

# REVISED Rules and Regulations Capri Isle Gardens Apartments One

## **20Dec2022 Board meeting Revisions & Suggestions from 16Nov2021 & 22Feb2023 Lawyer review letter.**

250 126<sup>th</sup> Ave. E. Treasure Island, Florida 33706  
(55+ condominium community)

1. **Sale or Lease:** An owner wishing to sell or lease a unit must submit the appropriate sale or lease application to the property management company (Lamont). Potential buyers or lessees must meet with and be approved by the Board prior to the sale or lease. Seven days is allotted to review any active Military applicant. This approval can be achieved after all Board Members review applications, 1 or 2 Board Members meet/interview the applicant and consult with, and a majority vote will rule by the remainder of the Board members. A background and credit check will be conducted. A written approval by the applicant is required for processing/application fee will be charged to the applicant. This application fee can be up to \$150.00. Owners are responsible for providing a copy of these rules and regulations to the potential buyers or lessees.
  
2. **Lease Terms:** Owners may lease a unit a maximum of 2 times within a 12-month period. The lease term is a minimum of 1 month and a maximum of 12 consecutive months during a 12-month period. Continuing leases of existing lessees must be renewed at the end of the lease period and a new application must be submitted to the property management company for Board review and approval. Sub-letting of a unit by lessees is not allowed. Short Term rentals such as Air B & B type rentals are Strictly Prohibited.
  
3. **Guests/Visitors:** A guest is defined as a nonpaying individual who is visiting a resident (Owner/lessee) and who is temporarily residing on property for more than a 24-hour period. A visitor is defined as an individual who is visiting a resident for less than 24 hours. Visitors are to be accompanied by owners/lessees while on the property. Unit owners should notify Board for approval of reason & length of stay for house sitter/caretaker (requested added by Deb at April2023 Board meeting ). Owners/lessees must provide written notice to the Board of all guests who are residing on the property without owners/lessees present.
  - a. Except for immediate family (children, grandchildren, siblings, parents), Unaccompanied guests must be at least 55 years old. Owners/lessees are responsible for informing guests /visitors of rules and regulations. An application and related application fee to include a background check are required for Guests staying on the property for ~~30 days~~ 2 weeks or longer.

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Owners/lessees are responsible for any infractions guests/visitors make in regards to not following of rules and regulations of Capri Isle Garden Apartments One.

4. **Parking:** Each unit is assigned one designated/reserved parking space. Owner reserved parking is restricted to passenger vehicles only. Owners may use another owner's reserved space provided they receive prior permission and notify the Board.

Unused reserved spaces may be used if:

- a. Permission to use the space has not been given to another owner or the space is not expected to be used or has not been used within a 2-week period. Seasonal residents should notify the Board 1 week before return to ensure space is vacant. Owners are limited to 2 passenger vehicles if space is available. Lessees are limited to one passenger vehicle.
  - b. Guests/visitors are to use designated parking spaces
  - c. Lessees are restricted to the use of the one owner's designated parking space.
  - d. Vehicles exceeding the size of more than one parking space are not allowed.
  - e. Owners may use the visitors parking spaces if their space is already being used (overflow)
  - f. Parking of Recreational vehicles i.e. motorcycles, RVs, trailers, boats, large travel vans and any non-passenger vehicle is restricted to 48 consecutive hours within any 1-week period. Such parking is to be used for loading, unloading or temporary storage. Parking in resident reserved spaces is not permitted. As per Treasure Island codes related to RVs Sec.50-102: ('Parking and Use: It shall be unlawful for any person to park , place or locate any recreational vehicle for the purpose of using the same for living, sleeping or human habitation on any lot tract or parcel of land within the city) '
5. **Maintenance Fees:** Monthly maintenance fees must be received by the bank on or before the first day of each month. 8% late interest for each late payment will be assessed on the 15<sup>th</sup> of the month. After 90 days, unpaid maintenance fees will result in further collection action. The Board will follow Florida Statute 718 as to collection. The unit owner is provided 120 days in which they do not have to pay their fees before they risk foreclosure.
6. **New Construction/Unit Maintenance:** Any/all construction to individual units (to include new construction, repairs, and improvements) must notify the board and be performed in compliance with City of Treasure Island professional building codes by licensed and insured contractors. Permits must be issued by the City of Treasure Island prior to construction commencing and properly displayed by the unit owner (i.e., front door or front window). Major construction must be approved by the Board. Owners are to submit construction application to the Board for written pre-approval prior to beginning construction. Construction may be conducted Monday through Saturday

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between the hours of 8 a.m. and 6 p.m. Construction is prohibited on Sundays and National Holidays. Contractors are to immediately remove all construction debris/waste from property for disposal off-site. The replacement of exterior doors, windows, or light fixtures in the front of the building must be consistent and resemble the original existing doors, windows and light fixtures. The exterior side of window treatments must be white or off-white.

7. **Flooring:** installation of an appropriate sound-mitigating material must be used with the installation of hard surface flooring (i.e., wood, laminate, tile, vinyl, linoleum) in second floor units. A minimum of ¼ inch or 6mm cork underlayment must be used with Board for written approval prior to the installation.
8. **Water heaters:** Tankless water heaters are NOT PERMITTED and will not pass code. Owners water heaters must be maintained kept up to date. The unit owner is to be held responsible of all damages by a failed water heater and should be replaced in a timely fashion.
9. **Maintenance:** Unit owners are expected to regularly and properly maintain their units. This includes, but is not limited to plumbing (i.e., toilets, valves, water heaters, garbage disposals, drains, dishwashers, etc.), Electrical appliances (i.e., refrigerators, freezers, stoves), air conditioners, patios, windows, screens and doors.
10. **Washer and Dryers** may be installed by individual unit owners provided the following:
  - a. Written pre-approval is required by the Board.
  - b. The unit owner elects to install a washer/dryer at their own risk.
  - c. The unit owner holds the Association harmless for any and all damages caused by their washer and dryer.
  - d. The unit owner maintains their washer and dryer.
  - e. The unit owner acknowledges and accepts that in the event that the washers and dryers pose a future problem or hardship to the Association, the Board reserves the right to restrict or prohibit the use of existing and/or the installation of future washers and dryers.
  - f. The unit owner agrees to limit the hours of operation of washer and dryer between 8 a.m. and 8 p.m.
  - g. Any and all damages caused to adjacent units and/or the building and its common elements caused by improper construction, repairs, maintenance, washer and dryers and/or neglect is the unit owners' liability and responsibility. The board reserves the right to mandate that a unit owner repairs or replaces worn, broken or malfunctioning items. For any projects listed under this Rule, further information can be provided by a Board member.

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11. **Pets/Animals:** One small dog or cat is allowed per unit and must be approved by the Board. Pet weight should not exceed 25 pounds fully grown, maximum weight. A dog /cat should be accompanied by its owner or designee and on a leash. Pet waste should be picked up and disposed of immediately in a sealed bag. A cat should be contained to unit. Cat litter must be disposed of in a sealed bag. All assistance animals, disability or emotional support, must be approved by the Board upon request for a reasonable accommodation pursuant to federal and state laws.
12. **Passageways and Egresses:** Pathways, walkways, and stairways are to be clear and free from obstacles, personal items and debris. Towels, laundry and other personal items may not be hung on balconies, railing or stairwells.
13. **Vacant Units:** When vacating the unit residents should turn water and water heater off, cover toilets with plastic wrap, remove garbage.
14. **Storage:** One storage bin is assigned to each unit. Owners should use their assigned storage bin for storage of personal items. Hazardous, combustible and perishable materials should not be stored in storage bins. Personal items left in laundry room common area will be removed and disposed of. Storage of non-operating automobiles on property is not permitted. Bicycles should be stored in common bicycle rack or inside owner's unit. Kayaks should be stored in designated area.
15. **Quiet Time:** Peaceful/quiet time is observed between the hours of 10 p.m. and 8 a.m.
16. **Laundry Room:** Hours of operation are 8 a.m. to 8 p.m. Please follow instructions on washer and dryer posted above machines. Laundry must be attended and removed promptly. Keep laundry room clean and tidy. Notify the Board of any problems with machinery.
17. **Dock and Patio.** Capri Isle Dock and Patio primary use is for Owners and Lessees of Capri Island Garden Apartment. Availability to access these areas without disturbance or difficulty by our owners and lessees is our number one priority.
  - a. Due to liability issues launching of any watercraft off of our dock is limited to owners or Lessees owned personal property and launched by owners and Lessees only. Guests must be accompanied by owner(requested added by Christine at 25May2023 Board meeting)
  - b. Owners and Lessees may only OWN and store a maximum of 2 kayaks.
  - c. Paddleboards and other non-motorized watercraft must be removed after daily use.
  - d. Please keep patio and dock furniture orderly. Do not move patio furniture from our patio areas onto the dock.
  - e. Boat docking is restricted to 48 hours.

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- f. Bait cutting and fish cleaning must be done on our cutting board.
  - g. Please do not feed birds off the dock. No Crab Traps. No bait buckets overnight.
  - h. No standing on the rails or jumping from rails.
  - i. Return ladder to the highest positions after use, close umbrellas and return chairs to storage after use.
  - j. Gatherings or parties of relatives /friends that are NOT in excess of Maximum capacity allowed per safety (requested added by Christine at 25May2023 Board meeting) and or / exceed more than 4 hours of patio or dock use must have written Board approval before such activities take place. Request must be sent to Lamont Management a minimum of two weeks before planned activities.
18. **Barbeque Grills:** Electric grills only. Gas and charcoal grills are not permitted. No Grills are permitted on balconies or upper walkways. Electric Grills must be 10 feet away from the building to abide by the Treasure Island fire code. No Grills are permitted on balconies or upper walkways.
19. **Emergencies:** Owners should provide keys, emergency contact names and phone numbers to be kept on file with the Board and the property management company. Board members may access a vacant unit without owner or tenant permission in emergency situations.
20. **Smoking:** Cigarette smoking is prohibited in all common areas. This rule is defined by the Florida State Clear Air Indoor Act which prohibits smoking in any Common area, stairwell, dock, lobby or hallway.
21. **Waste Disposal/Removal:** All garbage should be properly disposed of in sealed bags/containers and placed in dumpsters. Hazardous materials, loose garbage, construction materials and/or biomedical waste should NOT be disposed of on property. Furniture, building materials, and other household items that cannot be stored in sealed bags/containers and placed in dumpster (i.e., carpet, sinks, tile, fans, lighting, appliances, etc.) should be disposed of off property or owner should contact the City of Treasure Island for special waste disposal and provide written notice to Board. All boxes should be broken down prior to disposal. No trash or debris should be left outside of dumpster.
22. **Inappropriate Behavior/Illegal Activity:** Inappropriate behavior and/or illegal activity punishable by Florida or federal law is prohibited on property and will not be tolerated. The Sheriff's office will be called to remove anyone engaged in inappropriate behavior and/or illegal activity. Inappropriate Behavior is defined as nuisance noise, drunken behavior, public urination and or damage to common elements. Non-Owners will be removed from the property and will not be allowed to return. Lessees will be asked to vacate the residence.
23. **Car Washing:** Restricted to unit owners or lessees and only in the designated guest parking.

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24. **Patios:** A first floor unit owner may install a patio with prior Board approval. The unit owner agrees to assume all liability and risk for the patio, any damage resulting to the building and or common area and any personal property contained on it. Construction rule above applies. (See Rule# No. 6) Patios must be constructed with appropriate non-permanent materials (i.e., Pavers: brick, rubber, or concrete) by a licensed and insured contractor. A patio may not exceed 5 and 1/2 feet in depth and is limited to the width of the unit. Any necessary sprinkler head capping and relocation and/or drainage is at the expense of the unit owner. Any and all patio maintenance and repair are the unit owner's sole responsibility. It is the owner/tenant's responsibility to secure all personnel items on a patio during storms and high winds. The unit owner is liable for any and all damage to adjacent units and/or to the building and its common elements caused by a unit owner's or tenant's personal property. All personal items must be removed from a patio when a unit owner, tenant, or guest vacates the property for two or more consecutive weeks.
25. **Banners/Flags/Signs:** The law of the state of Florida, Florida Statute Chapter 718 states:  
*Any unit owner may display one portable, removable United States American Flag displayed in a respectful way, on Armed forces day, Memorial day, Flag Day, Independence Day and Veterans Day. A portable flag not more than a 4 .5' by 6 'flag that represents the United States Army, Navy, Marine Corp or Coast Guard, regardless of any Declaration, rules or requirement dealing with flags. No other Flags, Signs, Advertisements or Notices are not permitted which referring to political parties, sports teams, organizations or groups of people in or on his/her apartment or on the common elements, except with the written approval of the Board. Decorations for holidays are allowed and should be removed within 2 weeks of holiday.*
26. **Occupancy:** Unit owners, Lessees and guests shall abide by the occupancy rules that apply to Treasure Island, Pinellas County and the State of Florida, and the Fire Marshall Codes and Regulations.

FAILURE TO COMPLY WITH THE ABOVE RULES AND REGULATIONS WILL START WITH A NOTIFICATION, AND WITHOUT COMPLIANCE COULD RESULT IN FINES, AS DEEMED PRUDENT AND REASONABLE BY THE BOARD. All legal fees are the responsibility of the Violator.