

HERONMERE CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

The following Rules and Regulations have been adopted by the Board of Directors of Heronmere Condominium Association, in accordance with Article IX of the Bylaws and the Declaration of Condominium, and apply to all owners, tenants, occupants, their children and guests.

UNIT USAGE, OCCUPANCY & PETS

- Units may be used only for single-family residence purposes.
- It is necessary to obtain approval of the Board prior to the lease, occupation, sale, or transfer of any unit. [Purchase, Rental, Lease Application is available at www.heronmere.com.]
- Units may only be leased in their entirety, and for a period of no less than three (3) months and only twice per year.
- Children under 18 years of age may not occupy a unit except as a member of the family or guest of the owner, tenant, or occupant who is in the residence.
- Only one cat or small dog, not exceeding 15 inches at the shoulder in height and 25 lbs. in weight, and birds and fish may be kept in the unit. Board approval is conditional upon the dog or cat being on a leash and under complete control at all times, and all feces are picked up immediately. Approval is further conditioned by the provision that in the event any animal becomes a nuisance to the other unit owners, in the sole opinion of the Board of Directors, such animals shall be removed from the condominium property or unit immediately.
- There shall be no loud or objectionable noises or obnoxious odors emanating from the unit. Playing the organ or other electronically amplified musical instruments or devices in such a manner as to be considered a nuisance to other occupants of other units is prohibited.
- No unit may be used in a manner, which violates any laws, ordinances, or regulations of any governmental body, commits or permits any nuisance, immoral or illegal act in their unit or in the common areas.
- Anything done or kept in a unit or in the common areas, which will increase insurance rates is prohibited.

COMMON ELEMENT USAGE, ALTERATIONS, REFUSE & APPEARANCE

- The common elements are to be used in such a manner as to ensure the equal rights, use and enjoyment of all unit owners.
- Painting or otherwise changing the appearance of any exterior surface, placing a sunscreen, blind, or awning, curtains or draperies on any exterior opening, including screening or sliding glass doors on lanais, requires approval of the Board in writing.
- Treating or applying anything to any window, which would adversely affect the uniform appearance of the building exterior, in opinion of the Board, is prohibited without prior written consent of the Board.
- There shall be no exterior lights or signs erected or placed in common areas, or signs or symbols placed in windows.
- No laundry, garments or other unsightly objects, which are visible outside the unit, are permitted.
- No structural additions or alterations shall be made to any unit or erecting or attaching any structure or fixture to or within the common elements is prohibited without prior approval of such changes and written consent by the Board.
- Enclosing an entranceway patio, porch or garden are requires the written consent of the Board.
- No one shall fasten anything to the walls or the ceilings of a unit unless removable without substantial damages.
- Placing antennas, refuse receptacles, or any structures on the exterior of any building, or on or in the common areas requires the prior written consent of the Board.
- No one shall divide a unit for the purpose of sale or lease except to the owner of an adjacent unit. However, a unit may be combined with an adjacent unit and occupied as one (1) unit.
- No owner, tenant, or occupant shall obstruct the common way of ingress or egress to the other units or the common elements.
- Owners may not use the common elements and facilities during the period that the unit is leased or occupied by others except as a guest of the tenant or other owner.
- Any planting outside the unit and its private garden area require prior written approval of the Board.
- Water hoses that are not in use should be stored away from parking areas and flowerbeds.

- Any fire or health hazard, or allowing anything to remain in the common areas which would be hazardous or unsightly, is prohibited.
- Refuse and garbage shall be deposited only in the facilities provided. Garbage must be bagged and tied. Recycled items must be separated and placed in proper containers.
- Garbage or trash shall not accumulate in places other than the receptacles provided therefore. Garbage grinders installed in sinks of all units should be utilized whenever practical and any garbage placed in the outside receptacles must be contained in a plastic bag. Each unit and adjoining common elements shall be kept in a clean and sanitary condition.

GRILLING

- No hibachi, charcoal, gas or electric grill, or other similar devices use for cooking, heating, or any other purposes can be used or kindled on any balcony, lanai, under any overhanging portion, or within ten (10) feet of any structure. This provision is in compliance the State of Florida Fire Prevention Code and Sarasota County ordinances.

REQUIRED MAINTENANCE

- No unit shall have a water heater of greater than 15 years of age. Documentation will be made via inspection.
- HVAC units are to be serviced at least once per year. All HVAC drains should be flushed quarterly.

RESTRICTED VEHICLES, PARKING & BICYCLES

- Parking areas are restricted to conventional passenger-type vehicles. No boat, boat trailer, camper, motor home, recreational vehicle, pickup truck, high wheeler, motorcycle, or any similar vehicle may be parked on the premises. Commercial vehicles may be parked only during the time they are actually performing services. Parking on the median or any grassed area is not permitted.
- Owners, lessees, tenants, or occupants shall park vehicles in their private assigned space, identified by number. Their guests or visitors shall be directed to unnumbered and unassigned or guest parking areas. Owners, lessees, or occupants requiring more than two (2) parking spaces, including the space assigned to the unit, are required to obtain Board approval prior to use of any additional spaces.
- Parking any vehicle at any time on common area lawns or any other unpaved area not intended for parking is prohibited.
- Bicycles shall not be parked outside unit entrances or in courtyards. They may be stored in the bicycle racks by the pump house or inside the unit.

UNIT ACCESS, MAINTENANCE ASSESSMENT & PERSONNEL INTERACTION

- Owners must give duplicate property keys to the association manager for use in case of an emergency. THIS IS FLORIDA LAW. Keys and locks cannot be changed without management's knowledge and replacement keys given for emergency use.
- The Board, or its designated agent, shall be allowed to enter any unit at any reasonable time to determine compliance with the Condominium Act, the Declaration of Condominium, Bylaws, and these Rules and Regulations, and to act to correct emergency situations.
- All owners shall pay all regular assessment fees for common area maintenance in advance, to the associations office, no later than the first day of the first (1st), fourth (4th), seventh (7th), and tenth (10th) month of each calendar year.
- Owners, tenants, or occupants shall not give direct orders or instructions to condominium contract personnel and conversations with them should be avoided.

COMPLIANCE WITH RULES & REGULATIONS, CONDOMINIUM DECLARATION

- All owners, tenants, and occupants shall be provided with a copy of, and guests made familiar with, and all parties shall conform to and abide by, these Rules and Regulations. In the event of any conflict with paragraph nine (9), Use Restrictions of the Declarations of Condominium, the provisions of the declaration shall prevail.
- The Board of Directors may have an orientation with new prospective owners or tenants to review the Rules and Regulations of Heronmere Condominium Association, Inc.

Hurricane Shutter Police: Refer to the Association's Hurricane Shutter Policy.

Pool Rules: Refer to the Association's Pool Rules (*Revised January 8, 2013*).

Replacement of Window(s) and/or Exterior Sliding Glass Door(s): (*Adopted April 20, 2015*)
Refer to Association's Replacement of Window(s) and/or Exterior Sliding Glass Door(s) Rules.

NOTE: All communities, dwellings and residents within The Meadows community are also subject to the Restrictions, Rules and Regulations of The Meadows Community Association.