

9th Fairway Condominium at Green Dolphin Park, Inc.

Rules and Regulations

The purpose of these Rules and Regulations is to establish and maintain a congenial non-transitory, residential community. Compliance with these Rules and Regulations is essential to assure a pleasant and harmonious atmosphere for all residents and guests in a safe and healthful environment.

These Rules and Regulations are based upon and supplementary to the 9th Fairway Condominium:

1. Declaration of Condominium
2. Articles of Incorporation
3. By-Laws.

The terms used in these Rules shall have the meaning set forth in the Declaration of Condominium or the Condominium Act.

1. General Rules

- A. Each owner must provide a copy of the Declaration, Articles of Incorporation, By-Laws and the Rules and Regulations adopted by the Board of Directors and revised from time to time (collectively, the "Governing Documents") to all prospective purchasers and tenants. Owners are responsible for ensuring that their tenants, guests and invitees as well as any guests and invitees of the owner's tenants comply with the Governing Documents.
- B. In the event an owner or tenant has a question or non-emergency issue to report, they may contact the Association's property manager (the "Management Company"). If they have an emergency situation, they are to contact the emergency number for the Management Company.
- C. Tampering with equipment or mechanical devices of the condominium is strictly prohibited.
- D. Only the Board of Directors and the Management Company or individuals authorized by the Board of Directors or the Management Company are permitted on the roofs of buildings.
- E. No Solicitation of any kind is permitted on Condominium Property.
- F. Roller skating, roller blading, and skateboarding are prohibited on the Common Elements.
- G. Smoking: Smoking, including E-cigarettes, and chewing tobacco is prohibited in all Common Elements and Limited Common Elements, including, without exclusion, walkways, stairways, landings, ground floor entrances, elevators, and storage rooms, as well as in or around assigned parking garage areas beneath the buildings and the pool area.

2. Property outside a Unit.

- A. No person may place, add, alter or remove any furniture, furnishings, equipment, vegetation or items of any kind on the Common Elements or property (grounds) of the buildings, without prior written approval from the Board of Directors. This provision does not apply to require advance approval for placement of furniture or other personal property on Limited Common Elements.
- B. Mats or rugs of any kind are NOT permitted on the Common Elements or Limited Common Elements, including but not limited to exterior walkways or entrances to units.
- C. No one may place food dishes or otherwise feed animals of any kind on or around the Common Elements or outdoor areas of the Condominium Property. This includes areas in or around parking garages, storage rooms, or landscaping.
- D. No towels, rugs, etc. may be hung on walkway railings.
- E. Drying racks for clothes may be used on lanais, but shall be placed in the location that is least visible to those passing by the outside of the Unit.
- F. Gas, electric or charcoal grills, hot tubs, whirlpools, and similar items are strictly prohibited on the Limited Common Elements, which include patios, balconies, lanais and garage areas. Patios, balconies and lanais may not be used for storage. No stacking of storage bins.

3. Signs and Flags

- A. Except as set forth herein, no Owner, tenant, guest or invitee may display, or cause to be displayed, any sign(s) from a Unit, the Common Elements or the Limited Common Elements.
- B. No lock box of any type may be affixed to walkways or railings of buildings; Lockboxes may be affixed to the units' doorknob. Owners wishing to sell their unit may request permission to display or have their agent display one "Open House" sign with the Unit Number in front of the building in which the unit is located. If permission is granted by the Association or its authorized agent, in writing, an approved sign may be displayed on Sundays only between the hours of 9:00 a.m. and 5:00 p.m. During the Open House period, a real estate agent, the Owner, or designated person must occupy the unit. The Open House sign must be placed in the grassy area between the building elevator area and Golfview Drive and may be displayed only on the day of the Open House. The Association or its authorized agent may grant permission for no more than two (2) open houses on any given day to the first two Owners who submit a request for permission, in writing.
- C. Except as set forth herein, no Owner, tenant, guest or invitee may display or cause to be displayed any flag from a Unit, the Common Elements or the Limited Common Elements. Any Owner may display one portable, removable United States flag in a respectful way and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day, may display in a respectful way portable, removable official flags, not larger than 41/2 feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, regardless of any declaration rules or requirements dealing with flags or decorations.

4. Architectural Changes

- A. Absolutely no alterations to any portion of the common elements shall be made without prior written approval from the Board of Directors. If any alterations are performed without prior written approval from the Board of Directors, the Owner and, if applicable, the tenant, guest and invitee or contractor who performed the unauthorized alterations shall be jointly and severally responsible for the cost of returning the Common Elements to their original state and any administrative or legal costs incurred by the Association in addressing the unauthorized alteration.
- B. Owners or tenants considering alterations/additions of any kind to any Common Elements or Limited Common Elements, including but not limited to storage units, parking spaces and patio/balcony/lanai areas, must submit a proposal of Architectural Change Form to the Management Company and must obtain approval from the Board of Directors prior to making any changes.
- C. Owners must obtain prior written approval from the Management Company and/or Board of Directors for alterations to their unit, other than interior painting/wallpaper. Only licenced, insured contractors are allowed to work on plumbing, mechanical, structural or electrical components. As used herein, "structural components" shall refer to any wall, regardless of whether such wall is load bearing, any window, window frame, or other component that may affect the integrity of the building. The Architectural Change Form must include a complete description of the proposed alteration, plus proof of insurance and bonding for any contractor. If an Owner makes any alterations without the required prior written approval, the Owner will be solely responsible for restoring the unit to its original state, upon demand from the Association.
- D. Installation of Flooring: Alterations to flooring must be identified on an Architectural Change Form and approved prior to installation. Any Owner wishing to install hard surface flooring (anything other than carpet), is required to use a sound proofing underlayment with an STR (Sound Transmission Rating) of 60 or higher. If any flooring is installed prior to receiving the required written approval, the Owner will be solely responsible for restoring the flooring to its original state, upon demand from the Association.

5. Bicycles, Scooters and/or Carts

- A. Bicycles, scooters and/or carts of any kind must be stored within the Owner's Unit or storage room.
- B. The grocery carts provided by the Association are intended for the use of all Residents. They must be promptly returned after each use to the designated area on the ground floor, under the center stairwell, of each building to which they're assigned

6. Keys/Access to Units and Storage Rooms

- A. Pursuant to Section 718.111(5), Florida Statutes, the Association has the irrevocable right of access to each unit during reasonable hours, when necessary for the maintenance, repair, or replacement of any Common Elements, or any portion of a unit that is maintained by the Association pursuant to the Declaration or as necessary to prevent damage to the Common Elements or to a Unit or Units.
- B. Each Owner or tenant shall provide the Board of Directors with a workable key to each unit and the unit's storage room.

- C. If a key is not provided and access is necessary, the Board of Directors or the Management Company may utilize the services of a locksmith to access the unit, or unit storage room. The cost will be charged to the Owner.

7. Swimming Pool

In addition to Section 64E-9 of the Florida Administrative Code, the following rules apply.

- A. Individuals who cannot swim shall not use the pool unless accompanied by a responsible individual who is able to swim.
- B. Any person requiring a diaper must wear a reusable swim diaper designed for water use.
- C. No person is permitted in the pool unless he or she is dressed in swimwear or other apparel designed and sold for use in the water. Street clothing, including cut-off jeans, trousers, shoes or other apparel not designed and sold as swimwear is not permitted in the pool. Under no circumstance may any clothing worn for exercise be worn in the pool before it is laundered. Swimming attire must cover breasts, genitalia and buttocks sufficiently to conceal the same from public view. Thong and "g-strings" swimming suits are not permitted.
- D. Diving, running or loud boisterous activity is not permitted.
- E. Toys are not permitted in the pool. Floats are allowed if they are a swimming aid.
- F. Showers must be taken prior to entering the pool.
- G. Deck furniture must be covered with a towel when used.
- H. No glass containers, bottles, plates, platters etc. are allowed within the pool deck.
- I. No beverage may be consumed while in the pool. Beverage containers may not be placed on the perimeter of the pool at any time.
- J. Prior to leaving the pool area, furniture must be returned to its proper location and position. Umbrellas must be lowered and all personal items removed from the pool and pool area. The pool gate must closed after entering or existing the pool area.
- K. Regular pool hours are 9:00 a.m. to 10:00 p.m. Residents may use the pool outside of Regular Pool Hours if such use does not create a nuisance. Any Board member or the Management Company may determine that an individual's use outside of normal pool hours creates a nuisance and may close the pool until regular pool hours commence.
- L. When the pool is covered, the pool gate shall remain locked.
- M. During winter months, the pool may be uncovered daily depending on weather conditions. If an Owner wishes to use the pool when it is covered, that Owner may uncover the pool, but must replace the cover and lock the gate before leaving the pool area.

8. Pets

- A. No pets are allowed in the pool area.

- B. No pet may exceed the weight limit of 24 pounds. Any person who wishes to maintain a pet within a unit must provide the Association with written certification from a licensed veterinarian verifying the pet's weight and verifying that the pet is current on all vaccinations required by law.
- C. No more than 2 pets (including those of visiting guests) may be kept in any unit.
- D. Pets must be kept on a leash or within an enclosed cage or other animal carrying container any time the pet is outside of a Unit. Pets must be restrained from making noise that can be heard from outside the Unit and restrained from taking any actions which create a nuisance or unreasonable source of annoyance to other guests or residents. If the Board of Directors or Management Company determines, that a pet has created a nuisance or unreasonable source of annoyance to other guests or residents, the Board of Directors may demand that the pet be permanently removed from the Condominium Property.
- E. All pet waste and pet litter must be picked up, placed in a plastic bag and securely tied before depositing into the trash chute or in any dumpster.

9. Garbage and Trash

- A. All garbage, trash, cat litter, etc. must be bagged in plastic and securely tied before being deposited into the trash chute. Garbage and trash of any kind may not be left in walkways or common areas for later disposal or left anywhere on the Common Elements. Residents are encouraged to recycle by bringing cans, corrugated cardboard, glass bottles, jars, newspapers, and plastic bottles to the recycling area located by the Fire Station 1025 Gulf Rd, Tarpon Springs. (Open 24hrs/7days)
- B. Construction or demolition debris, furniture, carpeting, appliances, and any item which does not fit in the trash chute MUST be disposed of outside the Green Dolphin Park community, at the Owner's expense.

10. Occupancy

- A. Residents must notify the Association when a Unit will be vacant for more than 2 weeks, and must designate an individual responsible for checking the Unit for proper temperature and maintenance on a regular basis during the resident's absence.
- B. During a resident's absence, no chemical dehumidifiers, mothballs or similar noxious gas emitting items may be left in the Unit.
- C. Occupancy of a Unit by new Owners/tenants is only allowed after successful completion of the following screening procedure:
 - 1. The Owner must submit an application for transfer of the Unit accompanied by a copy of the proposed sale or lease contract, properly executed, and a completed HUD census form. The application form and HUD Census form may be obtained from the Management Company.
 - 2. The applicant must submit an application fee in the amount of \$100 per applicant other than husband/wife or parent/dependent child, which are considered one

applicant. However, if the lease or sublease is a renewal of a lease or sublease with the same tenant or subtenant, no fee will be required.

3. As set forth in the Declaration, the Association must either approve or disapprove of a proposed sale or lease within thirty (30) days of receiving the Owner's completed application for transfer. If approved, the approval shall be stated in a Certificate of Approval, signed by the President and Secretary of the Board of Directors.
 4. New Owners or tenants who occupy a Unit prior to approval by the Board of Directors will be considered an illegal occupant and as such subject to legal action and removal from the Unit.
- D. No guest may occupy a Unit for more than 29 days in the absence of an Owner or tenant. During the absence of Owners or tenants, house guests may not occupy a Unit until the Owner or tenant has notified the Board of Directors or Management Company of the following:
1. Name of person(s)
 2. Make, model and license number of vehicle
 3. Dates of arrival and departure
- E. Pursuant to the Declarations as amended, this is a 55 Plus Condominium Community and is subject to the following age restrictions: At least one (1) occupant in each Unit must be fifty-five (55) years of age or older. No permanent occupant shall be less than eighteen (18) years of age. An individual shall be deemed a permanent occupant if he/she occupies the Unit with the Owner(s) or tenant(s) for more than thirty (30) days during any one (1) year period, declares the Unit to be his/her homestead, has no other permanent residence, or if the individual has the exclusive use of the premises in the absence of the Owner/tenant for more than fourteen (14) consecutive days. All permanent occupants must present proof of their age, prior to occupancy.

11. Storage Rooms

- A. One (1) storage room is assigned per Unit under the building in which the Unit is located. The storage room is identified by a number on the door corresponding to the Unit number. Owners may not assign or transfer storage rooms to any other Unit.
- B. Maintenance of the interior of the storage room is the responsibility of the Owner to which it is assigned. For purposes of this rule, the interior of the storage room shall refer to the surface of the unfinished interior walls inward. Storage of hazardous items or volatile chemicals is strictly prohibited.
- C. Any and all personal items must be placed/stored inside a Unit or a Units' assigned storage room. Items including but not limited to: trash, storage bins/coolers, chairs, cleaning supplies, carts, scooters, pet related items MAY NOT be left or stored outside any storage room, or within any parking area.

12. Vehicles and Parking

- A. The posted speed on all Green Dolphin Park property is 15 miles per hour.
- B. Vehicle repair or washing on Condominium Property is strictly prohibited.

- C. The parking lots are for the exclusive use of Owners or approved tenants and members of their immediate family, and guests or invitees of Owners or approved tenants.
- D. One (1) parking space per Unit is assigned under the building in which the Unit is located. The Parking space is identified by a number corresponding with the storage room and Unit's number.
- E. Any Owner who plans to be absent from the Unit for longer than two weeks must provide notice to the Board of Directors or the Management Company, in writing, of the anticipated dates of such absence. The notice must identify any vehicle (including the make, model, color and license plate number of the vehicle) that will be left in the Owner's assigned parking space and the name, phone number and address of the vehicle owner. In the event of an Owner's extended absence, the assigned space may be occupied by another Owner of this Association with prior written permission of the Owner. A written permission for another Owner to occupy an assigned parking space is not valid until it has been received by the Board of Directors or the Management Company. Unauthorized vehicles in any assigned parking space may be tagged and towed at the owner's expense.
- F. No parking is allowed on the streets or landscaped areas.
- G. Overnight parking of the following vehicles is prohibited: campers/RVs, commercial vehicles, boats, motorized golf carts, trailers, motor homes or motorcycles. As used herein, "commercial vehicle" shall mean any vehicle which shows any commercial marking, sign, display, toolbox (other than standard passenger truck tool boxes mounted across the truck box adjacent to and along the full width of the cab), ladder or equipment rack, or which otherwise indicates commercial use. Commercial vehicles include, but are not limited to, all vehicles having more than two axles, box trucks, flatbed trucks or other trucks of any kind without beds/boxes, vans without rear side windows beyond the front passenger windows, vehicles seating more than 9 passengers, trucks, or any vehicle greater than class 4 (16,000 lbs) on the gross vehicle weight classification system as utilized by the Federal Highway Administration.
- H. Vehicles that are not currently registered and licensed may not be parked on the Condominium Property. No vehicle, camper/RV, boat, golf cart, trailer, motor home or motorcycle may be parked on the Condominium Property if it displays any condition which detracts from the aesthetic value of the community. Prohibited conditions include, but are not limited to broken or missing panels or glass, rusty or cracked panels, discolored or mismatched panels, flat tire(s), visibly missing parts, any portion supported by a jack, jack stand, or block (except trailer, camper or other vehicles designed to contain a jack), mold or mildew covering any portion of the vehicle, visible holes or tears in any canvas, leather or cloth portion of the vehicle, and barnacles or bottom growth on any hull.
- I. No vehicle shall back into any parking space.
- J. Any violation of the General Parking Rules may result in that vehicle being tagged and towed at the owner's expense.

13. Water Damage Reduction Rules

- A. When a Unit is to be unoccupied for 24-hours or longer, the main water control to the Unit is to be closed/shut off. The circuit breaker to the hot water heater must be placed in the off position to avoid a fire hazard or burnout of the heating elements.

- B. Non-burst reinforced water hose (steel braided) is to be used on washing machines.
- C. Unless an Air Conditioner's manufacturer warranty requires the use of another product, the Owner of a Unit must see that 1-cup of white vinegar is poured into the A/C unit condensation line once each month while the A/C is in use or the Owner must otherwise make arrangements with a licensed and insured air conditioning service provider for regular maintenance of the A/C unit's condensation line.
- D. Air conditioners must be left on and set to a maximum of 80 degrees to reduce the formation of mold.

14. Viewing Official Association Records

To view official Association records, the following steps must be taken:

- A. A written request must be submitted to the Management Company listing the specific record(s) to be reviewed.
- B. The Management Company or other agent of the Association will provide a date, time and location to view the records in accordance with Section 718, Florida Statutes.
- C. The Management Company or the Board of Directors may, in its discretion, choose to produce all records of the Association for inspection, produce only those records that have specifically been requested for inspection or provide copies of the requested records rather than permit inspection at a designated location.
- D. Requests to inspect the official records are limited to once per month.
- E. A request for a copy of any page or record must be made at the time of viewing the records.
- F. To the extent records are produced for inspection, a representative of the Association may be present during such inspection.

15. Written Inquiries

- B. If an Owner submits a written inquiry by certified mail to the Association, the Board of Directors shall respond in writing to the Owner within 30 days after receipt of the inquiry.
- C. The Board of Directors' response shall either give a substantive response to the inquirer, notify the inquirer that a legal opinion has been requested, or notify the inquirer that advice has been requested from the Division. If the board requests advice from the Division, the Board of Directors shall, within 10 days after its receipt of the advice, provide in writing a substantive response to the inquirer. If a legal opinion is requested, the Board of Directors shall, within 60 days after the receipt of the inquiry, provide in writing a substantive response to the inquiry.
- D. The Association is only obligated to respond to one written inquiry per Unit in any given 30-day period. To the extent an Owner submits more than one written inquiry in a 30-day period, by sending multiple certified letters or by including multiple inquiries in one letter,

the Association shall respond to the inquiries in the order of receipt in subsequent 30-day periods.

- E. Written inquiries must be addressed to the Association's registered agent as reflected in the records of the Division of Corporations.

16. Meetings

- A. Members have the right to attend any open meeting of the Board of Directors and speak with reference to any or all agenda items.
- B. The chairman of the meeting may open the floor for questions and comments from the members on issues outside the regular agenda. The time allotted for any open floor portion of the meeting may be limited by the Board of Directors.
- C. The chairman of the meeting may limit the time given to any member to speak to 3 minutes per member.
- D. No member may speak until they are recognized by the chairman of the meeting.
- E. The Board of Directors is not required to address or respond to any comments/questions from Owners at the meeting.
- F. The Board of Directors may, in its discretion, record comments/questions and respond at a later date.
- G. Minutes are not required to reflect the comments/questions.

17. Noise/Nuisance Restrictions

- A. Residents of a Unit may not unreasonably infringe on the "peaceful enjoyment" of another resident with unreasonable, loud, disruptive, or prolonged noises.
- B. NOISE LEVEL GUIDELINES: Some examples of excessive, disruptive noise include: Loud screeching power tools, intense hammering, blaring music, aggressive mechanical noises, incessant dog barking, screaming and so forth. Noise volume in one Unit should not drown out the sound of another neighbor's TV or inside conversation. Noise should not vibrate walls or rattle windows.
- C. Renovations and remodeling of Units is restricted to the hours of 8a.m. to 5 p.m., Monday through Friday. NO RENOVATIONS OR REMODELING OR USE OF POWER TOOLS, HAMMERS, SAWS, JACK-HAMMER TYPE TOOLS, POWER VACS, ETC. ON SATURDAY, SUNDAY OR HOLIDAYS.
- D. Construction, remodeling or other project prep work may not be performed by Owners or their contractors or agents on porches/lanais, balconies, walkways, stairways, landings, landscaped or green areas. Contractors and Owners may use their tools in the under-building parking space assigned to the Owner.
- E. Residents may host an occasional party, make quick fix repairs, enjoy the company of guests, etc., however it is important that residents be mindful not to infringe on the peaceful, quiet enjoyment of other neighbors.

Approved October 18, 2021

9th Fairway at Green Dolphin Park, Inc.

By: _____

Its: President