhere on Condominium property. No fishing, swimming or boating is permitted in the lake without prior Board approval. All children under age 12 must be supervised at the pool
14. Parking: No vehicle belonging to an Owner, tenant, guest or employee shall be parked on the grass or so as to impede or prevent access to another Owner's unit. The posted speed limit shall be observed. No boats, trailers, motor homes, commercial vehicles or disabled vehicles shall be parked on Condominium property for more than 48 hours without prior written permission of the Board of Directors. Parking on Lake Park Lane is prohibited except for short term social gatherings hosted by a resident.

15. Hurricane Preparations: Owners are responsible for preparing their Unit for hurricanes and for furnishing the management company with information concerning who, in their absence, will cope with storm damage.
16. Guests and Lessees: Owners are responsible for informing their guests and lessees of the Rules and for their compliance with them. Lessees are limited to four occupants and two vehicles per unit (D.9.1.a.). A minimum lease is 180 days or 6 months and a maximum lease of 12 months and no lease may contain automatic renewal language. Each lease or any renewal thereof must be approved by the Board of Directors after the Unit Owner has submitted a completed Lease Application and a copy of the lease or renewal. No more than 20% of Park Place Units may be leased at any given time.

“**Lease**” when used in the context of the renting of Units, means the grant by a Unit Owner or Primary Occupant of a right of use of the Owner/Primary Occupant’s Unit, with or without consideration, in the absence of the Unit Owner/Primary Occupant.

“**Primary Occupant**” means a natural person designated for occupancy of a Unit when title to the Unit is held in the name of two or more persons, who are not husband and wife, or Domestic Partners, or by a trust or a corporation or other artificial entity which is not a natural person, except where the context clearly indicates otherwise, the term “Owner” shall include “Primary Occupant”.

“**Tenant**” or “**Lessee**” means a person occupying a Unit, other than the Unit Owner/Primary Occupant, in the absence of the Unit Owner/Primary Occupant for consecutive periods of 30 days or more, pursuant to a verbal or written agreement, regardless of whether the tenant or lessee pays any money or other consideration. The term “Tenant” shall be used interchangeably with “Lessee”.

17. Unit Access: To facilitate entry in an emergency, Unit Owners shall provide the management company with a duplicate key to their Unit. (D.4.10., 8.3)(BL.5.1.c.)
18. Flammables: No combustibles, explosives, chemicals or other flammable substances shall be stored in any Unit or on common property.
19. Plumbing: Owners must pay costs of damage caused by misuse and/or malfunction of toilets, sinks, appliances or interior pipes.
20. Garage Doors: Except when in use, all garage doors shall remain closed except for about 12 inches for ventilation when needed.
21. Conflict: If any conflict should exist between the Rules and Regulations and the Declaration or By-Laws, the provisions of the Declaration shall prevail. (BL.XVIII)
22. Yard, Garage and Estate Sales: No yard or garage sales are permitted. A Community Garage Sale or personal Estate Sale may be held only when prior written Board approval is obtained. Duration of the sale shall be one day only. All sale merchandise will be inside the Unit or the garage. An attendant will keep vehicles off the lawns and from blocking other traffic.
23. Guests: No unit shall be occupied for more than sixty (60) days by relatives or guests while the Unit Owner is not in residence, unless such relative or guest has been authorized in writing by the Board. (D.9.1.f)
24. Unit Leasing: No Unit Owner may lease or otherwise rent less than an entire unit. (D.9.6)

THE BOARD OF DIRECTORS

*Note: Citations in () refer to the Declaration (D) and Bylaws (BL).