

# Countryside Key Homeowners Association, Inc.

## Rules and Regulations

### PARKING

1. The parking facilities shall be used in accordance with the regulations adopted by the Board. Each unit is entitled to one (1) resident numbered parking space and must park their vehicle in that numbered space. Only the Board may authorize the exchange of resident numbered parking assignments. Visitors and owners/residents, who own more than one vehicle, must park in the unassigned parking spaces.
2. All vehicles must be currently licensed with the license plate displayed as required by law, be in good operating condition, be in compliance with all requirements to operate the vehicle in public areas, be in compliance with insurance requirements, and not be in disrepair (within sole discretion of the Board of Directors).
3. No vehicle may be parked at the trash compactor unloading space, blocking other vehicles or car wash area, on the grass or sidewalks, outside the boundaries of the marked parking spaces, or at entrances and exits.
4. Any vehicle, which cannot operate on its own power and/or does not have a current tag, shall not remain on the property. Major repairs and/or maintenance shall not be made on the property.
5. All boats, trailers, campers, and commercial vehicles must be parked at the designated recreation parking area only. All designated parking must be registered with the Board of Directors. [See RV Storage Parking Request Form](#). Must possess a valid tag and registration. This parking area is not to be considered "storage".
6. Signs may not be displayed from any vehicle.
7. The maximum speed limit throughout the community is 15 m.p.h. All residents are asked to drive carefully and watch out for children.
8. Any violation of the foregoing rules will subject the vehicle to being towed without notice, at the owner's expense. The Association is not liable for any damage arising as a result of towing. Owners/occupants acknowledge that it is their responsibility to advise guests and invitees of these vehicle policies and, further agree to determine in each case, that they have complied with them. Every owner/occupant/guest/invitee agrees to indemnify and hold harmless the Association and its officers and agents for any claims arising out of the enforcement of these policies.
9. Pods allowed in your designated parking spot for seven (7) days, with the permission of the Board of Directors. If an extension is needed, it can be obtained by the Board of Directors.

### PETS

1. Pets, according to our Documents, include: dogs, cats, domestic birds, and fish.
2. No more than two (2) pets are allowed per unit.

3. Pets while outside their units or on common grounds shall be attended and leashed at all times. They shall not be chained out or tied to fixed objects.

4. Owner is responsible for picking up and properly disposing of pet's waste in all areas of the property. Cat litter must be placed in a plastic bag, secured with a tie and disposed of in the compactor. Pets may not be relieved next to buildings, entries, shrubbery, flowerbeds or in the parking lot area.

5. Excessive barking or disturbance by a pet may be cause for an order by the Board of Directors to call for the permanent removal of the pet from the property.

6. Pets are not allowed in the pool, pool area or tennis courts.

### **TRASH REMOVAL**

1. Refuse and bagged garbage shall be deposited only in the dumpster/compactor located at the front of the property provided.

2. The common elements of the property shall be kept free and clear of rubbish, debris and and unsightly material at all times.

3. Dumping or disposing of construction type materials (flooring, tile, carpeting, cabinets, drywall and the like are not permitted. Proper posting reflects arresting authority of those who violate this rule.

### **RESALE AND LEASING**

1. Each unit home is restricted to residential use by the owners, lessees, their immediate families and guests. No owners or lessees of any home unit shall use residence for transient or commercial purposes.

2. Two (2) bedroom units are not to exceed four (4) persons in residency at any time, and three (3) bedroom units are not exceed six (6) persons at any time.

3. All leases must be no less than seven (7) months. The unit must be owned and be owner occupied, by the same owner for one (1) year before the unit can be leased.

4. Each new owner or lessee shall be bound by the Declaration of Covenants, Conditions and Restrictions, Articles of Incorporation, Bylaws and these Rules and Regulations.

5. Each owner has the right to sell or lease his unit, provided that the Board of Directors first approves the proposed sale or lease. Neither transaction shall be considered valid or binding unless and until such approval is given.

6. An application form for the approval of a resale or lease, along with a \$100.00 application fee, must be submitted prior to the title closing or occupancy of any unit. Either fee is non-refundable and is intended to cover costs associated with reviewing applications. **Please allow thirty (30) days for processing.**

7. All owners are obliged to initiate the application process. A real estate agent or rental agent may act as an agent for the owner and initiate the process. In either case, the Association must be informed through the application process and the applicants must receive approval regarding leasing or selling.

### **POOL AND TENNIS COURTS**

1. The pool and tennis courts are for the exclusive use of residents and their guests. Residents must accompany all guests at all times.
2. Minors under the age of sixteen (16) years must be accompanied by an adult.
3. No resident shall make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors licensees, nor do or permit anything by such persons that will interfere with the rights, comfort, or convenience of other residents.
4. All persons using the pool must shower before entering pool.
5. No running or diving is permitted in pool area.
6. No skateboards, bicycles or roller blades permitted in pool area or tennis courts.
7. Babies (under 3 years of age) must wear diapers and rubber pants in the pool.
8. Glass containers are not allowed in the pool or tennis court areas.
9. Removal of furniture from the pool area is prohibited.
10. No loud or boisterous conduct will be permitted.
11. Pool and tennis court hours are from sunrise to midnight.

## **GENERAL RULES**

1. The sidewalks, passages, and all common elements of the property must not be obstructed or encumbered or used for any purpose other than ingress or egress to and from the premises. In no way shall any carriages, mopeds, motorcycles, bicycles, wagons, shopping carts, benches, tables, chairs or any other objects of a similar type and nature be stored in or upon those places.
2. No garbage cans, supplies, milk bottles, or other articles shall be placed on the common element of the property except as authorized by the Board. Additionally, no linens, clothes, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, be shaken or hung from any windows, doors, or entryways, or exposed on any part of such common element.
3. No resident shall make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors, licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other residents.
4. One "For Sale" sign may be displayed in the front yard (4' sq.). No other type of sign may be displayed.
5. Solicitation by you or others is not allowed on the premises.
6. Objects that deem to be unsightly may not be displayed in windows or elsewhere on the premises.
7. Patios and entrances may not be used to store belongings. Only appropriate potted plants and outdoor furniture are permitted.
8. No spikes, adhesives, screws, hooks, nails, satellite dishes, antennas may be driven into the outside walls. Unit owner will be responsible for any damage to the exterior walls.

9. Fishing is not permitted In ponds.
10. Yard sales are allowed only as a community project.
11. The car wash area near the tennis courts is the only authorized place to wash vehicles.
12. Gas or charcoal grills and propane tanks are not allowed on enclosed lanai, screened lanai, or open lanai. They must be outside of lanai on patio or cement blocks.
13. In case of hurricane threat, all items outside of unit including chairs, tables, planters, grills without propane tanks, etc. must be either brought inside or secured to prevent them from becoming a projectile in heavy winds.
14. All hurricane tape or boards must be removed within 2 weeks/14 days after hurricane. Any damage to stucco from nails, screws, or staples must be reported to management, repaired by management, and paid for by unit owner.
15. All holiday light/decorations must be removed within 2 weeks/14 days after holiday, and cannot be put up 30 days prior to the holiday.

#### **ALTERATIONS TO UNITS**

1. Unit owners are specifically cautioned that their right to make any additions, change, alteration, or decoration to the exterior appearance of any portion of the unit is subject to the provisions of the Declaration of Covenants, conditions and Restrictions.
2. Any proposed addition, change, or alteration must be presented in writing on the approved "Request for Home Improvement" form to the Board of directors for approval, accompanied by written plans or drawings from such work.
3. The grass area must be free of all obstacles. This includes edging, lights, flagpoles, and furniture.
4. The grass area, plants and trees in front and back of each unit is common ground and is owned by the Association. Any addition, change or alteration must be presented in writing to the Board of Directors for approval.
5. Satellite dishes require Board approval. Installation on exterior walls and/or roofs is strictly prohibited.

#### **ADDITIONAL RULES AND REGULATIONS**

1. The Board of directors of the Association reserves the right to make additional Rules and Regulations as may be required from time to time.
2. Any such additional rules and Regulations shall be binding upon all owners, residents and guests, as are all other rules and Regulations previously adopted.
3. If a resident fails to maintain his property, the Association has the right to repair or restore it to its original state at the cost of the unit owner.

4. Any disregard of these rules and Regulation could result in a fine or legal process for equity in a court of law being imposed on the unit owners.

**ALL COMPLAINTS OR SUGGESTIONS REGARDING THE OPERATION OF COUNTRYSIDE KEY PROPERTY MUST BE MADE IN WRITING TO THE BOARD OF DIRECTORS.**

*REVISED 10/22/2015*