

CONCORD ARMS CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

EFFECTIVE 05/2019 - THESE RULES AND REGULATIONS SUPERCEDE ALL OTHERS

The Board of Administrators, under Florida Statutes, City and County ordinances, and the Declaration of Condominium is required to make and enforce certain rules and regulations. The following Rules and Regulations, are not meant to restrict your activities or your freedom of choice in your everyday pursuits, but are designed to provide maximum safety, comfort and well-being of all Concord Arms residents. These rules are in addition to the Use Restrictions set forth in the Declaration of Condominium.

I. RENTAL/SALES

- A. The Board of Administrators (the "Board") must approve all rentals and sales. The application, application fee of \$150.00 per applicant, interview and background check must be completed before the applicant is permitted to move in. This must be completed in person or by telephone via the Interview Committee or the alternate designee. In the event a renter has leased a unit in Concord Arms within the previous 12-month period, a new application must be completed. However, no application fee, interview or background check will be necessary. For a sale, the sales contract must accompany the application.
- B. No lease will be approved for less than three (3) month. A maximum of three (3) rentals per calendar year will be allowed.
- C. A maximum of two (2) people shall occupy an efficiency unit or a one bedroom unit, and a maximum of four people shall occupy a two bedroom unit.
- D. If a current renter or owner changes units within the complex, the application fee will be waived if residency has not been broken.
- E. If any of the regulations are violated, the unit owner is subject to an assessment of \$100.00 per infraction in addition to other remedies available.
- F. No tour, exhibition or open house of any unit shall be conducted for commercial purposes, nor shall any auction sale be held in any unit, without prior notification to the managing agent.
- G. No subleasing under any circumstances.

II. VISITORS/GUESTS

- A. The unit owner must give the Board written or verbal authorization in order for visitors/guests to use a unit in the owner's absence.
- B. All visitors/guests are expected to observe these rules. Residents who invite guests to Concord Arms will be held responsible for their guests' conduct.
- C. Outside celebrations and other social gatherings shall be conducted so that they will not interfere with the quiet enjoyment of other occupants.
- D. Since the ability to suppress noise between the first and second floors is inadequate, everyone should consider that fact at all times and take measures to minimize sound including amplification and transmission.
- E. The Board reserves the right to remove from the common area, on 14 day notice, any and all materials which, in its reasonable discretion, are hazardous, obstructive, unsanitary or generally unsightly.
- F. Family members are required to be announced with their license plate on file.
- G. Per Florida statute, limited noise is allowed between the hours of 11 pm to 7 am.

III. TRASH AND GARBAGE

- A. For large items that do not fit in the dumpster, contact the Dunedin Sanitation, Solid Waste and Trash Department at 727-298-3215 for special pick up and applicable charges. Empty boxes must be broken down before placing in dumpster.
- B. Recycling is available at the Dunedin Recycling drop off center located at 1940 Ed Eckert Drive.

IV. GRILLS

- A. Charcoal grills are provided in the pool area for use by Concord Arms residents. Anyone using grills must clean out and dispose of coals and ashes when finished.
- B. Uniform Fire Code 10.11.7 states: "No hibachi, gas-fired grill, charcoal grill or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony or under any overhanging portion or within 10 ft. of any structure. Listed electric ranges, grills, or similar electrical apparatus shall be permitted."
- C. No grills may be stored on porches or walkways.

V. PARKING

- A. Each unit has been assigned one parking space. Residents are permitted no more than two (2) vehicles per unit. Second vehicles should be parked in any vacant "visitor" space. If a unit is rented, owner may not leave a vehicle in the parking area.
- B. All unidentified vehicles will not be permitted to remain in the parking area over 24 hours at which time they are subject to being towed at the vehicle owner's expense.
- C. Watercraft, trailers, motorcycles and commercial vehicles, other than those belonging to tradesmen and repairmen who are working onsite, are not allowed in the parking area.
- D. Washing of vehicles on the property is not allowed.
- E. Auto maintenance or repair work lasting more than fifteen minutes is not allowed on the premises.
- F. If there is leakage of oil from an owner's vehicle or a renter's vehicle, the owner of the unit will be responsible for the clean-up and repair.
- G. Vehicles are not permitted in the "No Parking" zones or along the boundaries of the buildings.
- H. No signs, advertising or notices of any kind including, but not limited to, "For Rent" or "For Sale" shall be displayed on the premises (except on the bulletin boards) or any vehicle on the property.
- I. Storing a vehicle in a guest spot is not permitted and will be towed at the owner's expense. If you lease your unit you lose the right to park.

VI. PETS

- A. Each unit owner shall be allowed up to two pets, consisting of one dog and one cat or two cats, none of which weigh more than 25 pounds each.
- B. All pets must be walked off the property. All pet litter must be picked up, wrapped and disposed of in plastic bags and put into the dumpster.
- C. All local ordinances regarding leash laws must be obeyed.
- D. No pets allowed in fenced area.

VII. PEST CONTROL

Each unit will supply the Association with two (2) door keys, one for the pest control company doing its monthly spraying, and one (1) for the Association to use in case of emergencies.

VIII. PATIOS/PORCH

- A. No bicycles are permitted on the patios or on the walkways
- B. Porches and walkways may not be used for storage. Items other than porch furniture and related accessories are not allowed on porches. Walkways must remain clear at all times.
- C. Rugs, mops, tablecloths, spreads or any other items may not be shaken from porches or walkways.
- D. Personal property must not be left on walkways, in the pool area or other common areas.
- E. If a unit is unattended for more than one week, porch furniture, etc. must be removed and stored inside the unit in case of a storm unless the Board is notified that a designated party is chosen to oversee the removal of same in the owner's absence. The owner/renter will be personally responsible for any damage caused by not following this rule.
- F. Hosing down of porches on the second floor is not allowed.
- G. Chimes hanging on porches are not allowed.
- H. Carpeting of any kind is not allowed on porch floors.
- I. No drilling in the ceilings of patios.

IX. LAUNDRY

- A. Washer and dryers are prohibited in all units.
- B. Laundry hours are posted in each laundry facility. Laundry may be done between 8:00 A.M. and 10:00 P.M. All items must be out of the washers and dryers by 10:00 P.M. Laundry room doors must be closed at all times.
- C. Report any problems to the telephone number posted on the bulletin board. The person experiencing the problem must be the one to make such call if any monetary refunds are due.

X. INTERIOR RENOVATIONS/CHANGES

- A. Owners are required to submit a written sketch or plans (change forms can be obtained from the *Interview Committee*) of any interior structural renovations/changes to the Board for approval. Replacement of any outside windows, doors, sliders, etc. must conform to existing windows, doors, sliders, etc. Otherwise any replacement must be submitted to the Board for approval.
- B. All construction and demolition work must be performed between 8:00 A.M. and 5:00 P.M. Monday through Saturday. Owners are responsible for disposing of construction debris.
- C. No ceramic tile or hard surface flooring may be used throughout the second floor units due to noise consideration with the exception of the kitchen, bathrooms, closets and foyer. A \$200 refundable deposit will be required at the commencement of work and returned once the project is complete and there is no damage to the common elements.
- D. See attached Policy Resolution – **Electricity may not be turned "OFF" when not in residency.**

NO DIVING

XI. SWIMMING POOL

1. Pool has hours are 8 A.M. to dusk
2. Maximum capacity 11 persons
3. No glass, food, drinks or animals in pool area
4. Shower before entering
5. Pool is for residents and guests only; maximum 4 guests per unit. Children under 14 must have adult supervision at pool.
6. Swimsuits only
7. No running, horseplay, or excessive noise
8. Safety rope must be re-attached upon leaving pool.
9. Swim at your own risk – no lifeguard on duty

XII. DOCK AREA

- A. Dock hours are 8:00 A.M. until 10:00 P.M.
- B. Docking of boats or watercrafts is not allowed
- C. Feeding of birds is not allowed
- D. Chaise lounges and umbrellas are not allowed on the dock
- E. Glass bottles, glass containers and glass dishes are not allowed in the pool and dock area

XIII. MISCELLANEOUS

- A. Complaints should be made in writing or via email and submitted to management.
- B. These rules & regulations may be amended, and revised or replaced at the discretion of the Board at any scheduled Board meeting and upon reasonable notice to the unit owners.