

RULES and REGULATIONS
THE VILLAS OF FOREST PARK CONDO ASSN

The following rules and regulations have been promulgated for guidance in the use, maintenance and appearance of the condominium property or portions thereof and any additional land or recreational facilities subject to Association jurisdiction.

1. Units shall be used only for residential purposes; there shall be no business or commercial use of any unit.
2. No unit shall be occupied at the same time by more than one (1) family and guests. A "family" shall be defined herein as that collective body of persons living together including father, mother, children and immediate blood relatives dependent upon the head of the household for support provided; however, children under sixteen years of age shall not be permitted to live in a unit as full-time residents. Children under sixteen years of any age may visit for no more than fifteen (15) consecutive days and for no more than sixty (60) total days in any one year.
3. No unit shall be rented or leased except as permitted in Section 20.21 of the Declaration of Condominium.
4. No nuisances shall be allowed to exist upon the condominium property, nor shall any use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents.
5. No immoral, improper, offensive or unlawful use shall be made of the condominium property nor any part of it; and, all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed. The responsibility of meeting the requirements of governmental bodies for maintenance, modification or repair of the condominium property shall be the same as the responsibility for the maintenance and repair of the property concerned.
6. The common elements and limited common elements shall be used for the purpose for which they are intended in the furnishings of services and facilities for the enjoyment of the unit owners. They shall not be obstructed, littered, defaced or misused in any manner.
7. Owners can plant flowers or items that would beautify the area around their home. Any plantings must be contained within the boundaries of the unit and should not encroach (at maturity) upon any other unit. Any items planted must not be considered an invasive species and must be maintained by the homeowner. Plants not maintained will be maintained or removed by the association at the unit owner's expense. All broken pots and ornaments will be removed by the association.

8. Patio extensions; rear patios can be modified to extend no more than four (4) feet from the original concrete base and cannot exceed 9 ft. width to the adjoining unit. Only white or gray pavers can be used and must not be made permanent. Any additions to the patios will be considered a limited common element, which changes the responsibility from the association to the individual unit owner in all aspects. Failure to maintain the modification will result in the association returning the area to its original condition, the cost of which will be back billed to the unit owner. Any proposed modifications to the common elements/limited common elements must be submitted to the Board of Directors in writing, in turn the Board will respond with their decision and conditions of approval. Any modifications done prior to the Board of Directors approval could result in the Board requiring the unit owner to return the element back to the original condition or return the element to the original condition and back bill the owner.
9. No unit owner shall permit any use of his or her unit or make any use of the common elements that will increase the cost of the insurance on the condominium property.
10. No unit shall be divided or subdivided for the purpose of sale or lease, except as such right is reserved in the Declaration of Condominium.
11. There are to be no more than 1 domestic pet (dog or cat). The pet cannot exceed the weight of 25 pounds. The pet shall be walked only in designated walking spaces and, if not, in the common area and must be restrained by hand-held leashes. Pet owners must pick up after their pet. Dogs may not be tethered on the porch, lanai or in the common areas. Pet owners shall abide by the regulations established by the association from time to time.
12. Upon entering into a lease agreement, the unit owner waives in favor of the tenant any right to use the recreational facilities. A tenant of any unit owner or Developer shall have the same right to use the recreational facilities as the owner of said unit had; and the tenant shall abide and be bound by the same restrictions, covenants, conditions, rules and regulations as the unit owner. No tenant shall be allowed to attend any meeting given by the Board or Property Manager. In no event shall any individual or family other than the individual or family residing in the condominium unit and their guest be entitled to use said recreational facilities. Upon termination of the lease, the unit owner shall resume normal recreational facility privileges.
13. No "For Sale" or "For Rent " signs or other displays or advertising shall be maintained on any part of the common elements, limited common elements, or units ,except for spaces specifically provided for such signs as shall be designated by the Association; provided, however, the right is specifically reserved in Developer to place "For Sale or "For Rent "signs in connection with any units it may from time to time ,and in any first Mortgage, which may become the owner of a unit and in the Association as to another units which it may own.

14. All drying or hanging, for any purpose, of clothes, towels or other unsightly objects by line, rack or otherwise, which is visible outside of the unit, shall be prohibited.
15. Per FCC ruling, Satellite dishes are allowed; however, location of the installation must be approved by the Board prior to installation. Owners are responsible to return the common elements/limited common elements to the original condition once it has been removed. No exterior antennas or aerials shall be erected, except as provided in these rules and regulations.
16. No rubbish, refuse, garbage or trash shall be allowed to accumulate in places other than the receptacles provided therefore, so that each unit, the common elements and limited common elements shall at all times remain clean and sanitary condition. Only common household garbage is acceptable to be put in the receptacles. All cardboard boxes are to be broken down before being placed in the receptacles.
17. Under Florida Statutes Chapter 718 (Condominium Act) the following records are not accessible to unit owners; information obtained by the association in connection with the approval of the lease, sale or other transfers of a unit. All social security numbers, driver's license numbers, email addresses, phone numbers, facsimile numbers, emergency contact information, any other mailing address or property address that were provided to the Board of Directors.
18. Residents shall use only the parking spaces specifically assigned to their unit. These spaces are their driveway and garage. Parking in assigned spaces shall be limited to passenger automobiles, SUVs, pick-up trucks that fit in a normal parking space and motorcycles. All other vehicles are specifically prohibited. All residents may park in the spaces at the pool after 8:30 PM, but must move their vehicle by 8:00 AM. These spaces are for our residents and their guests that drive to the pool. Commercial vehicles are allowed to park at the pool when performing work at the property during the hours set forth by Pinellas County Ordinance, or in an emergency situation. All residents can park during the day on the street, but must be available to move their vehicle if an emergency vehicle needs to go onto the street. Guests may park overnight on any street, but must notify the Board of Directors.
19. If a resident allows another resident the use of their driveway, written authorization from the owner must be sent to the Property Manager and Board of Directors.
20. No reflective film or other type of window treatment shall be placed or installed on the inside or outside of any unit without prior written consent of the Board. In any event, the only type of reflective film or solar film shall be of a bronze color.
21. All drapes, curtains, blinds, shades or any other window coverings of any type or kind placed or installed in any and all exterior windows of any unit shall have a neutral (white or off -white) colored surface or drape lining facing the outside. It is the intent of the

Developer and Association to maintain uniformity in the exterior window appearance of all units and buildings in this condominium.

22. All repairs to any plumbing or to electrical wiring within a unit shall be made by licensed plumbers or electricians.
23. All doors shall be painted the same color. This color shall be the color that the Developer paints said doors (White). In addition, if the Association permits the installation of screen doors, said screen doors must be dark brown in color.
24. All garage doors must be closed at all times except when entering or exiting the garage or when the garage is being attended by a resident or contractor.
25. Fireworks are illegal in Pinellas County. Article 1v, members paragraph 4, obligations members (A)sub paragraph 5 states, to not permit or suffer anything to be done or kept in their unit or the common elements, which would increase the insurance premiums or which will obstruct or interfere with the rights of other members or annoy them with unreasonable noise; nor shall a member commit or permit any nuisance, immoral or illegal act in his unit or on the common .