

## **ST. ANDREWS CONDOMINIUM ASSOCIATION, INC.**

Condominium living is not for everyone, but a better understanding of what you see and what you get is helpful. The pleasure of Condominium living is greatly enhanced by a congenial atmosphere in which all residents of the Condominium have proper regards for the comfort of others.

Three distinct parts make up the condominium. The first part is your exclusive ownership of a single unit within the walls of the unit. The second part is joint ownership of all common areas; the buildings and the grounds. The third part is an agreement of owners for the management and administration of the total condominium property. This unique interrelationship between the parts of a condominium distinguishes it from other forms of ownership. It requires strict adherence to a set of rules to create equal living for all owners.

A Property Manager is employed to accomplish all day to day activities of the community. A Board of Directors is elected by the unit owners to work with the Property Manager. They usually meet monthly to discuss and authorize any questionable issues. The administration of the total condominium property follows Florida Statutes §718 “The Condominium Act”, which was revised and updated in 2012, in addition to all St. Andrews Condominium documents. Residents are requested to cooperate with the management of the Condominium in seeing that the rules and regulations are observed.

The meetings of the Board of Directors offer a platform for further discussion, and the Board welcomes owners to the meetings. The meetings follow an Agenda Procedure. Please report all questions or complaints directly to the Property Manager. Individual Board members cannot give advice for solutions until discussed and approved at Board meetings.

### **Rules and Regulations**

The pleasure of Condominium living is greatly enhanced by a congenial atmosphere in which all residents of the Condominiums have proper regards for the comfort of others. For this reason, these rules and regulations have been adopted by ST ANDREWS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, in order to assure residents and their guests that the condominium property will be properly used for the benefit of all those persons.

1. **Residents and Guests.** The facilities of St. Andrews Condominium are for the use and enjoyment of residents and their house guests only. Visitors will be permitted to use the facilities only as guests of residents who will remain responsible for the acts of their guests.

2. **Children's Activities.** Children are welcome and are required to observe the same restrictions that apply to adults. This precludes the use of any Common Elements for play areas other than any portions thereof that may be specifically intended for such usage, or any other conduct that will interfere with the quiet and comfort of the residents. No children under 16 years of age are permitted to occupy a Unit unless a reasonable adult is also in permanent residence in the same Unit at the same time. Adult residents with whom children are living will be held responsible for the observance of these Rules and Regulations by the children.

3. **Security** is provided by East Lake Woodlands Community Patrol. The cost for the Patrol is covered by monthly dues paid by St. Andrews to the ELW Community Association. The Patrol consists of gate monitoring, roving patrol and telephone reporting of problems. Phone number: (727) 785-7384.

4. **Use of Units.**

(a) **Decoration.** No Unit Owner shall decorate any part of his Unit or the Buildings so as to change the appearance of the Unit or the Building from the exterior. This includes any inconsistent painting of balconies, illumination of the exterior of the Buildings, display of plants or other objects upon balconies or railings or exterior window sills or ledges unless approved by the Board of Directors in writing.

The hanging of bathing suits, clothing, rugs, towels or other items upon balconies or railings or from windows is prohibited. All Unit windows shall be equipped with drapes or blinds.

(b) **Equipment Failure.** Equipment shall be used only for the purpose intended. Failure of any equipment shall be reported immediately to the management, regardless of the responsibility for maintenance, in order that proper precautions may be taken to avoid damage to other equipment. Each Unit Owner shall be liable for all damage caused by misuse of equipment by the residents or guests of the owner's Unit.

(c) **Fire Hazards.** No article shall be stored nor any use made of any part of the Condominium property that will constitute a fire hazard.

**( d ) Noise.** In order to assure the comfort of all residents, the playing of electronic devices and/or musical instruments must not exceed a reasonable volume at any time, and between the hours of 10:00 p.m. and 10:00 a.m., shall be kept at a volume that cannot be heard outside the Unit in which such is located. Unit Owners are reminded that as an aid to control noise level, the Declaration requires all floors, except bathrooms, kitchen and balconies, to be covered with wall-to-wall carpeting or with other floor covering that will not transmit sound.

**( e ) Valid laws.** No immoral, improper, offensive, or unlawful use shall be made of the Property, and all valid laws, zoning ordinances, requirements, rules and regulations of all governmental bodies having jurisdiction thereof shall be observed.

**( f ) Pets. The By-Laws of St. Andrews Condominium Assoc., Inc. were amended by a vote of 75% of the owners on June 14<sup>th</sup>, 1988 to restrict pets to one (1) small pet (less than 25 pounds) which may be permitted subject to these Regulations.** This amendment has not been altered or changed since the 1988 passage. The keeping of a dog or other pet at the Condominium is not a right of the Unit Owner but is a conditional license. This conditional license is subject to termination at any time by the board of directors upon a finding that a dog or other pet is vicious, is annoying to other residents, or has in any way become a nuisance. The owner of a pet assumes liability for all damage to persons or property caused by the pet.

This conditional license is subject to the following:

- (i) A dog must be on leash at all times when outside of the owner's Unit.
- (ii) Because of the limited size of the grounds, a dog must not be curbed at any place on the property of the condominium. A "pooper scooper" is mandated for any dog leavings. The dog will be subject to removal from the community upon the conditional license being abused.

**( g ) Signs.** A resident may identify his Unit by a nameplate of a type and size approved by the Association and mounted in the place and manner approved by the Association. No other signs may be displayed in any manner.

**( h ) Use Restrictions.** Residents are reminded of the restrictions upon the use of the Condominium that appear in Section II of the Declaration. The restrictions require, among other things, that a Unit may be used only as a private residence, that no nuisances shall be allowed nor any practice followed that is the source of annoyance to other residents, that no unlawful use of the Property shall be made, that corporate ownership of Units is subject to certain

restrictions, that no exterior antennas, etc., shall be allowed on the Buildings without written consent of the Association, and no electrical apparatus shall be used in the Unit which causes interference with radio or television reception.

**5. Use of Common Areas and Other Facilities**

**( a ) Automobile Parking**

( 1 ) Automobiles of residents and automobiles of all guests will be parked in designated parking spaces. Each designated parking space for unit owners shall be for the owner's exclusive use. Automobiles will not be allowed to block driveways in any event.

**( b ) Vehicular Restrictions.** Parking shall be limited to passenger vehicles with no commercial markings, which shall only be parked in the areas of the common elements so designated for parking. Specifically prohibited from parking in the St. Andrews Association residential parking areas are any and all trailers, trucks (excluding pick-up trucks), buses, boats, or other type vehicles or equipment which shall be parked only in those areas of the Common Elements as shall be specifically designated by the Board of Directors.

**( c ) Bicycle and Tricycle Parking.** Bicycles and Tricycles may kept and stored only within Units ( but not on patios or balconies ) or within any area of the Common Elements as might be designated for such purpose.

**( d ) Halls and Stairways.** Halls, stairways and landings are for ingress and egress to and from Units and shall not be obstructed in any manner at any time. These restrictions preclude the leaving of any articles in these areas, including baby carriages, bicycles, garbage bags or cans, supplies, etc. This prohibition is in compliance with the fire code, is for the protection of residents in case of fire or other emergency, and, accordingly, will be strictly enforced.

These areas are part of the common elements and will be maintained and cleaned by the management. Residents are requested to cooperate by refraining from disposing on or from these areas any waste of any kind.

**( e ) Exterior of Buildings, Common Elements.** No one may mount any object upon the exterior or roof of the Buildings or upon the exterior of Units without approval of the Board of Directors in writing. No one may install or use any awnings, decoration, illumination, plants or signs without approval of the Board of Directors in writing.

**( f ) Garbage and Refuse Receptacles.** Dumpsters are located on the Common Grounds for the disposal of all garbage and will be collected on a scheduled basis by a company paid from association funds. All large boxes should be flattened before disposal. Any large objects for disposal require the authorization of the Management Company for a special pickup if necessary. Paint, batteries, TVs, light bulbs etc. cannot be placed in the dumpster, but must be disposed of in the proper manner. The Management Company will give directions or the county website : [www.pinellascounty.gov](http://www.pinellascounty.gov) can be accessed for directions.

**( g ) Swimming Pool.** The condominium amenity, the swimming pool, is limited to residents, their house guests, and other permissible users. The pool lock is to limit the use of the pool area. The code for the lock will be given to permissible users by Management Company. It will be changed from time to time.

All bathers are required to observe the following regulations, in addition to any other rules and regulations which might be posted by the management from time to time near the pool, in order to comply with requirements of public health authorities and to ensure the comfort and safety of all concerned.

- (1) The pool may be used during daylight hours, except when the pool is being cleaned. Generally, cleaning is scheduled between 8:00 a.m. and 10:00 a.m.
- (2) Bathers must remove suntan lotion, creams and hair pins before entering the pool. It is recommended that all bathers should shower immediately before entering the pool.
- (3) No food or drinks may be consumed within the pool area. Insect attraction and left-over litter are residuals of food and drink if allowed. There will be no glass containers of any kind allowed due to possible breakage and danger to bathers.
- (4) There shall be no running or shouting or boisterous games played within the pool area.
- (5) Children under 12 years of age are not permitted within the pool area unless accompanied by an adult who is and shall remain responsible for the children.
- (6) No dogs or other animals shall be allowed in the pool or within the pool area. This is a mandate by the public health authority.

- (7) The maximum permissible number of persons who may use the pool is 20 persons and no more than this number may use the pool at one time.
- (8) The pool is not guarded and all persons using the pool do so at their own risk.

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