

# Clearbrooke Townhouse Condominiums Association, Inc.

## House Rules

Revised 2020

### RESALE & LEASING

1. Each unit home is restricted to residential use by the owners, lessees, their immediate families and guests. No owners or lessees of any home unit shall use residence for transient or commercial purposes.
2. Two (2) bedroom units are not to exceed four (4) persons in residency at any time, and three (3) bedroom units are not to exceed six (6) persons at any time.
3. Each owner has the right to sell or lease his unit, provided that the board of directors first approves the proposed sale or lease. Neither transaction shall be considered valid or binding unless and until such approval is given.
4. An application form for the approval of a resale or lease, along with a \$100.00 application fee, must be submitted prior to the title closing or occupancy of any unit. The fee is non-refundable and is intended to cover costs associated with reviewing applications. Please allow thirty (30) days for processing.
5. All leases must be no less than twelve (12) months. The unit must be owned by the same owner for two (2) years before the unit can be leased. Ten (10) units is the maximum to be rented at any one time.
6. Special hardship cases can be reviewed by the board. The situation must be put forth to the board for consideration.
7. Each new owner or lessee shall be bound by the declaration of covenants, conditions and restrictions, articles of incorporation, bylaws and these rules and regulations.
8. All owners are obligated to initiate the application process. A real estate or rental agent may act as an agent for the owner and initiate the process. In either case, the association must be informed through the application process and the applicants must receive approval regarding leasing or selling.

### PARKING AND CARPORTS

1. No parking on sidewalks, in streets, in driveway between buildings or on any part of the lawn. Parking is allowed only in designated areas. Violations will be subject to towing and subsequent expense.
2. Carports and all parking spaces on Clearbrooke condominium property are restricted to private passenger vehicles with a current tag and in drivable condition. No commercial vehicles, boats, trailers or campers are to be parked at any time on the condominium property.
3. Major repairs to automobiles or motorcycles are not permitted on the condominium property.
4. Carports are not to be used for the permanent storage of household equipment or household articles.

## PETS

The rules and regulations permit a maximum of 1 pet per unit, no more than 30 pounds maximum weight. Failure to follow this rule will result first in a written warning. If after 30 days the issue has not been resolved, a \$100 fine for each month shall be levied until the issue is resolved.

1. Pets are to be leashed and controlled at all times when outside. Failure to do so will result in a \$100 fine for the first offense and each subsequent offense.
2. At no time can a pet be tied to a tree, fence, gate or a stake (per Pinellas county code chapter 14, section 14.26). Pets are not to be chained or leashed to fixed points outside units or left unattended. Failure to do so will result in a \$100 fine for the first offense and a \$100 fine for each subsequent offense.
3. Pet owners are responsible to clean up after their pets in common areas. Failure to do so will result in a written warning for the 1<sup>st</sup> offense and a \$100 fine for each subsequent offense.
4. Excessive barking or disturbance by a pet may result in an order by the board of directors to cause the owner to permanently remove the pet from the condominium property.
5. Pets are not allowed inside pool gate. A violation of this rule will result in a \$100 fine for the first offense and a \$100 fine for each subsequent offense.
6. All dog owners shall register their pet with the association. The required info will be size of dog, breed, unit number, and owner's contact info.
7. Owner will agree to pay for any damages to the premises due to violation of any of the above rules .

## POOL

1. The pool is for the exclusive use of residents.
2. Minors under the age of 13 years must be accompanied by an adult.
3. Appropriate swim wear shall be worn in the pool area.
4. All residents must shower before entering the pool.
5. Running in the pool area is prohibited.
6. Babies (under 3 years) must wear swim diapers in the pool.
7. No oversized swim accessories are allowed in the pool.
8. Glass containers are not allowed in the pool area.
9. Littering is not allowed in the pool area (please use receptacles provided).
10. Removal of furniture from the poolside is prohibited.
11. All personal items must be removed when you leave the pool area.
12. Swimming hours are dawn to dusk.
13. The pool gate shall be locked at all time. The pool gate shall not be left open or propped open at any time.
14. Pool privileges may be suspended for reported violations
15. Do not remove safety line from the pool.

## TRASH REMOVAL

1. All trash must be placed in provided receptacles.
2. All trash containers must have lids.
3. Full containers shall not be placed out before the evening prior to pick up day.
4. Empty containers shall be removed from sidewalks by the evening of pick up day.
5. No appliances, carpets, furniture, batteries or paint are to be placed out for waste management to pick up. This is not their responsibility. Residents need to make arrangements to dispose of their own appliances, carpets, etc.
6. Contact property manager for removal of large items. Once per month pickup and transport to the dump.

## KEYS

1. Pool keys must be obtained from previous owner/tenants. A fee of \$10.00 will be charged for a replacement key.
2. Mail box keys are the responsibility of each unit owner. Replacements may be made by contacting the post office at owner's expense.

## COMMON ELEMENTS

1. No garbage cans, supplies, or other articles shall be placed on the common elements of the condominium community except as authorized by the association. Nor shall any linens, cloths, clothing, curtains, rugs, mops, laundry of any kind, or other articles be shaken or hung from any of the windows, doors, porches, patios, or entryways, or exposed on any part of such common elements. Refuse and bagged garbage shall be deposited only in the area provided for such usage. No clotheslines or similar devices shall be allowed on any portion of the common element.
2. Carports are not to be used for the permanent storage of household equipment or household articles.
3. No resident or owner shall allow anything whatsoever to fall from the windows, porches, patios, entryways or doors. Nor shall residents or owners sweep or throw any dirt or other substances from a unit onto the common elements of the condominium community.
4. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in or upon any unit or any other condominium property by any residents or owner without written permission of the association. The foregoing includes signs within a unit which are visible from the outside of the unit.
5. Fenced in patio areas may be enclosed by means of a roof and screen. This must have board approval in writing and only the design used that has been approved by the board. No awning, canopy, shutters or other projections shall be attached to or placed upon the outside walls or doors or roof of a unit or building, patios or porches. Gates may be installed for those who have garden areas. You must have written board approval no entryways can be enclosed in any manner whatsoever.

6. Nothing of any description can be erected on condominium property without written consent of the association except for temporary scaffolding or similar structures necessary during repairs.
7. Any porch furniture, toys, and bicycles must be removed from common elements each evening. Satellite dishes may be installed. You must have written board approval location is extremely important. Clubhouse use must be approved by the association: a deposit of \$50.00 is required and will be returned upon satisfactory inspection by the condominium association.