



## **bliss Condominium Association, Inc.**

### **SUMMARY OF RULES AND REGULATIONS**

*This document summarizes the rules previously adopted by the Board of Directors as well as the rules contained in the Declaration of Condominium, the By-Laws, and the Owner's Manuals that all bliss residents received upon closing. This summary will be used to facilitate the use and dissemination of Association Rules and Regulations, as well as to track and record modifications of rules as necessary. Residents should consult the original documents for a complete listing of Association regulations.*

***Unit owners are responsible for their guests and/or tenants, and should make sure that they are aware of, and obey, all rules and regulations.***

## **AMENITIES DECK AND POOL**

(The *amenities deck* includes the rear side of the 19th floor indoor/outdoor area and the ground level for the pool)

1. The sky lounge, the sky deck, and pool hours are from 6:00 AM to 10:00 PM Monday-Thursday and 6:00 AM to 12:00 AM Friday-Sunday.
2. For security and identification, individuals must be able to provide a building fob whenever they are on the sky lounge, the sky deck, or pool area. This allows management to scan the fob and determine to which unit guests belong.
3. No eating is allowed at the poolside, or near the rooftop spa. Food, snacks, utensils, supplies, etc. are allowed only at the table in the sky lounge or at tables that were properly set up on the sky deck and pool deck.
4. Beverages are allowed at the pool and on the sky deck; however, no beverages may be taken into the pool or Jacuzzi. No one physically in, or on the edge of, the pool or Jacuzzi may have any beverage, including water. No kegs are permitted. No glass of any kind is permitted anywhere on the sky deck or pool.
5. No smoking or tobacco products allowed anywhere on the Bliss property.
6. No pets allowed on the sky deck or pool area.
7. No running, jumping, horseplay, or roughhousing, etc. are allowed by anyone, including children, anywhere on the sky deck or pool.
8. Personal sound equipment of any type may only be used on sky deck and pool with earphones, except at private parties.
9. No one under the age of 13 is allowed on the sky deck or near the pool unless accompanied by an adult. Children under the age of 6 must be accompanied, in the water, by an adult. Children twelve (12) years of age and under are not permitted in the spa.
10. No rafts, air mattresses, floating chairs, oversized inner tubes, nets, balls, or thrown objects are permitted in the pool. Permitted pool toys are; water wings, noodles, inner tubes not to exceed 30", water weights, fins, masks and snorkels.
11. Children not toilet-trained must wear a swim diaper. No disposable diapers.
12. Conventional swimsuits must be worn in the pool. Cut-off shorts are not allowed. All persons must be properly attired when entering or leaving the sky deck or pool. Shirt tops or cover-ups and footwear are required in the sky lounge, gym, elevators, restrooms, lobby, etc.)

13. If chairs or tables are moved in the sky lounge or near the pool, they must be put back before leaving.
14. Violation of the rules will result in you and/or your guests being asked to leave the sky deck or pool and/or being fined.

### **PETS AND PET BEHAVIOR CRITERIA**

1. Guests are not permitted to keep or bring any pets or animals upon Condominium Property unless registered with management.
2. No pets are permitted on the sky or pool deck.
3. All pets shall be registered with the Association.
4. Upon request of any resident already in an elevator, each Unit Owner shall refrain from entering an elevator with his/her pet.
5. No exotic pets or any aggressive dogs are permitted on any portion on the Condominium property.
6. Pets may not play or exercise in the corridors, stairwells, or any other Common Area.
7. Pets must be leashed at all times when not in a Condominium Unit and may be walked only in designated areas.
8. The owner shall ensure that the pet does not make disturbing noises such as barking or crying that interfere with other residents' quiet enjoyment of the property.
9. Pets may not be left unattended on balconies.
10. Pets shall not be permitted to damage any common or limited area of the property. Unit owners shall be responsible for all damage caused by his/her pet.
11. Owners shall not allow pets shall to relieve themselves except in the dog walk area. Owners are responsible for cleaning up after their pets in the dog walk area. If an accident does occur, the owner will clean up after their pets.
12. No pet shall behave in any fashion which reasonably disturbs the enjoyment of the property by other owners and their guests.

13. Aggressiveness, viciousness, biting, or any behavior causing injury to any person shall be grounds for immediate removal of the pet from the property without the notice requirements below.

14. If an owner's pet behaves in a fashion which violates the behavioral criteria the Board shall exercise the following remedies:

- For a first offense, a written notice will be sent to the homeowner asking that the behavior be changed.
- If a second behavioral problem occurs during any twelve-month period, the Board of Directors may vote to order the pet removed at any regularly scheduled meeting via a simple majority vote of the Board or fine the owner.

### **TRASH DISPOSAL**

1. All garbage and refuse should be contained in tightly tied plastic bags and deposited in the trash chute. Bags must not contain bulky items or breakable glass objects. Bundle newspapers and carry bulky items and breakable glass objects to the trash/recycling room on the garage level.
2. Dispose of food and vegetable scraps in individual residence garbage disposals.
3. All boxes and cartons should be flattened by cutting the corners and folding, or thoroughly crushing to reduce bulk and then brought to the trash room.

### **BALCONIES AND COMMON AREAS**

1. Personal property of Unit Owners including bicycles, mopeds, and similar items shall be kept in the Condominium Units or storage areas for the Condominium Unit except when in use.
2. Laundry, rugs, towels, bathing suits, mops or other similar articles shall not be hung or spread on any common elements of the condominium property where they would be visible from the outside the condominium.
3. Articles of any sort shall not be beaten, cleaned, or dusted by handling or extending same from any door or over railings. No articles shall be hung or shaken from any unit onto the common elements of the condominium property. No unit owner shall throw, sweep, or allow any article or water from his unit onto the common elements.
4. No article shall be attached to, erected upon, or affixed to the exterior walls, exterior doors, or roof unit or upon the other common elements of the condominium property.

5. Residents are permitted to have one electric grill on the balcony. No "smoker" grills and no gas, wood, or propane grills are allowed. Grills may not be permanently affixed to the balcony or building and must be portable so that they can be moved inside during high winds. All grill utensils, covers and other paraphernalia must be kept secured to avoid blowing away during high winds. Excessive smoke will not be allowed.
6. Bicycles are prohibited from entering or exiting the building through the lobby.
7. Dispose of cigarette butts appropriately, do not throw over balconies.
8. Glass topped tables are not permitted on balconies.
9. Feeding of birds, squirrels or other small animals is not permitted,
10. Excessive noise and/or nuisance by owners, residents, their guests, and workers is prohibited. Residents must control the volume of group gatherings.
11. Wind chimes are not permitted outside the units.
12. Children under the age of 13 shall at all times be supervised by their parents or the unit owner they are visiting.
13. Children are not to play in the elevators, lobby, and stairways.
14. Children are not to run, skate or play on roads, walkways, and garage or pool area.
15. To maintain the harmony of exterior appearance, no one shall make any changes to, place anything upon, affix anything to, or exhibit anything from any part of the Condominium or Association property visible from the exterior of the building, any other Unit, or from Common Elements without written consent.
16. Each Condominium Unit Owner who plans to be absent from his Condominium during the hurricane season must prepare his/her residential unit prior to his departure by:
  - 1) Removing all furniture, potted plants and other moveable objects from his/her balcony and
  - 2) Designating a responsible firm or individual to care for his/her Residential Unit should the Residential Unit suffer hurricane damage.
  - 3) Providing management with a key to their unit. Management may enter the unit in the event of a hurricane.
17. No exterior radio, television or telephone or any exterior wiring for any purpose may be installed without written consent of Board and Association.

## **RESIDENT STORAGE**

1. Bikes can only be stored in the unit of a resident or in the bike storage room on the first floor of the garage.

## **BIKE ROOM**

1. Spaces in the bike room may be used only by a resident or owner. Each unit shall be entitled to one space in the bike room for one bike. Bikes may only be stored in the assigned spaces. Additional spaces may be conditionally assigned on a first come, first served basis but no unit may have more than 2 spaces. A unit owner may allow his space to be used by another resident. All such assignments of additional spaces are conditional and the additional spaces may be reassigned at the discretion of the board.
2. All resident bikes shall be required to have a Bliss issued parking permit decal on the handlebar post. There shall be no fee for the first permit but additional or replacement decals cost \$5.00 each. The fee may be adjusted from time to time at the discretion of the board.
3. Only bikes, locks and bike pumps may be stored in the bike room. Any bike pump may be used by all residents. Nothing else shall be stored in the bike room.
4. Residents may only store bikes in the bike room during the current term of their housing contract. Any bikes, locks or equipment that are not the property of a current resident or owner shall be considered abandoned and the bikes and other property donated or disposed of.
5. The bike racks are for short-term use only (several hours) and no bikes shall be stored on the bike racks. Any bikes locked in other locations or bikes stored locked to the bike racks shall be considered illegally parked and are subject to having the locks cut and the bikes removed. Neither the Association nor management is responsible for any damage or replacement costs caused by removal of an illegally parked or stored bike.

## **MOVERS AND CONTRACTORS**

1. Hours for moving in or out are from 9 A.M. TO 5 P.M. Monday - Friday. Prior arrangements can be made with management for after hours or Saturday deliveries for an additional \$200 fee payable to the association. The association will provide an employee to oversee the movers or contractor and ensure all association property is not damaged. Management must be notified 24 hours in advance if this service is required and must be notified 24 hours in

advance to install pads in the elevator. No moving is allowed on Sundays or holidays without the Board's approval.

2. Any damage to the elevator interior is the responsibility of the person moving in or out and will be charged to the unit owner involved.
3. Contractor's hours are 9 am to 5 pm Monday - Friday. All contractors doing business in the building must register with management and show proof of proper licenses and insurance with the Association named as an additional insured.
4. Contractors are responsible for disposal of all of their debris and they must clean up after themselves.
5. Contractors are required to have at least one million dollars' worth of liability insurance coverage.
6. Management is not responsible for facilitating contractors or movers going up and down the elevator while working. The unit owner shall provide their contractor or mover with a fob if multiple trips are required.

## **SAFETY AND SECURITY**

1. Unit Owners are prohibited from providing their fob to anyone without notifying management.
2. Building entrance doors shall be closed and locked at all times except when departing or entering.
3. Do not open the lobby door for anyone other than your guests.
4. Soliciting is strictly forbidden. Unit Owners should notify management if a solicitor appears.
5. Each Unit Owner shall provide the Condominium Association with keys to their Unit and Storage Unit to allow the Condominium Association to perform any and all obligations required of it under the Declaration of Condominium, as well as to facilitate entry in the event of any emergency.
6. All items in storage rooms must be stored within the storage units and not in the rear common hallways.

## **PARKING**

1. Automobiles shall be parked only in the parking spaces assigned to that Unit by the Association.
2. There are three parking spaces adjacent to the side of the building where the car elevator entrance is located that are used as guest parking.
3. Owners are required to notify management of their guests during business hours, and provide their guests a parking pass to display on the dashboard of their vehicle, specifying the unit they are visiting. Residents expecting guests between 9 a.m. and 5:00pm can make arrangements management to deliver parking passes to their guests. Obtaining a pass before parking will prevent guests from inadvertently being towed off of Condominium property.
4. Owners are required to place their owner parking passes on the dashboard if they are utilizing the guest spaces. Owners shall use the guest parking spaces for short-term use only and not for extended periods.
5. A vehicle may not park in any of the guest's parking spaces overnight unless approved by management.
6. Non-registered vehicles, including those of bliss residents, are subject to being towed at the owner's expense - without exception. (Non-registered is described as a vehicle that a proper parking pass is not visible from the dashboard and management was not notified.
7. Guest parking is available on a first come, first serve basis.
8. Residents must notify their guests and tenants of the regulations regarding parking.
9. No parking is allowed in the retail parking spaces. -No Exceptions (Retail parking spaces are specified as the handicap space and parking space adjacent to the left side of the retail space's entrance.
10. NO OVERNIGHT PARKING OF THE FOLLOWING IN RESIDENTIAL SPACES; Commercial trailers, commercial vehicles, motor homes or any vehicle which carries commercial equipment, tools, ladders, paint cans, or supplies within the bed, with fifth wheel set-up, dual rear wheels, with camper provisions for external hook up and/or other living accommodations, any pick-up that extends beyond boundaries of a parking space or overhangs the curb. Pickup trucks that are used as personal transportation shall be permitted. Under no circumstances may a van or other vehicle be lived in overnight.
11. No repairing of vehicles on condominium property. Excluding emergency service.

12. No Vehicles that emit excessive noise, fluids, or smoke are permitted. No repair, restoration, or commercial detailing of vehicles is permitted in the parking structure.
13. Storage of personal items is not permitted in the Parking Structure, including but not limited to shopping carts, boxes, coolers, lawn furniture, surfboards, boating, or fishing equipment, kayaks, signs, cans, beach gear, etc. Any items in the uncovered part of a vehicle (e.g. truck bed, open boat) must be secured to withstand high winds. No combustibles can be stored.
14. No personal vehicle, or anything attached to the vehicle may extend beyond the end of the dividing lines.

## **USE OF SKY LOUNGE AND SKY DECK**

1. The Sky lounge and deck may only be reserved by resident(s) for their own personal use for private parties and functions and not for any political functions. The Sky lounge and deck may not be utilized for any commercial activities or charitable functions and may not be reserved by any resident for use by any third party including, but not limited to, friends, outside organizations, groups, or entities. The resident must be physically present at all times at the function for which the room has been reserved. Events which are open to, or advertised to, the general public or which require an entry fee or donation will not be approved.
2. No decorating may be done in the sky lounge or on the sky deck which would involve putting nails, tacks, staples, tape or paint on, or into, the walls or which would otherwise damage or deface the room. Only folding chairs and folding tables of 8' or less may be brought in. No furniture may be removed from either the sky lounge or deck.
3. Resident(s) will be responsible for all costs related to repairing, cleaning, renovating, or replacing any furniture, fixtures, fittings or other Condominium property damaged as a result of their event. A walk-through is required by Management prior to and after the event.
4. Residents reserving the rooms are responsible at all times for the conduct of their guests. Excessive noise is not permitted. Events must end by 10 PM Monday-Thursday and by 11 PM Friday-Sunday
5. Events must be contained within the reserved Sky lounge and deck and may not spill over into other common areas including the lobby.
6. All events are limited to a maximum of 50 people including resident hosts, guests, caterers, musicians, DJs, etc.
7. Only unbreakable paper & plastic (no glass, china, etc.) plates, cups, etc. may be used on the sky lounge and deck.
8. Permission to use the Sky Lounge for a party/event should be applied for no later than 30 days prior to the event. The completed form and all required documentation must be submitted before the form will be presented to management for approval. Approval will be given or denied in writing within 14 business days of the date the fully completed form is submitted. Any requests submitted less than 30 days prior to the event will be considered, there is no

guarantee that the approval process will be completed in time for the event. In no case will a request be considered less than 72 hours before the proposed event. The Sky Lounge may be reserved by each resident no more than 3 times per year. The Sky Lounge may not be reserved on holidays or when the Association is having a special event.

9. A refundable damage deposit of \$200 will be required for groups of less than 25. Groups of 25-50 will require a \$400 deposit. Insurance policies from any vendors, caterers, etc. will be required and verified by certificates of insurance with minimum General Liability limits of \$1,000,000 naming the Association as additional insured and providing Statutory Workers Compensation. Certain events will also require an event insurance policy. All policies must name bliss Condominium Association as a named insured
10. All Residents who request the use of the Sky Lounge must sign a Hold Harmless Agreement to safeguard the bliss Condo Association from any claims that may ensue due to actions of, or negligence on the part of, the Resident or any member(s) of their group.
11. The Board of Directors will use their judgment and discretion in making decisions to allow or disallow an event when not specifically covered by the above rules.

## **GENERAL/BUILDING AND GROUNDS**

1. Landscaped and grassed areas shall be used only for the purposes intended. No articles belonging to Unit Owners or residents shall be kept in such areas, temporarily or otherwise.
2. Curtains, blinds, shutters, levelers, or drapes (or linings thereof) which face the exterior windows or glass door of Units shall be white or off-white in color and shall be subject to disapproval by the Association, in which case they shall be removed and replaced with acceptable items.
3. No signs, advertising, or notices of any kind or type whatsoever, including, but not limited to, "For Rent" or "For Sale" signs, shall be permitted or displayed on any Residential Unit or, Common Element or Limited Common Element; nor shall the same be posted or displayed in such a manner as to be visible from the exterior of any Condominium Unit.
4. Signage for Commercial Unit - Exterior signage for commercial unit shall be approved prior to installation by the Association in writing. Upon change of commercial tenants, all exterior signs shall be removed and the exterior of the building restored to its original condition. All such restoration shall be approved by the Association, before and after work done, and the vendor approved by the Association prior to work being contracted.
5. In general, nothing shall be affixed to the doors or exterior windows or balconies. No holiday lights are permitted on the balconies.
6. Unit Owners or residents shall make no repairs to any plumbing or electrical wiring within a Unit except by a plumber or electrician licensed in Pinellas County, Florida who has the necessary insurance.

7. No outside satellite receptor dishes or devices or any other type of electronic device now in existence, or that may hereafter come into existence, that is utilized or designed to be utilized for the transmission or reception of electronic or other type of signal shall be allowed without the prior written approval of the Board of Directors. Solar collectors shall be permitted only at locations and on structures as are first approved in writing by the Board of Directors.
8. Any change to the exterior lighting of a Condominium Unit must be approved in writing by the Board of Directors.
9. A Unit Owner may hold or conduct an open house for sale of the Unit; however, it has to be by appointment and the prospects must be accompanied by the listing agent. Management has to be notified. No signs shall be posted on the condominium property.
10. The installation of any hard and or heavy surface floor covering must meet the aggregate sound isolation, acoustical treatment and other specifications detailed in the Declaration of Condominium.
11. All damage to Condominium Property caused by the moving and/or carrying of articles therein shall be paid by the Unit Owner or person in charge of such articles.
12. Home office use of a Unit shall only be permitted to the extent permitted by law and to the extent that the office is not staffed by employees, is not used to receive clients and/or customers and does not generate additional visitors or traffic into the Unit or on any part of the Condominium Property.

## **Fitness Center**

The Fitness Center, and its equipment, is for the use and enjoyment of all residents. To facilitate the shared use of the Fitness Center, users are required to follow these approved rules:

1. Use Fitness center equipment at your own risk - bliss Condominiums shall not be liable for injuries or accidents.
2. Bliss Condominiums assumes no liability for personal items that are lost, stolen, or damaged.
3. Anyone under 16 years of age must be supervised by a responsible adult.
4. Persons not using the equipment as intended will be required to leave the fitness center.
5. Any person causing damage to fitness center equipment shall be held responsible for the cost of repair or replacement
6. Due to noise concerns and to prevent damage, do not drop weights.
7. Return any barbells and other loose gym equipment to their original storage area.

8. **Thoroughly** wipe down all surfaces with provided disinfectant wipes or spray and dry equipment after use.
9. Volume on television or personal music devices is to be kept at a level not to interfere with another person's use and enjoyment of the fitness center.
10. Televisions and fans must be turned off after use.
11. Appropriate attire is required, including shirts and shoes.
12. Anyone who is in violation of the rules will be subject to fines.
13. Please immediately report any malfunctioning equipment and do not use.
14. Reasonable time limits for use of equipment shall be complied with when posted by management.

**Fitness Center Restrictions:**

- 1) No pets
- 2) No smoking
- 3) No food
- 4) No glass
- 5) No open containers
- 6) ***Trainers must be licensed and insured***

## **RENTALS**

1. No residential unit may be leased for a period of less than 6 months or more than once per year.
2. All leases must be approved by the Board of Directors. Any unit owner desiring to lease his/her unit must submit an application and fee of \$100.00 payable to the association at least 10 days prior to the effective date of the proposed lease.
3. Tenants/Lessees who have completed the application process with approval within the past 12-months do not need to have a background check/credit check processed.
4. Parents, siblings, and children of Unit Owners are exempt from rule #1.
5. All persons occupying Units other than the Owners must be registered with management.
6. Unit owners must give prior notification to management of any guests using the unit while the owner is not in residence.

## **NON-COMPLIANCE WITH RULES AND REGULATIONS**

1. For a first offense, a private warning will be sent to the offending owner or resident.
2. If non-compliance continues, a public warning will be sent to the offender, with copies to all owners and residents.
3. Thereafter, fines or other remedies may be imposed, as set forth in the Declaration of Condominium.

*In the case of any inconsistencies between the terms of the Declaration of Condominium for bliss Condominiums and these rules and regulations, the terms of the Declaration of Condominium shall control.*