

Gulfstream Villas Home Owners Association

Rule and Regulations

The following use restrictions and regulations shall be adhered to by each townhouse owner at Gulfstream Villas.

- A. No owner or lessee or guest of owner, shall make or permit any disturbance that will interfere with the rights, comforts or convenience of others. Stereos, television, radios, or musical instruments must be played in a reasonable manner so as not to disturb other residents. Pets must be kept quiet as well.
- B. Pets may be kept in units at Gulfstream Villas, pursuant to rules and regulations promulgated by the Association. A pet permission agreement is required as the condition of the keeping of a pet. Offensive pets will be removed by the Association after notice to the owner. In the event legal proceedings are necessitated to effectuate such removal, the prevailing party shall be entitled to recover the costs of the proceedings and reasonable Attorney's fees. Pets shall be restricted to no more than one pet per dwelling. A pet shall mean a dog or a cat which does not exceed 15 inches in height or 20 pounds at maturity. Guests and lessees are not permitted to have pets at Gulfstream Villas. A deposit of \$150.00 shall be required and will be refundable or partially refundable dependent on whether and to what extent the pet does damage to common areas.
- C. Pets shall be kept on a leash at all times when out of doors. They shall not be walked or exercised on common areas other than immediately surrounding the unit owner's patio. The owner of each pet shall be required to clean up after the pet in order to maintain the common property.
- D. Trash and garbage shall be placed in receptacles. All trash and garbage, except newspapers, shall be placed in plastic bags and tied securely before being placed in receptacles. After garbage pick-up, on same day, all receptacles must be returned to carport.
- E. Upon the resale of any Townhouse unit, the new owner shall notify the Association of the change of ownership within ten (10) days of closing and shall deliver to the Association a copy of the deed so that the name and proper mailing address of the new owner may be noted upon the records kept by the Association.
- F. Outdoor Barbecue cookers or smokers shall be used within the confines of the fenced patio area only.
- G. No clothes or articles shall be hung out of doors for any purpose whatsoever, except within the unit owners fenced in patio below the height of the fence.

- H. Bicycles, toys or clutter shall at no time be left outside of the fenced patio areas. Such items, so left, shall be subject to impoundment pursuant to rules and regulations promulgated by the Association.
- I. There shall be no assembling or disassembling of motor vehicles upon any of the Common Property areas of Gulfstream Villas except for emergency repairs.
- J. Pursuant to regulations of the Association, the parking of trucks, vans, motorcycles, boats, trailers, motorhomes, buses and other such vehicles upon the Common Property of Gulfstream Villas may be restricted or disallowed. All motor vehicles must be parked and maintained so as not to create an eyesore to the community.
- K. Only two vehicles per unit are permitted.
- L. Owners or their lessees shall be held responsible by the Association for all property damage to common areas caused by them or their dependents or guests.
- M. No signs of any kind on or in any exterior portion of the dwelling units or any of the common areas.
- N. Unit owners must have approval of the Board to install such items as:
 - 1. Hurricane Shutters
 - 2. Screen Enclosures
 - 3. Planting outside of fenced areas
- O. Each townhouse unit is equipped with cable television installation, and in no event shall TV or radio antennas be permitted on the exteriors of any buildings or units. Any existing antennas must be removed within fifteen (15) days.
- P. No occupancy, sale or lease of a unit is authorized or permitted until written approval has been given by the Board of Directors of the Association. No un-approved sale, lease or occupancy shall have any validity, provided that the said Board may not arbitrarily withhold its approval but must grant such approval unless the requested sale, lease or occupancy would be detrimental to the best interest of the owners of units in Gulfstream Villas.
- Q. All units shall be occupied only as a single family private dwelling and no rooms may be rented to transients.
- R. All leases must be for two (2) months or longer unless the Board of Directors specifically grants an exemption hereto.
- S. Any cost of repairing any damage to the exterior of a unit which was caused by the positive act of or through the negligence of an occupant of said unit would have to be paid for by the owner of the said unit.

Procedures for Owners Absence

In order for the Association to properly maintain and care for the property in the absence of the owner, all owners shall provide the Association with the means of entry in case of emergencies or necessary repairs. Any unit owner who plans to be absent for an extended period of time should notify the Board of Directors or its agent concerning the intended absence. If an automobile is to remain on the premises, the owner shall provide keys for such vehicle to a responsible caretaker and the name and telephone number of such caretaker must be provided to the Board or the Management Firm. Each owner who plans to be absent during hurricane season must prepare the courtyards by removing potted plants, movable objects and furniture. Water is to be turned off and power supply to water heater should be turned off also.

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