

HEATHER RIDGE WEST III CONDOMINIUM
ASSOCIATION, INC

RULES & REGULATIONS

REVISED JUNE 2018

(5 PAGES)

HEATHER RIDGE WEST III CONDOMINIUM ASSOCIATION, INC. RULES AND REGULATIONS

INSURANCE

Each unit owner and/or occupant is required by the State of Florida to maintain sufficient personal property and liability insurance on their unit.

MAINTENANCE OF UNIT

Each resident shall maintain their unit at all times in good condition and repair. This includes anything on the interior that is visible from the exterior of your unit.

INTERIOR OF UNIT

No STRUCTURAL alterations within a unit may be made without prior approval of the Board of Directors of the Association.

All rooms, on the second and third floors, other than the kitchen and bath must be fully carpeted to prevent noise effects on other unit owners. However, for owners who wish to install other floor covering (laminated flooring), sound-proof material must be installed to adhere with the flooring policy. Ceramic tile flooring is prohibited on the second and third floors due to sound annoyance to units below. Any exception must comply with the laminated flooring policy. A signed Board of Directors of the Association approval letter must be obtained prior to installation.

Ceramic or laminated flooring **MAY NOT** be installed to the lanai area on the second or third floors. This will void the warranty on all the concrete work and protective coating that was done in the past.

DISPOSAL OF TRASH

All owners, tenants and guests shall securely deposit all trash, garbage or refuse in the dumpster provided by the Association.

DO NOT pour grease down your drains or disposal. All grease should be poured into a container and tied securely in a plastic bag and placed in the dumpster.

All garbage capable of decomposition, such as bones, corn cobs, etc., shall be placed in plastic bags and securely tied.

All cardboard boxes must be broken down and placed in the dumpster. A recycle drop center is located at 817 Lake Haven Road, Dunedin for large quantities of boxes.

All packing material, such as styrofoam peanuts, must be placed in plastic bags and securely tied so they do not blow around.

Trash items that cannot be broken down can not be put in or placed next to the dumpster. They must be taken to either a recycling center, or given to charity.

Bulk trash items (i.e.: appliances, furniture, etc.), call the City of Dunedin Solid Waste Division (727- 298-3215) for removal. Each unit owner and/or occupant is responsible for arranging special pickups.

FLAMMABLE OBJECTS

Residents shall not keep or permit storage of flammable liquids, gases or explosives within their unit or patio. The exception is oxygen for medical use. A notice must be displayed on the front door indicating oxygen is in use in the unit.

RADIO/ TELEVISION

No electric machines or apparatus of any sort shall be used or maintained in any unit that causes interference with the television reception of the other units.

No radio or television antenna or any wiring for any purpose may be installed on the exterior of the building without the written consent of the Board of Directors of the Association.

Television and radio volumes must be turned down at 10 P.M. so as not to disturb other residents.

The use of musical instruments is prohibited after 10 P.M.

EXTERIOR OF UNIT/BUILDING

No clotheslines, hangers or drying facility shall be permitted or maintained on the exterior of any unit or in/on any part of the common element(s).

No clothes, rugs, draperies, spreads, or household articles or goods of any sort shall be dried, beaten, air cleaned or dusted by hanging or extending them from any window, door, railing or balcony.

No alterations may be constructed on the exterior of the building or the common areas without written approval of the Board of Directors of the Association. This shall include, but not be limited to, terraces, sidewalks, driveways, walls, fences, roofs, awnings, windows, doors, and screens.

SCREEN DOORS & REPLACEMENT WINDOWS

The installation of a new screen door must be done immediately upon the removal of the existing/old screen door.

Screen doors must be bronze (brown) with charcoal (black) screens.

All window screens must be charcoal (black).

All new screen doors **MUST** have a completed application that has been approved by the Board of Directors of the Association prior to installation. Please refer to the current Window and Door Policy for all specifics.

All replacement windows need to comply with the new Window and Door Policy.

All new windows **MUST** have a completed application that has been approved by the Board of Directors of the Association prior to installation. Please refer to the current Window and Door Policy for all specifics.

LAUNDRY FACILITY

The installation of washers and/or dryers in individual units of Heather Ridge West III is **STRICTLY PROHIBITED**. Said installations constitute Alteration of Common Elements contained within the walls. The plumbing was not originally designed to accommodate washers, nor was adequate ventilation provided for dryers. A laundry room is provided for residents to use.

The laundry room door should remain closed and locked when not occupied. The lights are on a fifteen (15) minute timer.

The dryer lint filter must be cleaned after every load.

Please be considerate of the other residents and use only one (1) washer and one (1) dryer at a time. With 24 residential units, they do get busy at sometimes.

RENTING OR LEASING OF UNIT

A unit owner may not rent or lease their unit for the first two years of ownership.

Units may not be rented or leased without the notification and the approval of the Board of Directors of the Association. Rentals or leases may not be less than six consecutive months in a year.

Renter(s) and/or leaser(s) must be interviewed and approved by the Board of Directors of the Association prior to the renting of or leasing of a unit.

The Board of Directors of the Association must be notified of the renewal of an existing rental or leasing agreement and approve the extension.

SALE OF UNIT

The owner(s) must notify the Board of Directors of the Association and the Management Company of their intent to sell their unit. They must supply the Board of Directors of the Association with the realtor's name, address and telephone number.

When an owner(s) has a buyer for their unit, they must provide a completed application signed by the buyer(s) together with a copy of the contract to the Board of Directors of the Association and the Management Company at least ten (10) days before an interview is scheduled to approve or deny their application. This will allow time to process the application prior to the interview. An interview will need to be scheduled five (5) days or more prior to closing. Information regarding the Title Insurance Company must also be supplied as they will need a copy of the approval letter.

VEHICLES

Owners and tenants must park in their assigned alpha parking spaces. The only exception is by written permission from a unit owner allowing you to park in his/her space during their absence. Said written permission must be approved with signatures from two (2) members of the Board of Directors the Association. The written permission can be revoked by the unit owner with a twenty-four (24) hour notice.

Owners or tenants having more than one car, must park their other vehicle in the guest parking area across from the units by the dumpster.

Guests must park in the designated parking spaces across from the units near the dumpster.

No vehicle shall be parked in such a manner as to impede or prevent ready access to another unit owner's parking space.

Backing a vehicle into a parking space is prohibited. This is a Sheriff Department rule.

Campers, boats, trailers, etc., shall be parked in areas designated by the Board of Directors of the Association for a maximum of seventy-two (72) hours.

No vehicle larger than a pickup truck can be parked in front of the units.

No motorbikes, mopeds or motorcycles shall be operated on the condominium property except to enter or exit on the proper roadway.

No resident shall repair or lubricate their car on the condominium property.

No motor vehicle shall be allowed on the condominium property which is not in operable condition.

All vehicles must have current license plate.

Vehicles registered in the State of Florida shall bear a valid state inspection sticker should that become the law of the State of Florida.

For safety reasons and for the protection of the building's landscape, residents must wash, wax and clean their cars in the two parking spaces at the beginning of the carport where a faucet and hose is located on the side of the building. (This will prevent accidents (i.e.: tripping over the hose or having cars nicked that may be parked on either side of the car being washed)

BULLETIN BOARDS

See our main Bulletin Board for all Association business announcements/notices and meeting notices and minutes. (The main Bulletin Board is located in the alcove across from the mailboxes.)

The laundry room bulletin board is only for the residents of Heather Ridge West III Condominium Association.

SIGNAGE AND HOLIDAY DECORATIONS

No signs, advertisement or other lettering shall be exhibited, inscribed, painted or affixed by any unit owner or tenant on any part of the outside of a unit or the common elements without the written permission of the Board of Directors of the Association, with the exception of the following:

1. The display of one U.S. flag in one window only and no larger than one glass pane.
2. The display of Christmas lights and other decorations in your windows from Thanksgiving to January 7th.
3. The display of a wreath placed on your door for the current season or holiday that is in good repair.

VISITORS AND GUESTS

It is the **OWNER'S** responsibility to see that all **VISITORS** and **GUESTS** observe the same rules and regulations that they must observe.

CHILDREN

No children under the age of sixteen (16) shall be allowed on the premises as permanent residents. Nevertheless, children are required to observe the same rules and restrictions that apply to adults. All children under 16 must be supervised by an adult at all times. Owners and parents must accept responsibility for their children's behavior and remember that this is a 55 and over community.

ANIMALS

Animals are prohibited. Emotional Support Animals will be permitted under the Fair Housing Act with a completed application from a licensed health care professional.

SOLICITING

No peddling, soliciting or commercial enterprise of any kind are allowed.

POOL

All residents and guests must comply with the posted pool rules.

UNDUE INFLUENCE

No owner, tenant or guest will directly or indirectly attempt to control or manage the agents or vendors of the Association, including the Management Company employed by the Association.

BOARD SUGGESTION

It is suggested by the Board of Directors of the Association that a key to each unit be maintained for emergency purposes by the President of the Board. It will only be used in the event of an emergency. Two (2) board members will be present if it is necessary to enter the unit in an emergency.

PLEASE REFER TO THE RECORDED DECLARATION OF CONDOMINIUM OF HEATHER RIDGE WEST III, A CONDOMINIUM FOR ANY OTHER ITEMS NOT COVERED BY THIS DOCUMENT

HEATHER RIDGE WEST III CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS

Revised: June 2018, October 2007, March 2006