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**FRANKLIN SQUARE EAST HOMEOWNERS ASSOCIATION, INC., RULES AND REGULATIONS.**

The following Rules and Regulations for the Franklin Square East Homeowners Association (FSHEA) are established by the Board of Directors, effective (month), 2004. (Contrary to the following, various items are "grandfathered" in, as of this date).

**INTRODUCTION**

Deed Restricted Community living is becoming increasingly popular, and there are distinct differences from single family homes and rental complexes. Since numerous residents live and relax in close proximity to each other, it is imperative that residents and their guests adjust to these differences from other life styles and accept new responsibilities.

The purpose of these Rules and Regulations is to establish policy to assure that residents will be able to enjoy their home and the use of the Franklin Square East Homeowners Deed restricted community (FSEHA) facilities in a pleasant and harmonious environment.

Each unit owner, tenant, invitee, relative, or guest, hereinafter referred to as "Resident(s)" of a unit, shall be governed by the following Rules and Regulations, in addition to the obligations and duties set forth in the Documents of (FSEHA) and any amendments to these documents.

All "Residents" as defined in the following paragraph are expected to become familiar with the Rules and Regulations. The community is comprised of numerous people with various differences in ages, interests, etc. Respecting the rights of others is essential when many people live closely together.

The Rules and Regulations may appear to be lengthy and detailed. However, it is important to read them, as they will be strictly enforced. They are designed to preserve the attractiveness and desirability of (FSEHA) overall appeal of our community and will also enable the residents to be proud of where they live.

The Rules and Regulation regarding the Association property, the common elements and the individual units shall be deemed in effect until amended by the Board of Directors. Residents at all times shall be responsible to see that they are faithfully observed by their families, guests, lessees, and persons over whom they exercise control and supervision.

**RULES ENFORCEMENT POLICY**

It is the responsibility of all unit owners at (FSEHA) to abide by these Rules and Regulations and to ensure compliance by their guests and residents.

When a violation to these Rules and Regulations is observed, it must be reported in the following manner:

Report to the Management Company, (Caliber Condominium Management, Inc., 32708 U.S. 19 North, Palm Harbor, Fl. 34684) in writing and include where possible, names, unit number(s), license numbers, dates, times, places and the rule violation involved.

The Board of Directors will call violations to the attention of the owner.

The Management Company will follow-up on all violations and reports to the Board of Directors on repeated or serious violations.

In the case of rule violation, the Board of Directors shall have several avenues available, including, but not limited to, suspension of privileges at the recreational facilities and/or possible legal action. When rule violations are documented and compliance has been requested, but not achieved, the Board of Directors, on behalf of the association, may sue the unit owner and /or tenant involved. Where such actions result in a judgement in favor of the Association, the unit owner involved shall be responsible for all court costs and Association legal fees.

### GENERAL

The following Rules and Regulations have been duly adopted by the Board of Directors of (FSEHA) and shall remain in effect until amended in part, or replaced by the Board of Directors.

1. All sidewalks, walkways, entrances, passageways, porches and all of the common elements must not be blocked or used for any purpose other than entry to, and departure from the premises.
2. The personal property of all the residents shall be stored within or on their personal backyard.
3. No toys, shopping carts, potted plants, lawn or other furniture, carriages, bicycles, wagons or similar objects shall be kept on the common elements including walkways and entrances.
4. No lines, clothes, rugs, mops, or laundry of any kind shall be hung or shaken from any window, door, porch, patio or exposed on any part of the common elements.
5. No plants, shrubbery, flowers, vines, or grass shall be grown on the common elements by a unit owner or resident without prior written approval of the Board of Directors. The Board of Directors reserves the right to limit the growth of any plants by individual residents on the outside if the area is unsightly and detracts from the beauty of the community.
6. No flammable or explosive fluids, combustible, chemical or other substance shall be kept in any unit, patio, porch or garage area except such as required for normal household use.
7. No unit owner or resident shall make or permit any disturbing noise by himself, family members, employees, agents, visitors, or pet, nor permit anything by such persons/animals that will interfere with rights, comforts and convenience of other residents. No radio, stereo, television or other sound amplifier shall operate in such a manner as to disturb or bother other residents, at any time of the day or night. Moreover, the volume of the aforementioned shall be lowered as of 11:00 p.m. each day.
8. No resident shall play or permit the operation of any musical instrument in a manner that would disturb other residents. No behavior which is a source of annoyance to the residents or occupants or which use or practice interferes with the peaceful possession or proper use of the Association property by the residents or occupants shall be permitted.
9. All County and State occupancy provisions must be strictly adhered to regarding the number of occupants per unit. (FSEHA) documents limit occupancy to a maximum of two persons per bedroom.

10. No awning, canopy, shutter or other projection shall be attached to, or placed upon the outside wall, doors, windows, or roof of any building without the prior written approval of the Board of Directors.
11. No sign, advertisement or other notice (except authorized official Association notices) shall be exhibited, affixed, or displayed to any part of the common elements, vehicles or any unit in such a manner as to be visible from the outside of the unit, without the prior written approval of the Board of Directors.
12. No advertisements, notices or circular shall be distributed on the Association property without prior written approval of the Board of Directors.
13. No unit owner or resident shall direct, supervise, or in any manner attempt to assert any control over the employees or vendor of the Association.
14. Each residential unit shall be used as a dwelling only, except as otherwise expressly provided in the documents.
15. All garbage and other refuse shall be placed in and only in container inconspicuously located on each lot. Refuse or garbage not susceptible to disposal in this manner shall be disposed of by a member at his own expense.
16. Unit front yards and porches are to be kept clean and in a presentable manner.
17. Any unit that will be vacant for two or more consecutive months, or during the months of June through October (the hurricane season), shall have removed all the furniture, plants and other objects from the porch and patio. The Association shall be notified of a reasonable firm or individual, if other than the unit owner, to care for the unit in case of an emergency.
18. Notices of scheduled meetings of the Membership and/or Board of Directors will be posted at both entrances and on the bulletin board located at the pool. This action shall take place no later than forty-eight (48) hours prior to a meeting. The agenda of said meeting would also be posted at the pool.

#### CHILDREN

Children are permitted to reside in the Association. Resident adults are responsible legally and financially for the actions of their children and their children's guests.

#### PETS

1. A unit owner may keep no more than two (2) dogs or cats provided the pet is kept, transported and walked in accordance with the Rules and Regulations of the Association, and does not, at any time, create or constitute a nuisance.
2. Cats shall not be allowed to roam the property unattended. Loose cats are subject to trapping and being turned over to the Humane Society.
3. No exotic pets such as snakes, raccoons, skunks, ferrets, etc. are permitted.

4. Pets are not allowed within the pool area of the Association property,
5. When a pet relieves itself, the pet owners are responsible for the waste material caused by their pet and must remove same immediately.
6. Any resident who permits their pet to be a continual disturbance to other residents or habitually fails to abide by these Rules and Regulations may be asked to permanently remove such pet from the Association property.
7. Pets residing in Pinellas County are required to be licensed by the Pinellas County Animal Control Center. When outside, pets must wear the license tag of Pinellas County.

#### VEHICLES

1. Any vehicle improperly parked or parked in another units space may be towed without notice, at the owner's expense. Other cases of improperly parked vehicles are: fire zones or parking on the grass and are subject to immediate towing by the Association.
2. No commercial vehicle shall be left, stored or parked overnight on the association property. A commercial vehicle is any car, van, or truck with any commercial sign painted or otherwise affixed to the vehicle, and/or having visible work equipment such as racks, ladders, pails, etc.
3. No recreational vehicle, boat, or trailer shall be parked at any location on the property.
- ✓ 4. No vehicle without a current license tag or which cannot operate on its own power shall remain on the Association property. Such vehicles will be towed at the owner's expense.
5. No vehicle repairs shall be made on the Association property. Damage to parking areas by oil, transmission leaks or anti-freeze leak by owner, renters, over-night guests or visitors are the responsibility of the unit owner.
6. Cars may be washed in the driveway area of individual units. Car washing is restricted to days and times permitted by the Pinellas County Water Authority.
7. Vehicle speeds should not exceed 15 miles per hour in the Association area.
8. Only two (2) vehicles are permitted per household unit.

#### RECREATION AREA (POOL)

1. The hours of admittance shall be posted at the pool: from dawn 'til dark.

#### POOL RULES

No diving \* no pets \* no glass  
 No running or horseplay  
 No loud radios  
 No intoxicated persons

2. The Association reserves the right to limit the number of guests as may be necessary.

3. The facilities of the Association are for the exclusive use of unit owners, their approved leases and guests (accompanied by the unit owner).
4. Use of the pool at (FSEHA) is at the sole risk of the user, and owner, and (FSEHA) assumes **NO LIABILITY** for the use or misuse thereof.
5. All persons utilizing the facilities at the pool shall observe posted rules at all times. Adult residents shall be held responsible for the behavior, action and/or damages by guests and minor family members.
6. All children under the age of 12 within the pool must be under the direct supervision of a parent/adult. The pool is unsupervised and the Association employs no lifeguard.
7. Persons under the influence of alcohol or a controlled substance are not permitted in the recreation area.
8. Pool and patio furniture shall not be removed from the recreation area.
9. All trash must be placed in the garbage cans provided.
10. Use of the recreation area at (FSEHA) is a privilege and is conditional on the observance to the Rules and Regulations established. Persons failing to abide by these Rules and Regulations shall be subject to such penalties as may be deemed advisable by the Board of Directors, but not limited to suspension of rights of usage.
11. Pool keys and bathroom keys are furnished as part of the your privileges of the pool area. Be sure that you are given keys prior to move-in. The Management Company may replace lost or misplaced keys. Pool keys are \$15.00.

# FRANKLIN SQUARE EAST HOMEOWNERS ASSOCIATION, INC.

## POLICY GOVERNING MAINTENANCE OF BEAMS

**DEFINITION:** Pressure treated beams were installed by the Developer and are located directly above existing fencing between and attached to each home.

**RESPONSIBILITY:** The responsibility for maintenance, repair or replacement of such beams shall be an owner responsibility.

## POLICY

To assure uniformity throughout the community, no removal of these beams shall be permitted by any owner without the following:

1. A written request must be submitted for Association approval not less than 30-days prior to anticipated removal.
  2. Each owner must submit the request wherein the beam is attached (both owners), requesting such removal.
  3. Each owner shall secure any required permits from the County and submit such permit with their request for removal.
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4. The Association shall review each such request for removal. The Administration may elect to withhold or deny such request independent of similar or previous requests. The Administration shall review the visual and other impact to the community and notify the owner(s) of their decision within a reasonable time.

Adopted this 30<sup>th</sup> day of July, 2010

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## **Franklin Square East Home Owners Association**

Amendment to Article XII of the Franklin Square East HOA by-laws.

**Purpose:** The purpose of the proposed rough draft amendment is to allow the Board of Directors the ability to limit the amount of vehicles any one given homeowner can have residing at their residence.

The amendment proposal was enacted due to the fact that some residences within Franklin Square have multiple vehicles parked precariously within the development. Many of the said vehicles are parked outside the driveway area of the house in question and contribute to a visually "busy" look of the area. The said "busy" appearance is therefore viewed by many residences as a precursor to the neighborhoods dilapidation.

**Section 10 of Article XII** outlines the scope of parking for the development. The section now states that no large vehicles over  $\frac{3}{4}$  ton capacity, travel trailer, motor home, camper, boat or boat trailer shall be parked within the development except within the closed garage. No limit on the number of vehicles permitted at any given household could be located in the Article.

The proposed amendment therefore states: **No household within the Franklin Square development shall have more than three (3) vehicles permanently parked within the complex for an extended period of time. Extended period of time is defined as any given 24-hour period.**

Many residences have more than 1 vehicle. Often those residences park one vehicle within the garage or driveway area and another along the street. Florida law states that a vehicle can be parked along the street if: the vehicle is not parked facing oncoming traffic, and the vehicle is not parked more than 18 inches from the curb.

## FRANKLIN SQUARE EAST POOL RULES

- Pool hours: **SUNRISE to SUNSET**
- Key is required to enter the pool area. Do not open gate for others. Anyone entering must have their own key.
- An adult or guardian (18 years or age or older) **MUST** accompany children under 16 years of age at all times.
- Maximum number of people in the pool is 20.
- Infants and children who are not potty trained are required to wear proper swimwear (plastic panties/swimmies)
- Residents are limited to 5 pool guests and must accompany them at all times.
- You must shower before entering the pool.
- **NO GLASS CONTAINERS** allowed.
- **NO ALCOHOLIC BEVERAGES** allowed.
- **NO SMOKING OR E-CIGARETTES** allowed.
- **NO FOOD OR DRINK WITHIN 10 FEET OF THE POOL**
- **NO DIVING** allowed.
- **NO PETS** allowed.
- **NO RUNNING** allowed.
- **NO ROUGH HOUSING OR UNRULY BEHAVIOR** allowed.
- **NO SKATEBOARDING** allowed.
- Radios must be played at a reasonable volume.
- Pool furniture shall not be removed from the pool deck area or placed in the pool. Please return them back to where you found them.
- Before leaving, **CLEAN UP YOUR AREA** and make sure you have all your belongings.

**NO LIFEGUARD ON DUTY – swim at your own risk**

**CALL 911 IN THE EVENT OF AN EMERGENCY**