

SOUTH PAULA POINT CONDOMINIUM ASSOCIATION, INC.  
RULES AND REGULATIONS  
GENERAL

1. Payments of monthly association fees and any special assessments will be paid to the Management Company by mail, or hand delivered to its office, promptly each month. Payments are due on the first of each month. Late payments (those received after the tenth of the month) will be assessed a late fee of \$25.00 for each late payment.
2. No changes to the physical property may be made without the specific written approval of the Board of Administrators. Owners are specifically cautioned that their right to make any addition, change, alteration or decoration to the exterior appearance of any portion of the building is subject to provisions of the Declaration of Condominium.
3. No carpet is permitted on any exterior common area concrete surface. This includes sidewalks, walkways, patios, porches, etc.
4. Porches, patios and exterior stairways shall be used only for their intended purposes. They are not to be used for hanging garments or for cleaning rugs or other household items, or for the storage of toys or bicycles. They are to be kept clean, but no seeping of debris onto other's units will be tolerated.
5. Common areas, including sidewalks, stairways and walkways, will be kept free from obstructions, and shall be used only for their intended purposes. No items belonging to residents will be kept therein.
6. Certain storage rooms and closets will be used only as designed by the Management Company and are not for storage of resident's personal property.
7. No antennae or wiring for any purpose may be installed on the exterior of the building.
8. No resident will attempt to enter the elevator equipment room, any roof or any power equipment room at any time without the prior approval of the Property Manager or a Property Committee member.
9. Disposition of garbage and trash will only be by the use of trash receptacles provided by the City of Dunedin Sanitation Department. Individual arrangements must be made for materials that will not fit inside the trash receptacles. City Collectors will not pick up items left outside the receptacles.
10. The elevator is a passenger elevator only and should never be used for freight.
11. The curbed area in front of the elevator must be kept free for the use of emergency vehicles. Other signed "No Parking" curbed areas must be observed as well.
12. Children of residents or their guests must be under adult supervision at all times. No play is permitted on walkways, exterior stairways, porches, patios, and the elevator, parking or driving area or the roofs of any building.

13. No changes may be made in foliage plantings any where on the property without the written approval of the Board of Administrators.
14. Garden level residents are responsible for the watering and care of shrubs at their front entrance walls, if irrigation is not provided by the Association's underground system. City of Dunedin watering regulations must be observed. Plants or flowers may be added inside the limited common area with prior written approval of the Board of Administrators.
15. Plants and decorative items may be maintained on rear patios and balconies provided they do not encroach on other residences. No plants may be placed on balcony railings.
16. Holiday decorating is permitted. December displays may not be in place before the day after Thanksgiving, and must be removed by January 8. At the recommendation of the Dunedin Fire Chief, outside lights should have Underwriters Laboratories (UL) approval and be installed safely. Low voltage miniature lights are recommended for all uses, indoors and out, for safety reasons.
17. Modest decorations, including wreaths, in honor of the holidays or events throughout the year, must be confined to resident's front doors and windows, and removed five days after the holiday. Should the Board of Administrators deem any decorations unsightly or unacceptable, they may be ordered to be removed immediately.
18. Residents are prohibited from feeding birds or any other animals on the property.
19. All complaints or requests for service or repairs to the buildings or grounds must be in writing, dated and signed. All such requests should be mailed to the Management office for prompt attention.
20. Unit owners are obligated to comply with provisions of the Declaration of Condominium when leasing or selling a unit. A copy of the contract for sale or lease together with a completed form available from the Management office must be submitted to the Board, along with a no-refundable \$50.00 application fee. A personal interview of prospective buyers or renters is required.
21. The units shall be used only for residential purposes and no business may be operated there from, as set forth in the Declaration of Condominium. Further, such usage will comply with existing Florida laws, local codes and all Rules and Regulations established by the Board.
22. Residents will notify the Management Company in writing of the names, approximate ages and intended duration of stay of houseguests, and the make and license of any vehicle to be parked on Condominium property.
23. All residents must have a South Paula Point parking sticker for each vehicle parked upon condominium property. The sticker should be placed on the rear bumper, driver's side for ease of reference.
24. No resident or guest may make or permit any disturbing noises or activities that could interfere with the rights, comfort or convenience of others. No resident or guest will operate sound equipment, dishwashers, vacuums or other noise generating devices after 11:00 PM to a sound level audible to other residents.

25. No flammable, combustible or explosive material, other than normal household chemicals and substances, may be stored in any unit. Firewood should not be stored in off-season in utility rooms or on balconies. Fireworks are prohibited at all times on the property.
26. Barbeque grills are permitted on patios and balconies, provided #5 ABC Fire Extinguisher is at hand, as required by the Dunedin Fire Marshall.
27. The Dunedin Fire Marshall requires that each unit be equipped with working smoke detectors.
28. A carport is assigned to each unit and is not available for use by others unless authorized in writing by the unit owner. One motor vehicle permitted in any once carport at any time. Nothing else is to be placed or stored in the carport
29. If a resident has more than two vehicles on property, the third vehicle must be parked on South Paula Drive.
30. Large vehicles and boat trailers are not to be parked anywhere on the property.
31. No mechanical work or changing of oil or fluids is permitted anywhere on the property.
32. The speed limit within the community is 5 miles per hour.
33. Pets are not permitted without the prior approval of the Board of Administrators.
34. No pet shall exceed 20 pounds gross weight at maturity.
35. All pets must receive immunization shots required by local ordinances, and must be licensed by municipal authorities.
36. All pets, when outside their unit, must be leashed at all times.
37. No pet may be walked or permitted to relieve itself on any portion of the common area. If a pet should have an untimely accident on any common area, the owner will be obligated to pick up the offending result and properly dispose of it.
38. Any pet, even though approved by the Board, that becomes a nuisance or annoyance to other residents by virtue of barking or otherwise, shall, upon order of the Board, be permanently removed from the premises.
39. All expenses incurred by the Association in the enforcement of rules regarding pets, including clean-up costs and attorney's fees, will be borne by the offending pet owner.

Association Managed by:

*Monarch*  
**Association Management, Inc.**  
500 Alternate 19 South  
Palm Harbor, Florida 34683