



Section B

RULES & REGULATIONS

The following Rules & Regulations are for the benefit of all owners, tenants, and guests of VILLA D'ESTE SECTION B and are designed to maintain the property, building, and facilities in order to protect their value.

Owners, tenants, and guests are expected to abide by these Rules & Regulations. Failure to do so may result in warnings, fines, and other consequences. Violations of the rules and regulations should be reported to the management company.

A copy of these Rules & Regulations should be posted in every unit that is occupied by someone other than the owner.

GENERAL RULES

1. These are single family residential units, restricted to no more than two people per bedroom.
2. The Association reserves the right to enter and inspect any unit upon adequate notice to inspect, to make necessary repairs, or in an emergency.
3. All owners are required to provide the management company with a key to their unit(s) for the purpose of pest control, making necessary repairs to common elements, and emergencies.
4. Owners shall provide the Board of Directors with the name, address, and phone number of any person or firm designated to care for their unit in the owner's absence. The keys to any vehicles left in the parking lot during an owner's absence must be obtainable by either (1) leaving them on the kitchen counter or (2) leaving them with a local contact person.
5. If a unit will be unoccupied for more than one month, the owner(s) must arrange to have the unit checked monthly, specifically including (1) flushing all toilets, (2) checking for signs of water leaks, (3) run all tub/shower and water faucets.
6. Maintenance fees are paid in four (4) monthly payments, due on the first (1st) day of each quarter for the upcoming three (3) months. Any maintenance fee payments received after the tenth (10th) day of the quarter will be assessed a late fee and accrue interest.
7. An owner may allow other people to occupy the unit without the owner being in residence under two circumstances: (1) filing a guest form and obtaining written approval by the Board of Directors for any guest that will occupy the unit for more than 14 days or (2) submitting a rental application, background check report for prospective tenants over age 18, and obtaining written approval by the Board of Directors. The owner is responsible for the cost and processing of background checks. Subleasing is prohibited.
8. When repairs/renovations are being done to any unit by a hired person(s), proof of liability insurance must be provided to the management company at least one week prior to starting the work. Any required permit(s) should be posted on the front door of the unit from the day the permit is issued until the work and inspections are completed.



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9. Owners are required to notify the management company within 5 days of listing their property for sale, either "by owner" or with a real estate broker. Prospective buyers are required to submit an application to the Association and obtain written approval prior to closing. It is the seller's responsibility to provide the buyer with all condominium documents.
10. The property must be kept in a neat, sanitary, and safe condition. No smoking debris may be discarded anywhere on the property. Doorways and walkways should be clear of any obstruction and/or personal belongings. No other items that may present a safety or fire hazard are allowed.
11. Nuisance or disorderly behavior that interferes with the peaceful possession of others will not be tolerated, including excessive noise. No immoral, improper, unlawful or offensive use of the condominium property is allowed.
12. Owners are responsible to assure that window screens and screen doors are in place, clean, in good condition and in color/style compliance.
13. Exterior holiday decorations, such as those shown on doors or windows) are permitted no more than 4 weeks prior to or after the holiday.
14. Children are not permitted to be unsupervised in any common area.
15. No pets of any kind are permitted on the property by owners, tenants, or guests.

REAR BALCONY/LANAI AREAS

1. No storage is allowed on balconies/lanais.
2. No barbeque grills are permitted, as per Florida condo fire regulations and insurance laws. A grill area is provided on the north side of the property for use by owners and tenants.
3. No clotheslines or similar devices are allowed. Hanging laundry, garments, or unsightly objects anywhere visible on the exterior of the unit is prohibited.



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PLUMBING

Unit plumbing can have expensive, adverse effects on building plumbing. To avoid these costs and issues, all owners and tenants should do the following:

1. Run water and garbage disposals to flush the debris after each use. Do not use disposals for grease or peelings that are stringy, sticky (such as citrus), or fibrous.
2. Only toilet paper may be disposed of in the toilets; sanitary products and tissues are prohibited.
3. Run hot water through the garbage disposal and clean out tub/shower strainers monthly.

TRASH AND RECYCLING

Owners and tenants must follow the trash and recycling rules for the City of Venice.

1. The paper recycling area is on the first floor, just to the left of the elevator. Complete rules are posted there.
2. Regular trash and plastic/glass recycling area is on the first floor, around the corner from the mailboxes.
3. Trash must be bagged and tied using plastic trash bags. Grocery or retail store bags are not allowed to be "re-used" for trash containment.

PARKING AREAS

1. The parking area in the front of the building is for resident loading and unloading only. Please restrict usage to 15 minutes so that it is accessible to others and so that emergency use and trash pick-up is not obstructed. Shopping carts are stored beneath the center stairwell for loading/unloading. Please return them to this area after using them.
2. Owners and tenants should park in their assigned parking spaces. Guests must park in designated or unassigned spaces.
3. No vehicle washing or repairs may be made on the property.
4. No boats, trailers, motor homes, campers or similar vehicles are allowed on the property.



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POOL

The pool is for the enjoyment of owners, tenants, and their guests. Specific rules for use of the pool are posted in that area.

GRILL AREA

1. The grill is available for use by owners, tenants, and their guests from 9AM - 9PM.
2. Anyone using the grill must be at least 18 years old.
3. Never leave the grill unattended while in use.
4. Smoking in the grill area is strictly prohibited.
5. Never put hot coals on the ground or in trash.
6. No loud music or excessive noise will be tolerated.
7. The grill area may be reserved in advance for special occasions by contacting George Coop (homeowner, unit 209).
8. When the gas tanks are empty, grill users will be asked to donate money to refill the tanks. (Tank refills are about \$22)
9. After EACH use:
 - (a) the grill must be cleaned
 - (b) gas turned off at the tank and knobs
 - (c) trash must be removed
 - (d) umbrellas should be folded down and tied
 - (e) once grill has cooled, the cover must be put back on