

# **RULES AND REGULATIONS OF BIRCHWOOD I & II CONDOMINIUM ASSOCIATION, INC.**

The following Rules and Regulations shall govern and control the use, occupancy and equipment of the Condominium Units and Condominium Property. These Rules & Regulations are for the mutual welfare and benefit of all Unit Owners of Birchwood I & II Condominium. These rules and regulations shall apply equally to the Unit Owner's, their families, guests, and lessees residing within and on the Condominium Property.

## **1. General**

- 1.1.** The use of Condominium Property shall be for the Unit Owner, family members, guests, and lessees and for no other person(s).
- 1.2.** Each Unit shall be used as a single-family residence, and no Owner or lessee shall conduct business or trade within a Unit that would promote traffic.
- 1.3.** Unit Owners shall be responsible for any destruction, damage or defacement of condominium property caused through their acts, or acts of their children, guests, or lessees where the repair of the damage is the obligation of the Association. The Association may repair any destruction, damage or defacement of Condominium Property caused by a Unit Owner, his/her children, guests, or lessee and seek all costs incurred for such destruction or damage.
- 1.4.** No parking on grass.
- 1.5.** Unit owners are responsible for plumbing issues inside of unit: Do not flush non-biodegradable items down toilet (no grease down any drain, condoms, wipes, etc.).
- 1.6.** Mailboxes: do not park in front of mailboxes. Any broken mailbox or a lost key is the owners' responsibility.

## **2. Pool Area**

- 2.1.** No glass containers or pets shall be permitted within the pool area.
- 2.2.** Unit Owners and lessees shall use the pool area in such a manner as to respect the rights of the other Unit Owners.
- 2.3.** All Unit Owners, family members, guests and lessees shall abide by the posted swimming pool rules.
- 2.4.** Any child in the pool area under 12 years old must be accompanied by an adult.
- 2.5.** Anyone using the umbrella in the pool area is responsible for closing it after use.

## **3. Exterior Appearance**

- 3.1.** Unit Owners shall not paint or otherwise change the appearance of any exterior wall, door, window, porch, or other exterior surface.
- 3.2.** No signs, non-state approved flags, pennants, advertisements, notices, or other lettering, including "For Sale" and "For Lease" signs, shall be exhibited, inscribed, painted, or affixed by any Unit Owner to any

part of the Condominium Property visible from the exterior or Common Elements without the prior written consent of the Association.

- 3.3. No part of the Condominium Property shall be used or maintained as a dumping ground for rubbish, garbage, or other waste (hereinafter referred to as "Trash"); all of which shall be bagged, tied, and placed in the covered sanitary dumpsters. Boxes are to be flattened. Residents must call **Waste Management** at **941-629-1106** for any oversized items that need to be disposed of. Dumpsters are cleared on Monday and Thursday.
- 3.4. Window coverings including the lanai must be solid, neutral color (white or beige) as visible from the exterior. No sheets, towels, bed coverings or coverings in disrepair are permitted.
- 3.5. Torn screens on windows or lanai are to be repaired within 21 days.
- 3.6. No broken blinds visible from the exterior.
- 3.7. Broken window installations including exterior caulking, frame, or glass are to be repaired within 21 days.
- 3.8. Trees and plants planted within the flowerbeds next to the building must be trimmed and upkeep not to grow into the soffit or roof, it is the owner's responsibility.

#### 4. Safety

- 4.1. Proof of unit insurance with no lapse in coverage, to be submitted to management company at time of renewal. Insurance is mandated by Florida Statutes. Association has authority to purchase if noncompliance, at owners' expense.
- 4.2. All walkways and verandas on Condominium Property used or set aside for pedestrian travel shall be kept clear at all times of any obstacles.
- 4.3. No on-site storage of gasoline, heating or other fuels shall be permitted on any part of the Condominium Property.
- 4.4. No bicycle, skateboard or roller blades shall be used on Condominium sidewalks or around parked cars or pool area.
- 4.5. No gas or electric barbecue grill is allowed in a Unit or on lanai per Florida law. Grills must have an appropriate grill cover.
- 4.6. Unit Owners should periodically check their hot water tank for rust or leaks.

#### 5. Pets

- 5.1. A unit Owner shall be allowed to have up to two (2) domestic pets/animals per Unit consisting of a combination of the following: dog, domestic cat, or bird. Pets must be kept on a leash, or caged, and under direct control always when outside the Unit.
- 5.2. Lessees and their guests are not allowed any pets of any kind to be kept on the Condominium Property, nor may they acquire a pet, either temporarily or permanently, after occupancy.
- 5.3. Unit Owners must immediately clean up any waste on the Condominium Property deposited by their pet. All pets should be exercised off Condominium Property.

- 5.4. If the Association shall determine that any pet has become a nuisance or danger to other Unit Owners, the pet shall be removed from the Condominium Property

## 6. Lease / Renting

- 6.1. All Unit Owners who lease their Unit should advise the Association of each new lease by completing the Lease Information Form, a background check, a non-refundable One Hundred Fifty Dollar (\$150.00) application fee for each non-spousal individual 18 years old to reside in the unit, and submitting that to **Star Hospitality Management, 26530 Mallard Way, Punta Gorda, Florida 33950** no less than 30 days prior to the beginning of the term of the lease.
- 6.2. It is the responsibility of the Unit Owner to provide a background check on prospective lessee, to the management company and association.
- 6.3. All new occupants are subject to Board approval.
- 6.4. Any Unit Owner or his/her representative who intends to lease the Unit must read the Lease / Renting rules of the Association Rules and Regulations and convey these rules to any prospective lessee.
- 6.5. The Unit Owner or his/her representative shall provide a copy of the Association Rules and Regulations to each new lessee.
- 6.6. The lessee and all guests who may use the leased Unit must comply with all the rules and restrictions contained in the Association Rules and Regulations and Declaration.
- 6.7. Each leased Unit shall be used as a single-family residence and maintained in a clean and sanitary manner. Sub-leasing is strictly prohibited.
- 6.8. All lessees and their guests are subject to Florida Occupancy Regulations. For any two (2) bedroom condominium no more than 4 occupants.
- 6.9. A copy of the Rules and Regulations as well as the New Lease Information Form can be obtained from the management company.

## 7. Vehicles / Parking

- 7.1. All Unit Owners shall be assigned one space to park one vehicle owned by the Unit Owner or Unit Owner's lessee. No more than 2 spaces are to be occupied overnight by any unit.
- 7.2. All vehicles are to be on file with the management company. License plate, year, model and make with current registration. Otherwise, they will be towed at owners' expense.
- 7.3. No mechanical work or oil changes shall be made to any vehicle that is parked on Condominium Property.
- 7.4. No trailers, boats, boating equipment, campers, motor homes or other recreational vehicles are permitted to be stored or parked on Condominium Property.
- 7.5. No advertising or signage is permitted on vehicles parked overnight.
- 7.6. Guests of unit owners, please contact the management company for approval.
- 7.7. Vehicles found to be in violation will be towed at the owner's expense.

## **8. Nuisances / Complaints**

- 8.1.** Complaints of rule and regulation infractions shall be submitted in writing to the Association Board. The Association will review the information and, if necessary, will take corrective action and enforcement of the Rules and Regulations.

## **Amendments to Association Rules and Regulations**

These rules and regulations may be amended from time to time by a majority vote of the Board of Directors of the Birchwood Association.

Walkthrough of property is done on occasion. This community is our home, please take pride in where you live! Failure to comply with the policy may result in fines or legal action to compel compliance at owners' expense.