

IV

OWNERS HANDBOOK OF RULES AND REGULATIONS

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Adopted 05/23/14

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STRATHMORE VILLA SOUTH ASSOCIATION, INC.

OWNERS HANDBOOK OF RULES AND REGULATIONS

For the welfare of those living in STRATHMORE VILLA SOUTH, experience has shown that rules and regulations are necessary to get the most enjoyment, happiness, and protection from living in a community such as we have. These rules also protect and enhance the value of your property.

STRATHMORE VILLA SOUTH consists of 96 villas and common elements which include: all the land not directly under each villa, carports, storage rooms, streets, parking areas, clubhouse, laundry, workshop, pool, and shuffleboard court. These common elements are held jointly by all villa owners.

THE DECLARATION OF CONDOMINIUM, a legal document creating the condominium, gives full authority to STRATHMORE VILLA SOUTH ASSOCIATION, INC. (which is a corporation, not for profit, and composed of all owners of villas in the condominium) to manage and operate the condominium and establish by-laws for a smooth operation.

All Board Members and Officers are either individual or joint owners of their villas. They serve without remuneration and ask only for the residents/owners' consideration and cooperation in assisting to make this community a pleasant and convenient place in which to live.

GENERAL

- A. All condominium units and common element buildings shall be, and remain, of like design, shape, color and appearance. Villa roofs, though the responsibility of the individual owner, shall conform to this rule in terms of existing color and style.
- B. Occupants of condominium units shall not endure or maintain in their premises loud noises, obnoxious odors, or offensive house pets.
- C. Condominium units shall be used exclusively as a single family dwelling, and not for business or trade purposes. Carport, yard or estate sales are not permitted. All items for sale by residents or their heirs shall be advertised via the newspapers, or on the clubhouse north wall bulletin board. Residents or heirs are required to use only their telephone number with such advertising. Estate sales must be held off the condominium property. Contract and consignment businesses are available locally for such service.
- D-1. A unit shall have at least one person occupying the unit that has attained the age of 55 years or older. No one under eighteen (18) years of age can permanently occupy a unit. It is the intent of the Association to comply with Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendment Act of 1988, 42 USC 3600, etc., and Sections 760.20-760.31, Florida Statutes as amended from time to time.

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- D-2. Villa owners desiring to sell or lease their unit shall so notify the Board and Management Company in advance, and in writing, of such a negotiation. A prospective buyer or lessee shall submit a completed application for approval to lease, purchase and/or occupy a unit, comply with provisions and be interviewed by the Interview and Approval Committee. After Committee approval, the President or Vice President shall sign the application prior to the prospective buyer or lessee taking possession of the unit. The owner must provide the contracting buyer a copy of the handbook containing all up-to-date Strathmore Villa South documents consisting of:

- I. Declaration of Condominium
- II. Articles of Incorporation
- III. By-Laws
- IV. Rules and Regulations

Villa owners selling their unit, but not having this handbook, must purchase a copy from the Board of Directors at cost.

A lessee shall be furnished a photocopy of the current Rules and Regulations from the lessor. No unit shall be leased for a term of less than one (1) year.

- D-3. Rental of individual rooms in a unit is not permitted.
- Rental of villas – no more than 10 units in Condominium may be available for rental. Once a villa is on the 'rental' list, the villa is either to be ~~constantly~~ continuously rented or available to be rented in order to remain on the permitted rental list. The term "continuously rented" or "continuously available for rent" shall require the owner to place a new tenant in the villa within ninety (90) days after the prior tenants vacate the villa. If a villa remains without a new and Board approved replacement tenant for more than ninety (90) days after the former tenants vacate the villa, the villa automatically comes off the rental list. If an owner moves back in, the villa automatically comes off the rental list. The Board may maintain a waiting list of owners wishing to rent their villa, and if an opening is available on the rental list, the villa next in line to be available to rent shall have ninety (90) days to provide a new, Board approved tenant to move into the villa. However, exceptions can be made **only by the Board** (i.e., owner(s) move in to repair damage; owner(s) move in because of natural disasters, etc.). (Amended May 23, 2014)

- D-4. No two-bedroom unit shall be a permanent occupancy by more than four (4) persons, and no one-bedroom unit shall be a permanent occupancy by more than two (2) persons. For purposes herein, "a permanent occupancy" shall be defined as occupancy in excess of (30) days in any twelve (12) month period.

This is a simple numerical restriction on the number of people that are authorized to occupy a unit more than fourteen continuous days or more than thirty total days in one calendar year. Therefore, it makes no difference if the unit occupants are family members or guests. This is a simple per head limitation.

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Villa owners desiring the occupancy (as defined above), beyond the allowed time limit, shall state in a letter, in advance to the Board, the reasons for such a request. The Board shall consider each request based on the circumstances stated, and a majority vote of approval shall be required for granting each request. The Board shall reserve the right to revoke their decision should it become necessary, in their opinion.

E. No condominium unit shall be divided or sub-divided, and no structural alteration or changes shall be made to the interior of a unit before prior written approval from the Board. Satellites, wires and antennas must be approved in writing in advance by the Board of Directors.

1. satellite dishes shall be no larger than 24" in diameter
2. satellite dishes shall be white or silver in color
3. satellite dishes shall be placed in ground in the space under the eaves of the villa
4. television antennas are not permitted
5. ham radio antennas should not be attached to any building. They should be in ground mounted and be in the common area between the villas. Antennas must have limited visibility from the street and should be no higher than 25'. A vertical antenna or a ham stick antenna would be acceptable. Towers are not allowed. Most important! A **copy of the FCC Amateur Radio operators license** should be provided to the Association.
6. wires are to be in ground or secured firmly to the villa.

When replacing the Heating and Air Conditioning HVAC system all county regulations must be followed. Owners will have a choice of either an on-the-ground or wall HVAC. The following guidelines also must be adhered to:

For two bedroom villas:

A replacement HVAC unit can be a type similar to the one originally installed as a wall unit.

A ground unit may be installed with the following stipulations:

The unit must be put onto a solid pad on the ground.

The width cannot extend more than 50 inches from the side wall.

The opening distance between the HVAC unit and the area that holds the garbage cans must be at least 27 inches to allow a person to pass through easily.

The unit can extend along the outside wall as necessary and shall not obstruct access to the outside meters and wiring.

The clean-out valve for the sewage must be accessible on the ground and be identified in the plans and specifications submitted to the Board. The unit owner is responsible for any necessary movement of the valve or lines.

All duct work must be covered and painted same color as villa. (Amended 9/24/10)

For one bedroom villas:

A replacement HVAC unit can be a type similar to the one originally installed as a wall unit.

A ground unit may be installed with the following stipulations:

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The unit must be put onto a solid pad on the ground.

The width cannot extend more than 50 inches from the side wall.

The unit can extend along the outside wall as necessary and shall not obstruct access to the outside meters and wiring.

All utility lines and the clean-out valve on the ground for the sewage must be accessible and be identified in the plans and specifications submitted to the Board. The unit owner is responsible for any necessary movement of the valve or lines.

All duct work must be covered and painted same color as villa. Amended 9/24/10

If the villa has a wall-mounted unit, a supplemental air conditioner may be installed provided the exterior portion is installed below the existing wall-mounted unit, does not exceed extended surface planes that describe the existing wall-mounted unit, does not touch the ground, and has no other exterior features other than conduit.

- F. No clotheslines, hangers, or drying facilities shall be used adjacent to the villas, including the carport. No rugs or household articles shall be dried, aired, cleaned, or dusted beyond the villa interior.
- G. All official mail addressed to STRATHMORE VILLA SOUTH ASSOCIATION, or to any of its Officers, shall be delivered and filed in the Association office at 97 Strathmore BL South, Sarasota, FL 34233-1306.
- H. No rules or regulations shall be modified or deleted except by a majority vote of approval by the Board of Directors.
- I. Owners wishing to have washer/dryer facilities in their villas or storage units shall make prior written request to the Board, showing locations and types of connections, with proof of intent to comply with the following requirements:
 - 1. Compliance with all building codes and Strathmore Villas Document
 - 2. Employ only licensed electrician/plumber services; and
 - 3. Bear all costs, including household insurance if applicable.

Installation of a clothes washer/dryer at owner's expense is permitted but requires board approval.

- J. Residents may plant within the four (4) foot border area adjacent to their villa. Plantings must conform to the general appearance of the property landscape. Planting in the islands, lawn, privacy area, and privacy fence, is not permitted. Residents are not permitted to plant any variety of trees. Residents are requested to tie a red ribbon around any plants not to be maintained by the grounds crew. Border hedges facing the street along the front of the villa shall not be altered or removed unless diseased or dead. Removal and/or replacement of these hedge plants shall be at the discretion of the Board. Tree removal: Due to possible structural damage to the exterior walls of the villa, any tree growing within the four (4) foot border of the structure will be removed by order of the Board in the following manner: Tree removal will be done as soon as the villa owner notifies the Board of intent to sell.

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Container gardening is acceptable. All plants that are growing on the privacy fence will be removed by the Association as soon as the villa owner notifies the Board of intent to sell. Planting of citrus and/or fruit trees is not permitted.

- K. No unit owner, tenant, or other occupant, shall engage in, or permit any conduct which is the source of unreasonable annoyance to any other owner, tenant, or occupant; nor damage, obstruct, or interfere with the common elements of association or residents' property.
- L. Owners intending to install hurricane shutters on the villa exterior shall inform the Board, in writing, of their request, and obtain approval from the Board prior to installation. Owners shall comply with specifications, meet all expenses for installation, maintenance, and related insurance.
- M. No gas-fired grill, electric grill, or other similar devices used for cooking or any other purpose shall be used under any overhang (carport) or within 5 feet of any structure. The standard propane tank found on grills and cookers is 20 pounds. The National Fire Protection Association prohibits the use and storage of 20 pound cylinders within residential structures (i.e., porches, lanais, Florida rooms). Propane cylinders stored on breezeways, lanais, etc. are a life safety hazard to the occupant(s) and his or her neighbor(s). Grills are to be stored either in the storage room or against the wall of the carport with a grill cover. Owners will be responsible for any damage to structures and vehicles due to use of grills.
Charcoal grills are prohibited.

MAINTENANCE/ASSOCIATION RESPONSIBILITY

The Declaration of Condominium requires the Association to maintain the common elements and, in accordance therewith, the following services are provided by the Association, and are included in your monthly maintenance assessments:

- 1. Lighting of common areas, including street lighting, interior and exterior lighting of the clubhouse building, laundry room, pool, and shuffleboard court areas.
- 2. Replacement, repair, and painting of villa window sills, and utility room doors. Cleaning of all gutters when necessary. (Amended 9/24/10)
- 3. Carports and storage rooms. Two (2) bedroom villa carports and storage rooms are "assigned" limited common elements. One (1) bedroom villas with attached carports and storage rooms are deemed to be an integral part of that "standing unit".
- 4. Grounds keeping services are contracted for, but not limited to, mowing, weeding (chemical), pruning, cleaning, and removal from the property of the debris related to this work. Tree trimming, fertilizing, and insecticides are done as needed. Tall plants growing adjacent to buildings will be kept trimmed two (2) feet below the soffits; hedges will be kept trimmed evenly where applicable, slightly below window sill level. All plant growth will be trimmed away from building walls.

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5. Fire and extended insurance coverage shall be contracted with the Association and a nationally recognized underwriter approved by the State of Florida. Coverage includes, but is not limited to, full replacement value of the villa, personal liability, bonding of the Association's Officers, and replacement of the common buildings. This policy may be inspected by the unit owner upon request of the Board.

MAINTENANCE/OWNERS' RESPONSIBILITY

The owner shall be responsible for the following:

1. Maintenance of the villa interior, doorbell, and outside villa wall lighting, window panes, screens, air/heating unit, and hurricane shutters if applicable.
2. Villa roof cleaning, repair, and replacement, when necessary. See Appendix A. Replacement/repair of gutter. (Amended 9/24/10)
3. Leave a set of duplicate villa door keys in the office (for emergency entrance only). Keep a spare door key readily accessible in case of an accidental lock out.
4. Monthly maintenance fee must be paid directly to the designated receiver, as determined by the Board.
5. Inquiries regarding utilities, cable TV, electrical service, and telephone should be directed to the company involved.
6. Villa owners are responsible for insuring their personal property, household furnishings/objects, and that part of the villa that is not covered by the Association policy.
6. Fill out maintenance requests and deliver to locations indicated on forms.
Amended 9/24/10

POOL

The pool is for the exclusive use of residents and their guests. Guests under the age of 18 must be accompanied by a resident. Guests over 18 do not need to be accompanied by a resident.
Amended 11/08/19

All persons must shower before entering the pool. Personal bathing or shampooing is not permitted. There is no lifeguard on duty at any time. Persons should not be in the pool alone, or during inclement weather. For hygienic reasons, incontinent persons, infants, children under two (2) years of age, and all children not toilet trained, are not permitted in the pool. Glassware, toys, balls, and like objects, and pool accessories other than for safety use, shall not be permitted in and around the pool area.

The pool rules are posted nearby the facilities and must be complied with by all persons. Occupancy in the pool is limited, by law, to eleven (11) persons at one time. For emergency use, a life preserver hangs on the east side screen enclosure.

Residents are authorized to access the caged pool area when the cover is on, but may not enter the pool until the cover is removed. Amended 11/20/08

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TELEPHONE

For an emergency occurring in the recreation area, there is a telephone housed in a white box on the exterior east wall of the Clubhouse.

ASSOCIATION SERVICES (Clubhouse)

In addition to the maintenance, repair, and replacement to be provided by the Association pursuant to Article XII By Laws, the Association shall provide cable television service. The

Association shall also continue to provide and operate the clubhouse, swimming pool, shuffleboard courts, and laundry facilities, and shall undertake such activities and projects as may be designed to unite its members in companionship and to continue enjoyable living conditions in STRATHMORE VILLA SOUTH CONDOMINIUM.

The clubhouse is for the use of residents. When not scheduled for an activity or meeting, residents may reserve it for personal use by requesting in advance, and receiving approval from, the Board.

The Association will charge and collect reasonable fees from a unit owner for the reservation of the clubhouse for the private use of the unit owner, and a reasonable number of guests, and will also charge and collect a reasonable security deposit from the unit owner, which shall be refunded if no damage occurred. It is expected that the clubhouse be restored to its original appearance and condition. No other persons, including tenants, shall be permitted to reserve the clubhouse for private, charitable, business, or other purposes. Smoking in any of the clubhouse rooms is not permitted. Rental is for clubhouse only, and does not include the pool.

PETS

All pets must be on a leash, and controlled when on the condominium property. Animals are not permitted to use any of the condominium grounds for any relief. Deposit of animal excrement on the property grounds is unhygienic, offensive, an encroachment on the rights of other residents, and will not be tolerated. Any animal droppings by accident must be removed immediately by the pet owner, using a sealed plastic bag or other container. Animals are positively not permitted in the clubhouse or pool/patio area. Pet population shall be restricted to two (2) indoor cats or one (1) small dog (mature weight 20 lbs.), and no exotic animals. (Amended 11/19/11)

AUTOMOBILES/PARKING

Vehicles must not park anywhere on the boulevard and streets except in the spaces so provided. Curbside and lawn parking is not permitted. The carports are for the exclusive use of vehicles registered as passenger vehicles. Unattended tandem parking is hazardous and not permitted. Guest automobiles shall use the nearby guest parking areas. Owners' second passenger registered vehicles must use the guest spaces on the boulevard, and not the two-space guest areas at the east and west ends of the blocks.

RVs, trucks, and other large vehicles must park south of the clubhouse building. The speed limit within the property is fifteen (15) MPH. Motorcycles and motorbikes are not permitted. Pods ARE NOT PERMITTED ON Strathmore Villas property (with the exception of when resident is moving). Amended 09/05/13

No Commercial vehicles may be parked or stored on the condominium property. For the purpose of this restriction, a "commercial vehicle" is any vehicle bearing commercial lettering, advertisement, logo or commercial equipment, or which, in the reasonable opinion of the Board of Director, is evidently used for commercial purposes. Notwithstanding any provisions hereof, a commercial vehicle may park on the condominium property while actually providing a professional or commercial service to a unit, unit occupant or the Association. Amended 01/17/14

Rear of carport may be used for storage of grills, outdoor chairs and tables in good repair, bikes, and potted plants – 4' out from wall only. Vehicle must fit under carport. Refuse and recycling should be kept in service areas. Storage in areas surrounding villas is not permitted. Amended 09/05/13

SIGNS

No signs or advertising material shall be displayed in or on any automobile, structure, or lawn.

If a villa is for sale or rent, a small sign 8"x11" may be displayed in one front window with the words "FOR SALE" or "FOR RENT" written or printed thereon. However, villa owners having an "OPEN HOUSE" may temporarily use a real estate sign posted at the entrance of the appropriate block, and in front of the villa, to direct prospective clients. Villa owners must make arrangements with the real estate person on duty to direct all prospective clients to the nearby parking areas.

THESE RULES AND REGULATIONS HAVE BEEN ADOPTED BY THE BOARD OF DIRECTORS OF STRATHMORE VILLA SOUTH ASSOCIATION, INC., pursuant to the Association Declaration of Condominium, Article XIV; the By-Laws, Article IV Section 1; Chapter 718 of the Florida Statutes, and as such shall be enforceable.

ADOPTED on May 23, 2014, and supersedes any previous issue.

This Document Revised 11/2019

APPENDIX A (Amended 9/24/10)

Typical Parts of a Roof

- . **Roof Truss** – the skeleton of the roof. A framework of beams that supports the roof.
- . **Decking or Sheathing** – Panels that cover the rafters and to which the roofing materials (shingles, metal panels, etc.) are attached.
- . **Underlayment** – Often called tarpaper this heavy felt paper or synthetic membrane is placed on top of the decking before the top material (shingles, tile, metal, etc.) is installed to over an additional layer of protection from moisture.
- . **Drip Edge** – Edging (usually metal) that is placed at the ends of the roof deck to allow water to run off and drip clear of underlying construction.
- . **Eaves** – The edge of a roof (usually overhanging beyond the edge of the house).
- . **Fascia** – Trim used to cover the rafter end of the eaves. Often where gutters are attached to the house.
- . **Soffit** – A finished underside of the eaves. Covers the area between the end of the eaves and the building.

Amended 9/24/10

11/2019