

PORTO FINO CONDOMINIUMS  
143 94TH AVENUE  
TREASURE ISLAND, FLORIDA 33706

TENANT RULES AND REGULATIONS

These rules and regulations have been compiled from provisions in the Condominium Documents and must be observed by all Residents of Porto Fino Condominium.

Building Rules and Resident Obligations

- Tenants shall not permit the use of unit for any purpose other than a single family residence and must maintain unit in a clean and sanitary manner.
- A one bedroom unit may have no more than two (2) residents residing in unit, and a two bedroom unit may have no more than four (4) residents residing in unit.
- Tenants shall not use or permit use of premises in any manner which would be disturbing or be a nuisance to other residents or in such a way as to be injurious to the reputation of the property. This includes noise caused by stereos, televisions, radios, and other day or night disturbances such as abusive language or excessive noise.
- Units shall only be used for residential purposes, not for business or commercial use.
- No "For Sale", "Sold" or other displays or advertising shall be maintained or permitted on any part of the common elements, limited common elements, or condominium property.
- Only authorized persons may enter roof area.
- Electrical and plumbing repairs must be made by authorized and insured repairpersons.
- No charcoal, woodburning, or gas grills are permitted on balconies.
- No clothing, towels, etc. shall be hung over railings or furniture on balconies.
- Balconies are to be kept neat and uncluttered, free of lightweight objects and all articles must be firmly secured. Bicycles, ~~surfboards, sails/sailboards~~ and other *amended* objects, other than acceptable patio furniture and plants, are not permitted on balconies.

- Hallways and walkways are to be kept free of debris and other obstacles including planters and bicycles.
- No Tenant shall direct, supervise or in any manner, attempt to assert control over a contractor or service person of the Association.

#### Bicycles

- Bicycles are not permitted on any dock, patio, or balcony. Skates, skateboards, roller blades, etc. are not permitted on the complex. Bicycles may be kept in the storage area provided.

#### Common Areas

- Common areas are not to be obstructed, littered or misused.
- Fishing is permitted from dock areas only. Fish must be cleaned in designated area only. Seawall and dock areas are to be kept clean and free from debris at all times.

#### Refuse/Trash Receptacles

- All garbage shall be deposited in the trash container provided for the Condominium.
- Trash area must be kept clean and free of excess debris.
- All trash must be bagged in plastic bags and sealed. Trash should not include items that can be processed in garbage disposal.
- Boxes must be broken down prior to being placed in trash container.
- Hazardous waste, such as oil, spirits, flammable liquids, used batteries, or other like substances shall not be placed in the condominium trash container, but shall be taken to the special containers where the city dumps hazardous waste.

#### Guests

- Guests of Tenants must abide by the Rules and Regulations of the complex. Tenants are held responsible for their guests.

### Parking

- Residents are not allowed to park or store motorcycles, commercial vehicles, motor homes, travel trailers, truck campers, boat trailers, or other like conveyances on the condominium property.
- Residents of Porto Fino may park in their designated parking spaces under the building. Guests and all others must park in the designated guest parking spaces.
- Vehicles should be parked so they do not extend over sidewalk areas or block other vehicles.
- Residents are not permitted to service vehicles on condominium property.

### Boat Docks/Slips

- The use of the boat docks/slips is the exclusive privilege of the Residents of Porto Fino Condominiums.
- Tenants may moor their boat only in the boat slip designated to their unit.
- Tenants shall not authorize or permit the use of their designated boat slip or any other boat slip to anyone.
- All persons using the boat slip facilities shall comply with all laws, rules, regulations and ordinances of the United States, the State of Florida, Pinellas County, the City of Treasure Island, and the Porto Fino Condominium Documents.
- All boats moored at the Porto Fino Condominium boat docks/slips must have proper registration and identification.
- All boat operators shall observe the boating "rules of the road" and shall operate and equip their boat as required by law at all times within the boat slip areas.
- Power boat engines or other motorized watercraft, including personal watercraft, shall not be operated in such a manner or with such loudness, particularly between the hours of 10:00 p.m. and 7:00 a.m., as to annoy or disturb the quiet or comfort of the Residents of Porto Fino Condominium.
- All owners of boats docked at the boat docks/slips must have insurance for personal liability and property damage and loss, with a minimum amount of \$100,000 for liability and \$50,000 for property damage. Evidence of insurance must be provided to the Condominium Association.
- The city water and electricity available at the boat dock facility shall not be used for any water-cooled or other air conditioning system.

- Repairs are only allowed in the boat dock/slip areas if such work causes no dirt, noise, nuisance, hazard, or any other discomfort to the Residents of the complex. Boat owners shall be responsible for any work performed by outside workers, and will be responsible for any claims, damages, losses, and expenses arising from such workers.
- No "For Sale" or "For Rent" signs may be displayed anywhere on the boat dock/slip facilities or boats moored therein. Slip numbers, names, addresses, or telephone numbers of the facility may not be used in any advertising.
- All boats shall conform to all federal, state, and county regulations concerning boat safety devices and equipment.
- All Residents must keep their dock facilities clear and free from all personal property at all times. No hose or electric cords may go to the boat docks/slips from any condominium unit.

#### Animals

No animals, livestock or poultry of any kind shall be raised bred or kept by any owner, an owner shall be permitted to keep (1) cat or (1) dog, under twenty-five (25) pounds, subject to the rules and regulations adopted by the association.