

TUSCANY AT INNISBROOK CONDOMINIUM ASSOCIATION, INC

RULES & REGULATIONS

REVISED BY BOARD OF DIRECTORS

February 2018

INTRODUCTION

Under the Condominium documents, the Board of Directors of **TUSCANY AT INNISBROOK CONDOMINIUM ASSOCIATION, INC.** has the responsibility and authority for the operation of the Association, management of the Condominium Property and for the establishment and enforcement of Rules and Regulations. The purpose of these Rules and Regulations is to establish procedures to assure that residents will be able to enjoy their home and the use of the Tuscany at Innisbrook facilities in a pleasant and harmonious environment.

Each unit owner, tenant, invitee, relative, or guest, hereinafter referred to as "Resident(s)" of the condominium unit, shall be governed by Florida Condominium Statutes and by the following Rules and Regulations, in addition to the obligations and duties set forth in the Declaration of Condominium and Association's By Laws, Articles of Incorporation and any amendments to these documents.

The Board of Directors reserves the right to amend or add to these Rules and Regulations without the consent of the members of the Condominium Association. All changes and additions to these Rules and Regulations shall be as binding as all other Rules and Regulations previously adopted. This addition supersedes and replaces all previous editions. These Rules and Regulations and all others hereinafter promulgated shall apply to and be binding upon residents. Furthermore, the unit owners shall be ultimately responsible for the Rules and Regulations being faithfully observed by their families, tenants, invitees, relatives, guests and other persons over whom they exercise control and supervision.

Violations to these Rules and Regulations primarily will be enforced by management staff, however if you observe a violation, please report as follows:

1. In writing to the on-site property manager (and/or)
2. On-line at the Association website

The report when possible should include names, unit numbers, license numbers, dates, times, places, photos, and any other pertinent information along with the rules/violation(s) involved.

RULES & REGULATIONS

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CONFIDENTIAL

THE FOLLOWING SECTIONS (I, II, III, AND IV) WILL HAVE NO WARNING LETTER ISSUED FOR VIOLATION. FINE VIOLATION LETTER AND/OR IMMEDIATE ACTION (SUCH AS TOWING A VEHICLE IN A HANDICAPPED SPOT WITH NO HANDICAP PLACARD OR LICENSE PLATE) TO BE TAKEN BY MANAGEMENT/SECURITY.

I. PARKING:

- A. All vehicles must be pulled completely into a parking space. Vehicles cannot exceed 17 feet in length and 6 feet in width. Blocking of walkways, entrances, and garages is not permitted. VIOLATION = \$25
- B. Each numbered space is assigned to a "Condominium Unit" and is marked by stenciled "Reserved" signage and Number. "Townhouse Units" (units with attached garages) assigned/Reserved parking spot is their driveway. Parking is not permitted in someone else's "Reserved" space except when written permission by owner is submitted to Property Manager. Any unauthorized vehicle is subject to immediate towing at vehicle owner's or Unit Owner expense. VIOLATION = \$50 Fine
- C. Vehicle's without a current license tag, damaged, or have broken or missing windows, or cannot operate on own power, or violates noise ordinances and is deemed a safety hazard are Prohibited on the Condominium Property. Any such vehicle will be towed at the vehicle owner's or Unit Owner expense. Vehicle repairs and maintenance are prohibited with the exception of emergency repairs. Parking areas and driveways are not to be utilized as a storage area for anything other than motor vehicles. VIOLATION = \$50 Fine
- D. Unit Owner must vacate assigned Reserved space when their unit is rented. They must then secure an alternate parking area for their vehicle not to include a "Guest" space. VIOLATION = \$25 Fine
- E. Commercial vehicles with advertising, motorcycles, motor scooters, oversized vehicles or vehicles with a "lift" exceeding 4 inches are NOT permitted to park after 9:00 pm in any parking area on the premises. This includes vehicles with any commercial sign, painted or otherwise and/or visible work equipment (rack, ladders etc.). A fine of **\$100.00** will be charged **per day** for any parking violation consistent with approved fining requirements and with Florida Statutes, and otherwise outlined in the Association documents. This charge will be billed directly to the Unit owner. VIOLATION = \$100 Fine
- F. There will be no parking of any vehicle in "Guest" spaces for more than five (5) consecutive days. In no event should a guest space be utilized for overnight parking when a resident has an empty reserved space or driveway available. VIOLATION = \$50 Fine

G. Handicapped spots are not to be utilized as Reserved spots. Should a resident require a special parking accommodation, please contact the property manager. VIOLATION = \$25 Fine

OVERSIZED VEHICLES - Oversized Vehicles and Vehicles with a "lift" greater than 4 inches are Prohibited. ALL Vehicles MUST be no greater than 17 feet in length including items that extend beyond vehicle such as hitches, bicycle racks, etc. Vehicles must "fit" in a parking space and not extend into street or over sidewalks. PROHIBITED Vehicles include but are not limited to following:

1. Ford F250 and F350 and Higher
2. Ram 2500 and 3500 and Higher
3. Chevrolet Silverado

Management reserves right to add additional vehicles as required.

II. PETS:

No animals, livestock, reptiles, insects, poultry or other animals of any kind shall be kept in any Unit except the usual and ordinary domestic dogs, cats, tropical fish and birds (inside bird cages), which may be kept as household pets within any residential unit provided that they are not kept, bred or raised therein for commercial purposes or in unreasonable quantities or sizes. As used in the Declaration "unreasonable quantities" shall mean **no more than two (2) pets with a combined weight of 50 lbs., fully grown.** This rule does not apply to service or support animals. The following dog breeds are **NOT** permitted:

- Great Dane
- Boxer
- Wolf hybrid
- Malamute
- Husky
- Bullmastiff
- Doberman
- German Shepherd
- Rottweiler
- Pit Bull

Current license, vaccination and weight must be provided for each animal. Once provided, there is an annual \$10 per animal registration fee. Tuscany will provide a Tuscany pet tag. VIOLATION = \$100 Fine

- B. When outdoors, pets (dogs and cats) must be kept on a leash *displaying the Tuscany pet tag at all times*. Residents are required to pick up after their pets immediately, and dispose of the matter in the designated "Pet Waste Areas" located around the property. VIOLATION = \$100 Fine
- C. Animals should be kept inside the living element of the Residential Unit and shall not be left unattended on the Unit's second floor balcony or first floor lanai. VIOLATION = \$100 Fine
- D. Any resident who permits their pet to be a continual disturbance to other residents or habitually fails to abide by the Rules & Regulations will be asked to permanently remove such pet from the Condominium Property.

III. TRASH:

- A. Refuse and bagged garbage shall be deposited DIRECTLY FROM CONDO UNIT TO COMPACTORS. No trash is to ever be left outside. VIOLATION = \$100 Fine
- B. Disposal of large items i.e. furniture, appliances, mattresses etc. are the responsibility of the residents. *Contact the Property Manager for information on removal services*. For the health and beauty of our community no garbage whatsoever may be left outside of the Dumpster. VIOLATION = \$100 Fine
- C. Recycling Bin is available on Northside next to compactor. Please Recycle!

IV. Outdoor Grills

- A. The use of, or storage of gas-fired grills is prohibited. This includes propane tank use and storage, as well as propane grills and charcoal grills. **ELECTRIC GRILLS ONLY ARE PERMITTED IN CONDOMINIUMS (TOWNHOUSES) WITH ATTACHED GARAGES AND MUST BE USED FURTHER THAN TEN FEET FROM ANY BUILDING.** No grilling is allowed on lanais or balconies. VIOLATION = \$100 Fine
- B. Charcoal grilling is allowed ONLY in designated areas and at designated permanent installed charcoal grills (north and south pool picnic table areas and playground picnic table). No charcoal grills allowed anywhere else on property. VIOLATION = \$100 Fine

**FOR THE FOLLOWING RULES & REGULATIONS (SECTIONS V, VI, VII, VIII, IX)
A WARNING LETTER IS TO BE ISSUED TO VIOLATOR AND VIOLATOR WILL BE
GIVEN 3 DAYS TO REMEDY. IF NOT REMEDIED IN ALLOTTED TIME, A FINE
VIOLATION LETTER WILL BE ISSUED.**

V. INDIVIDUAL UNITS:

- A. The personal property of all Residents shall be stored within their personal Condominium Units or assigned storage areas. VIOLATION = \$25 Fine
- B. Exterior condominium doors must not be blocked or otherwise left open. Screens or storm doors may be installed. The Board of Directors has approved screen/storm doors to be installed in **Brown** color only. The Tuscan Office has model numbers that have been approved. No other color is permitted.
- C. No Resident shall allow anything whatsoever to fall from the windows, balcony/lanai or doors of the premises; nor shall he/she sweep or throw from the premises any dirt or other substance into any halls, balconies or elsewhere in the building or upon the grounds. VIOLATION = \$25 Fine
- D. No wind chimes shall be placed in balcony, lanai, or front entrance areas. VIOLATION = \$25 Fine
- E. Furniture and furnishings on second floor balconies and first floor lanais must be outdoor type, lanai style only. Storage of any other type in this area is not permitted, including but not limited to pool apparatti, toys or bicycles. VIOLATION = \$ 25 Fine
- F. The United States flag may be respectfully displayed. Additionally, a flag of the military branches may also be displayed on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day. Nothing else, including but not limited to radio or television aerials or antennas, signs, notices, advertisements, awnings, curtains, shades, window guards, light reflective materials, ventilators, fans or air conditioning devices or other items shall be displayed, inscribed, painted, attached, or affixed to the exterior of any Unit without the prior written consent of the Association. *No Realtor signs or For Sale or Lease signs allowed and No Open Houses are allowed.* The Board of Directors has approved certain Hurricane Shutters that can be installed for Residents protection during major storms. Information on these approved shutters can be found in the Tuscan office. No other shutters will be permitted. The exterior appearance of all window coverings shall be **WHITE** in color. VIOLATION = \$25 Fine

- G. Holiday decorations may be tastefully displayed during the appropriate holiday season and must be removed within two (2) weeks following the holiday. Recognized holidays and types of decorations are at the sole discretion of the Board of Directors. VIOLATION = \$25 Fine
- H. No Resident shall make or permit any disturbing noises in the building that will interfere with the rights, comfort or convenience of other Residents. Accordingly, no Resident shall play any musical instrument or operate a stereo, television, radio and sound amplifier in his/her Unit in such a manner as to disturb or annoy other occupants of the Condominium building. All Residents shall limit noises to a level that does not disturb or annoy neighbors who may be asleep between the hours of 10:00pm and 8:00am of the following day. No Resident shall conduct, or permit to be conducted, vocal or instrumental instruction at any time. VIOLATION = \$50 Fine
- I. All Unit owners must utilize a key lock on their front entry door. Every unit owner is mandated to provide the Association with a duplicate key to their Unit. In the event that the Unit owner fails to supply a duplicate key, and entry to the Unit by the Association is necessary as permitted in accordance with the Declarations, Articles, By-Laws or these Regulations, the Unit owner, not the Association, shall be responsible for any expenses incidental to a forced entry into the Unit. The agents of the Association, and any contractor or workman authorized by the Association, may enter any Unit with proper 24 hour notice (Unless it is an Emergency) at any reasonable hour of the day for any purpose permitted under the terms of the Declaration of condominium or By-Laws of the Association. Entry will only be made after pre-arrangement with the respective Unit owner or occupant of the Condominium Unit. Nothing herein shall relieve the Association of its duty of ordinary care in performance of its responsibilities, or from its negligence or willful activities that caused damage to a Unit owner's property. VIOLATION = \$50 Fine.
- J. No interior of a Condominium Unit shall be altered in any manner as such may have an effect on the structural elements of the building or its electrical, mechanical, plumbing or air conditioning systems or on any of the Common or Limited common elements without the prior written consent of the Association, except that, to the extent of the law. VIOLATION = \$100
- K. Due to load bearing and noise issues, the Board of Directors must approve any flooring (tile, wood, laminate, vinyl) placed in Unit, other than carpeting. An ARC form must be completed and samples of materials to be used submitted to property manager for Board approval prior to any work commencing. Sound reducing underlayment is required, in both first and second floor Units, and must have a Soundproof IIC or STC rating of 70 or greater. VIOLATION = \$100

VI. COMMON AREAS:

- A. The sidewalks, entrances, passages (if applicable), vestibules, stairways, corridors, halls and all of the Common elements must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises; nor shall any strollers, bicycles, shopping carts, chairs, benches, tables or any other object of a similar type and nature be stored therein. Residents shall not play or loiter in breezeways or stairways.

For security purposes, all doors leading from the buildings to the outside or stairways shall be closed at all times and shall not be blocked open. Any exception to this rule requires approval by the Board of Directors. VIOLATION = \$25 Fine

- B. No garbage cans, supplies, water bottles or other articles shall be placed in the breezeways, or on staircase landings nor shall any linens, cloths, clothing, curtains, rugs, mops or laundry of any kind or other articles, be shaken or hung from any of the windows, doors or balconies/lanais, or exposed on any part of the Common elements, driveways or parking areas. Fire exits shall not be obstructed in any manner and the Common elements shall be kept free and clear of garbage, debris, cigarette butts and other unsightly material. VIOLATION = \$25 Fine
- C. No bicycles, strollers, toys, or other personal articles shall be permitted to stand in breezeways, stairways or driveways, Common Elements or Limited Common Elements. Bicycles shall only be stored within individual units, garages, or designated bicycle racks. Management reserves right to remove without notice. VIOLATION = \$25 Fine
- D. The exterior of the Condominium Units and all other exterior areas appurtenant to a Condominium Unit, including, but not limited to, second floor balconies/first floor lanai walls, railings, ceiling or doors, shall not be painted or modified by a Resident in any manner without the prior written consent of the Association. VIOLATION = \$100 Fine
- E. No solicitors or uninvited persons are permitted on the Condominium Property at any time except by individual appointment with Residents. VIOLATION = \$25
- F. Rules and Regulations as to the use of Recreational facilities shall be posted and each Resident shall observe all Rules and Regulations. Two (2) Guest Passes have been issued to each Unit Owner. Each Guest Pass is good for two (2) people. Guest Passes must be taken to Recreational facilities and presented to Management/Security upon request. If Unit is sold, Guest Passes must be transferred to new owner. VIOLATION = \$50 Fine
- G. Unit Owners are responsible for any damages to the Common Elements or Limited Common Elements caused by themselves, their family, guests, invitees, servants, lessees, and persons who are on the Condominium Property because of such owner. This shall include pets that may cause damage. VIOLATION = \$50 Fine
- H. Speeding is not permitted on Tuscany streets. Speed Limit is 11MPH. Speed Limit and all State of Florida Driving Laws will be enforced. VIOLATION = \$25 Fine
- I. Skateboards and scooters are NOT permitted in streets, parking areas or sidewalks. VIOLATION = \$25 Fine
- J. Children are NOT permitted to play in streets or parking areas. VIOLATION = \$25 Fine

VII. ALL CONDOMINIUM PROPERTY:

- A. Restrooms and other water apparatus and plumbing facilities on the condominium property shall not be used for any purpose other than those for which they were constructed. Any damages resulting from the misuse of any such items in the condominium unit or elsewhere shall be paid for by the Unit Owner in whose family, guest, invitee, servant, lessee, or other person who is on the Condominium property

pursuant to the request of the Unit Owner shall have caused such damage. VIOLATION = \$100 Fine

- B. No flammable, combustible, or explosive fluid, chemical or substance shall be kept in any Unit or Limited Common Element assigned thereto or storage area, except as are required for normal household use. VIOLATION = \$100 Fine
- C. Condominium Unit shall be used for purposes consistent with applicable Zoning Laws. No trade, business, profession or other type of commercial activity may be conducted in or from any Tuscan property including but not limited to Condominium Units, garages, Common Elements or Limited Common Elements. VIOLATION = \$100 Fine
- D. A Resident shall not permit or suffer anything to be done or kept in his Condominium Unit which will increase the insurance rates of his Unit, the Common Elements, or any portion of the Condominium property, or which will obstruct or interfere with the rights of other Residents of the Association. VIOLATION = \$100 Fine
- E. Resident adults are responsible, legally and financially, for the actions of their minor children and their children's guests. VIOLATION = \$25

VIII. LEASES / RENTAL UNITS:

- A. Any Unit Owner desiring to rent or lease his/her unit is required to apply with the Property Manager. All renters must complete the Application provided by the Association and pay the appropriate Application Fee. All rental agreements must be sent to the office at least 7 days in advance of arrival pursuant to Section 18.36 of the Declarations. Once approved, new tenants are to meet with the Property Manager to go over all rules and schedule a move in time. *Failure to complete a **timely** application will result in a fine of \$100 per day, up to the maximum amount of \$1,000.00.* VIOLATION = \$100 Fine Per Day.
- B. There will be no time-sharing of units. A lease must be at least three (3) months or more according to the Tuscan Documents. VIOLATION = \$100 Fine

IX. NEW RESIDENT MOVE-IN REQUIREMENTS:

All new Owners, Tenants, and extended guests must register at the office upon arrival and acknowledge receipt of all Rules and comply with same. All new residents must schedule a move-in/move-out time with the Property Manager. Moving in or out of any Unit may be done between the hours of 8:00 am and 7:00 pm. *A fine of \$100 will be assessed against the Owner for Residents performing an unscheduled move.* Additionally, anyone performing an unscheduled move may be denied move-in rights. VIOLATION = \$100 Fine

X. FINES:

In enacting the rules, while it is our hope that each Resident will agree with, embrace and conduct themselves in accordance with the rule, we are mindful of the fact that some will break, or fail to follow a rule either through ignorance or a conscious decision not to abide. For that reason, we have enacted a system of fines for failure to comply with a rule, or for repeated violations. Fine amounts are listed after appropriate rule.

Unit Owners who lease their Unit(s) are totally responsible for their lessee's actions and may be fined for their tenants indiscretions. It is YOUR responsibility to give your tenants a copy of the Rules and Regulations and see they comply.

Residents will be given a fourteen (14) day notice that a fine will be levied. You are entitled to a hearing with the fining committee. A Resident, who believes he or she was unjustly cited, or who believes there are extenuating circumstances, may appeal the fine and meet with the fining committee directly.

XI. POOL RULES:

- A. No Life Guard on Duty Use these facilities at your own risk
- B. Enjoy yourselves and be courteous to others
- C. Pool hours are 8am to 10pm
- D. No diapers in the pool. Children not toilet trained must wear approved water proof pants over diapers. Disposable diapers are not allowed. Swim diapers only.
- E. Children under 16 may not swim or use the pool areas unless supervised by their accompanying adult.
- F. Cover ups and footwear are required in all common areas. A towel does not constitute a cover up.
- G. When in beach attire at either pool, all chairs and lounges must be covered with a towel before use.
- H. No reserving or saving of chaise lounges, chairs or tables. When leaving the pool area for over thirty (30) minutes all personal belongings including towels, beach bags, toys etc. must be removed from the pool area.
- I. Shower before entering the pool.
- J. Chaise lounges and chairs are not to be removed from the pool area.
- K. Running, horseplay, climbing rocks, ball or frisbee playing, or other noisy activities are not permitted in or near pool area. Parents are responsible for the behavior of their children.
- L. Please limit the use of floating devices, and pool toys to times when the pool is not crowded. Floating devices etc. are not to be left unattended in the pool.
- M. No music devices are permitted without earphones.
- N. Pets are not permitted in pool areas, even if carried.
- O. Alcoholic beverage bottles and cans are NOT permitted in the pool areas. No glassware or cans of any kind in pool area - ONLY NON-BREAKABLE plastic containers are allowed.
- P. No drunken, loud, disrespectful or boisterous behavior will be allowed.
- Q. No Smoking in pool area.
- R. Small coolers are permitted on the condition they are subject to inspection.
- S. No diving into the pool.
- T. Tuscany security/management personnel have absolute authority to enforce these rules and request recreation/guest tags at any time.

FINES – all pool violations are \$25 for 1st offense. 2nd offense is \$50. 3rd offense is \$100. Subsequent offenses may result in Resident being banned from pool areas.