

TROPICAL COURT APARTMENTS ASSOCIATION, INC.

RULES AND REGULATIONS

Revised: January 24, 2020

1. LEASING

- a. An owner may lease his or her unit three (3) times a year for a minimum of one month.
- b. When leasing (or selling), an application must be completed and submitted to the Board of Directors through the Association's management company with a \$75.00 fee. No one may occupy any unit without Board approval and a personal interview.
- c. The Board requires fifteen (15) days after receipt of a lease (rental) application to provide a rental approval.
- d. There will be no sub-leasing.
- e. Occupants shall be limited to two (2) persons per bedroom with a maximum of four (4) persons per unit.

2. RESIDENTS AND GUEST RESIDENTS

- a. Occupancy of any unit shall be limited to two (2) persons per bedroom with a maximum of four (4) persons per unit.
- b. Occupancy by guest residents shall not be more than twenty-one (21) consecutive days on the premises.
- c. The Board must be notified when guests are to occupy any unit.
- d. The Board requires fifteen (15) days after receipt of a sales application and before closing to provide a sales approval.

3. PARKING

- a. One parking space is provided for each unit and may not be used by anyone without the owner's consent. All parking is to be a head-on parking position only. Reverse parking is prohibited.
- b. Large vans, campers, full-size trucks, motorcycles and recreational vehicles are prohibited. Commercial vehicles are prohibited. All parking is for automobiles, small SUV's or trucks that properly fit in the assigned parking space, infractions are subject to towing.
- c. Guest parking space is for use by service personnel and short-term guests (2 or 3 hours).
- d. Additional parking is available at *Prentiss French Park* as per city of Venice regulation.
- e. Speed limit is 5 MPH in the parking lot.

4. RECYCLING

- a. Please follow the published rules established by the City and County for recycling paper, plastic, metal and glass. When in doubt, place items in the large dumpster.
- b. Garbage must be wrapped securely and placed in plastic bags. Dry trash should be crushed or broken up.
- c. Please do not litter the premises with cigarette butts or trash.

5. LAUNDRY ROOM

- a. The laundry room is for use by residents and their guests. Observe the rules as posted in the laundry room itself.
- b. Laundry hours are from 8:00 a.m. until 9:00 p.m.
- c. Washing and drying rugs or bedspreads is not permitted.
- d. Remove clothes as soon as they are finished so others can use the facilities.
- e. Clean both the interior and exterior of the machines.
- f. Clean the lint filters on the dryers after each use and leave the room in a tidy condition.
- g. Lock the door when you leave.

6. KEYS

- a. Unit owners must provide the Board with keys to their units to be used in case of an emergency.

7. PETS

- a. Owners can have either one dog or one cat. Tenants are not allowed to have pets.

8. WALKWAYS

- a. Walkways and rear areas should be clear of obstructions at all times, e.g., chairs, bikes, planters, hoses, toys, etc. Barbeque grills and outdoor grilling is prohibited on the premises.

9. VEHICLES

- a. Car washing, repairing or excessive running of motors is prohibited on the premises.

10. CURFEW

- a. Please consider your neighbors. If entertaining, close windows and doors after 10:00 p.m. Keep noise from entertaining to a minimum.

11. PARKING LOT

- a. Bike riding, skate boarding, ball playing, and other games are prohibited in the parking lot.

12. **BUSINESS**

a. No outside business may be conducted in any unit or on the premises.

13. **BUILDING**

a. No shaking or drying of rugs, mops, clothes, etc., on the building. Entry doors must be, compatible in color with those of the other units.

These Rules have been adopted for your benefit and compliance is necessary to maintain harmony among the residents and guests of the 22 units of Tropical Court Apartments Association, Inc. Otherwise, appropriate action may be necessary to protect the rights of other residents and the Association.

I (we) agree to abide by the Rules and Regulations as stipulated.

Approved 1.24.20