

KEY WEST HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

NOTE TO OWNERS

This document is designed to clarify the issues and guidelines most frequently expressed to protect the interests of the homeowners, residents and stakeholders of Key West Cottages. A more complete set of rules and regulations can be found in the original incorporation papers and By-Laws of the Key West Cottages Homeowners Association.

SPECIAL RULES AND RESPONSIBILITIES OF OWNERS

- 1) Homeowners must provide for insurance coverage of their units. The structures of each townhome unit must be covered by the owner's policy. The insurance must be a HO3 (full dwelling structure) policy. A copy of this coverage must be submitted to Lamont Management company no later than January 30th each year.

Jennifer Cook, CAM
Lamont Management, Inc.
250 104th Avenue
Treasure Island, FL 33706
727-360-3644 Office
727-363-1938 Fax
- 2) Homeowners who choose to rent their properties must provide a listing of all individuals residing in the property. This listing must include names, phone numbers and email addresses. This must be submitted to Lamont Management at the address above no later than January 30th of each year or within 30 days of renting the unit to new tenants.
- 3) Homeowners who choose to rent their properties to tenants with pets must communicate to potential tenants in advance of the rental the requirements outlined in point #18 of the Resident Rules and Regulations below. All pets and their weights must be registered with Lamont Management at the above address no later than January 30th each year. This rule also applies for resident owners who themselves have pets.
- 4) Homeowners who choose to rent their properties must ensure that the following Resident Rules and Regulations are distributed and agreed upon by tenants. Violations of these rules can result in fines to the owners in accordance with point #20 contained within.

RESIDENT RULES AND REGULATIONS

The following rules and regulations are designed to maintain the quality of life of all residents and may be amended at any time.

- 1) Subletting of any unit by a renter is not allowed

- 2) Trash must be placed in plastic bags and securely fastened before being deposited in the dumpster behind the wall on Charles Ct. Boxes must be broken down completely before being placed in the dumpster or recycle bins. No large items such as furniture, toys, packaging, grills, or equipment are to be placed in the dumpster. These items can be picked up by contacting the sanitation department. No trash can be placed adjacent to the dumpster on the ground. These will not be picked up. Recycle bins must not be filled to the point that the lids do not close.**
- 3) There is no guest parking available on the property and parking on Charles Court is prohibited. Non-resident vehicles may be parked on 4th Avenue South, 6th Street or 7th Street in the two hour zones. Residents may also apply to the City of St. Petersburg for annual parking passes for spots designated as Zone 1B. With these parking passes are granted visitor passes for the same zone.**
- 4) Resident's vehicles must be parked only in their assigned spaces.**
- 5) Bicycles are to be kept behind the fence/gate in your own yard. They are not to be locked to any trees, signs, light posts, the foot bridge or the trees or signs between the street and sidewalk on 4th Avenue South.**
- 6) Only registered automobiles, pick-up trucks, motorcycles, mopeds, scooters and SUVs are to be parked or stored on the property. Specifically prohibited are boats, wave runners, trailers, RVs, campers, vans or any other vehicle that cannot fit comfortably within the confines of the assigned spaces.**
- 7) It is the owners responsibility to remove any stains on their assigned parking spot.**
- 8) Access and exit from a neighbors vehicle cannot be obstructed at any time. Any vehicle that is not operational on its own power may not remain on the property for more than 24 hours. No repairs of vehicles shall be made on the grounds. No commercial vehicle of any type shall be permitted to remain overnight on the lot or any common area without the consent of the association.**
- 9) Sound and noise from pets, radios, stereos or other audio devices, television, musical instruments or social gatherings shall be considered a nuisance and in violation of rules between the hours of 11pm and 9am when audible beyond the confines of the unit of the townhome involved.**
- 10) Up to but not exceeding four people may reside at any time in an individual unit.**
- 11) There are to be no additions or alterations in any fashion to any exterior component including fencing of the townhouses at any time.**
- 12) All exterior facing window treatments should be white in color. The use of banners, flags or the like may not be used as window coverings.**
- 13) Permanent clotheslines will not be permitted and temporary clothes hanging devices such as lines, poles and frames must be stored out of sight when not in use.**

- 14) No signage, banners and hangings are allowed on the property except with the permission of the architectural committee.
- 15) No house or other structure on any lot may be used for commercial or business purpose other than for purposes and uses permitted under existing zoning rules and regulations. No home business should allow customers to enter the complex as by appointment as this can be a liability to the association.
- 16) Yard sales are not permitted.
- 17) No lot or yard may be used in whole or in part for storage of rubbish of any character nor shall any substance be kept upon any lot which will emit foul or noxious odors or that will cause any noise that will or might disturb the peace and quiet of the occupants of the surrounding property.
- 18) There will be a maximum of one (1) pet allowed per unit, with a MAXIMUM weight not to exceed 30 pounds having all shots, be non-aggressive and subject to the approval of the board of directors. Birds must be confined in cages. At all times when outside, dogs must be kept on a leash. Pet owners must properly dispose of all cat litter and immediately pick up and properly dispose of all pet droppings. Food or water bowls must not be left outside in order to prevent drawing pests. Complaints of unit odor, improper control or improper disposal of pet waste shall be cause for revocation of permission of pet occupancy. If in the sole discretion of the Board, it is determined that a pet is causing excessive disturbance and annoyance of other occupants the owner will receive one warning and if the situation is not resolved, the pet owner will be required to remove the pet from the Key West Cottages property.
- 19) No window air conditioning units shall be installed without prior written approval of the Board.
- 20) Any violation of any portion of these rules is subject to a fine at the discretion of the Board not to exceed one hundred dollars (\$100) per day for each violation. The assessment of such a fine shall have the same legal effect as any regular Association dues or assessments with all similar rights of collection by the Association.

The preceding rules and regulations are partially excerpted from the Declaration of Covenants, Conditions, Restrictions and Easements of the Key West Cottages. Please refer to these documents in their entirety for additional information.

PLEASE NOTE: From Article VII, section 1(a): "The Board of Directors shall have power to: Adopt and publish rules and regulations governing the use of the common area facilities and the personal conduct of the members or renter and their guests thereon and to establish penalties for the infraction thereof.