

PINEBROOK HOLLOW CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS
(Revised June 18, 2014)

All Unit Owners and Unit Occupants shall comply with the Rules and Regulations set forth below. Exceptions to any of the Rules or Regulations shall be allowed only with the prior written approval from the Board of Directors.

No owner, tenant, or other occupant shall:

1. Use the unit for other than the single-family residence purposes.
2. Paint or otherwise change the appearance of any exterior wall, door, window, patio, or any exterior surface; place any sunscreen, blind or awning on any exterior opening; place any draperies or curtains at the windows of any unit without a solid, light color liner acceptable in color to the Board of Directors facing the exterior of the unit; tint, color or otherwise treat or apply anything to any window which will adversely affect the uniform exterior appearance of the building in the opinion of the Board; plant any planting outside of a unit except upon the prior written approval of the Board of Directors of the Association; erect any exterior lights or signs; place any signs or symbols in windows; erect or attach any structures or fixtures within the common elements.
3. Make any structural additions or alterations (except the erection or removal of non-support carrying interior partitions wholly within the unit) to any unit or to the common elements; fasten light fixtures, shelving, pictures, mirrors, objects d'art, curtain rods, and similar household items to the walls or ceiling of a unit unless they may be removed without substantial damage to the wall or ceiling structure.
4. Permit loud and objectionable noises or obnoxious odors to emanate from the unit nor play any organ or electronically amplified musical instruments or devices which may cause a nuisance to the occupants of other units in the sole opinion of the Board.
5. Make any use of a unit, which violates any laws, ordinances, or regulations of any governmental body.
6. Fail to conform to and abide by the Association documents and the uniform Rules and Regulations in regard to the use of the units and the common elements which may be adopted from time to time by the Board of Directors or its designated agent to enter the unit at any reasonable time to determine compliance with the Condominium Act, Association documents and Rules and Regulations of the Association.
7. Erect, construct, or maintain any wire, antennas, and garbage or refuse receptacles, or other equipment or structures on the exterior of the building or on or in any of the common elements.
8. Permit or suffer anything to be done or kept in the condominium unit or on or in the common elements, which will increase insurance rates on any unit or on the common property.
9. Commit or permit any nuisance, immoral, or illegal act in any unit or in or on the common elements.

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10. Divide or subdivide a unit for purpose of sale or lease except to the owner of the adjacent unit. However, a unit may be combined with an adjacent unit and occupied as one unit.
11. Obstruct the common way of ingress or egress to the other units or the common elements.
12. Hang any laundry, garments, or other unsightly objects, which are visible outside of the unit.
13. Allow unsightly or hazardous materials to remain in the common areas.
14. Allow any rubbish, refuse, garbage, or trash to accumulate in places other than the receptacles provided therefore, and each unit and the common elements shall at all times be kept in a clean and sanitary condition. Recycling rules MUST be followed.
15. Allow any fire or health hazard to exist. Sarasota County codes state that charcoal or gas grills may NOT be used any closer than 10 feet to any building.
16. Park overnight commercial vehicles, trucks, boats, campers, trailers, mobile homes, and similar vehicles in any parking area, except service vehicles during the time they are actually serving the unit or the common elements. *(Revised and adopted June 18, 2014)* --
Refer to #17 below for more details regarding parking restrictions.
17. Make use of the common elements in such a manner as to abridge the equal rights of the other unit owners to their use and enjoyment. Parking of vehicles is restricted to parking spaces only. Parking any vehicle at any time on common area lawns or any unpaved area not intended for parking is prohibited. Owners must park in their designated and assigned space and not in another owner's space unless given permission by that owner. Because of the limited parking areas, Owners are limited to two (2) parking spaces. All residents will be required to register their vehicles on Form A attached. Inoperable vehicles and vehicles without a current license plate or tag are prohibited. Repairing of vehicles in the parking lot is prohibited. During the time a unit is leased or occupied by others, the unit Owner shall not have the right to use the common elements except as a guest of a unit Owner or lessee. *(Already in the Declaration of Condominium, Sec. 13(q) and the Rules and Regulations #18 below)* For example, the use of parking spaces, trash receptacles, and the pool is prohibited. Parking areas are restricted to conventional passenger-type vehicles. There shall be no overnight parking at any time of golf carts, commercial vehicles, trucks, boats, campers, trailers, mobile homes, and similar vehicles, except service vehicles during the time they are actually servicing the unit or common elements. Restricted vehicles must park in The Meadows Community Association (MCA) parking lot. *(Contact the MCA at (941) 377-2300.) (Revised and adopted June 18, 2014)*

"Commercial vehicle" means any motor vehicle, which displays a commercial advertisement, marking, sign, display, lettering, equipment, inventory, apparatus or other indicator that the vehicle serves, in whole or in part, a commercial purpose or use. Government vehicles (i.e. police, fire, emergency, city, county, or state vehicles) do not serve a commercial purpose and, therefore, are excluded from this definition.

"Truck" means any motor vehicle that is designated or used primarily for the carriage of goods and includes a motor vehicle that has a cabinet box or cap for the purpose of carrying the personal effects of the passengers. This includes "pick-up trucks" and paneled vans used for commercial transport or property maintenance or other property construction/repair activities generally referred to as the "trade" professions.

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18. During the time a unit is leased or occupied by other(s) the unit owner shall not have the right to use the common elements and facilities except as a guest of the occupant or lessee.
19. Allow any animals to be kept in the unit other than one dog or cat, not exceeding 15 inches in height at the shoulder. In the event that any such animals become a nuisance to the other unit owners in the sole opinion of the Board of Directors, such animals shall be removed from the unit. No authorized pet may use the common areas except when on a leash and accompanied by its owner and then only so long as the pet does not make a mess or otherwise disturb the common areas.
20. Enclose the patio with anything other than a glass enclosure. Permission must be obtained from the management office.
21. Install hurricane protection without prior written approval of the Board of Directors. ***(Revised and adopted December 8, 2009)*** Contact the management office for details.
22. Be delinquent with the payment of any levied maintenance fees or assessments without being subjected to late fees. Maintenance fee payments are due on the first day of each calendar quarter – 1/1, 4/1, 7/1, 10/1. If you are not set on automatic payment, payment should be mailed in along with the applicable coupon directly to the bank. If payment is not received within the first 15 days after the first, a Late Notice will be mailed giving 10 days to respond with payment. A late fee of 5 percent will be added and noted in this Late Notice. *(Owners who repeatedly pay quarterly maintenance fees after the first 15 days of the due date (late more than once in a given year) will receive only one Late Notice.)* If payment is not received within the 10 days, a Second and Final Notice will be mailed noting that the account will be turned over to the Association's attorney if payment is not received within 14 days of this Final Notice. If payment is still not received, the account will be forwarded to the attorney to begin pre-lien procedures. Once the account has been forwarded to the attorney, the owner would then be responsible for all attorney fees. ***(Revised and adopted February 12, 2013)***
23. Be absent from his/her unit for 2 weeks or more without having a qualified person check the unit on a weekly basis and file the required inspection report form with the management office. ***(Revised and adopted April 27, 2010)*** Inspection report forms are available from the management office.
24. Rent a unit to anyone without first submitting the required application and fee. No rental may be for less than one month. Application forms may be obtained from the management office. Owners who rent their units to others are required to provide their renters with a copy of these Rules and Regulations.
25. Neglect to submit the rental application and fee pursuant to Rule 24 above. Owners who do not submit said application and fee would have the unpaid fee added to their accounts as an outstanding balance until paid. Applicable late fees will also be added. ***(Revised and adopted March 9, 2011)***

Form A: VEHICLE INFORMATION

Dear Resident:

Please supply all the following information for our records and return this form to Pinebrook Hollow, 9040 Town Center Parkway, Lakewood Ranch, FL 34202.

PLEASE PRINT:

Pinebrook Hollow Addr #....

Resident's Name.....

Home Phone Number.....

Email Address.....

*Day Time Emergency
Cell Phone Number.....*

*Does anyone have your key
in case of emergency? **Who?***
Name & Phone Number

Onsite vehicle information

*Vehicle #1 Make/Model & **color**...*

Vehicle #1 License Plate.....

*Vehicle #2 Make/Model & **color**...*

Vehicle #2 License Plate.....