

Proposed Rules and Regulations Modifications

as of 07/23/20

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Rules and Regulations

These Rules and Regulations are adopted by the Lake Vista Residences Condominium Association, Inc. (the "Association") in order to promote the quiet enjoyment of Lake Vista by all residents and their guests. They are authorized by Florida law, the Declaration and the Bylaws. The Association has the power to enforce the rules.

According to Bylaws IX, the Board may adopt reasonable Rules and Regulations governing the Condominium Property and the membership ("owners") may rescind such Rules and Regulations at any regular or special meeting of the owners by a vote of at least sixty percent (60%) of the all of the owners of the Association.

Every owner is responsible to comply with the Rules and Regulations and to ensure that his household members, guests and renters understand that their compliance is required as well.

An owner may petition the Board for relief from a rule for good cause.

Contact Information, Website and Directory

1. Every owner and renter must provide his name, address, cell and home telephone numbers and email address to the Manager. This information enables the Association to provide notices and other information to residents. It is used only for the purposes of the Association.
2. The Association prepares a directory of contact information as a service to the people who live at Lake Vista. The directory provides the names of both owners and renters, the location of the unit and a mailing address. It also includes telephone numbers and email addresses unless the owner or renter has opted out of including them.
3. The directory may be used only by the residents of Lake Vista, and it may not be used for commercial purposes.
4. The Association website offers public information and a restricted section available only to owners. The directory is posted in the restricted portion of the website.

Use of Condominium Units

1. Each unit shall be used as a single-family residence.
2. No unit may be used for the operation of a commercial enterprise where employees, clients, customers or vendors enter the common areas or condominium unit.
3. No electronic equipment shall be permitted in any unit if it interferes with the electronic reception in another unit.
4. No garments, rugs, towels, clothing or other items shall be hung or shaken or displayed from the windows or other exterior portions of any of the buildings.
5. East Manatee Fire Rescue considers the Lake Vista buildings as multifamily. Accordingly, by law, no grills or any other heating devices can be used or stored on any lanai, balcony or covered area (including the interior of the condo, the parking garage and storage areas). The ONLY exception to this rule is that of single approved electric grill of no bigger than roughly 14 inches by 14 inches (comparable to a George Forman style grill).
6. The outside of each unit must be kept clean. Storage of any personal property such as bottles, cans, boxes, furniture, cleaning supplies or recreational items is not permitted.
7. No owner may let any person, other than a parent, child or grandchild, use or occupy a unit in the owner's absence except in accordance with this rule regarding Guest Privileges. The privilege to allow a guest to use a unit applies whether money is paid for the use or not. The privilege may not be used more than three times in a calendar year.
8. No owner may let any person use or occupy a unit in the owner's absence until all adults have provided their names, contact information and duration of stay to the Manager. In the event of a problem, guests may contact the Manager at 941.907.2214 or Progressive Property Management at 941.921.5393 x5.
9. Residents replacing a clothes dryer must use a Long Vent Dryer to discharge moisture at least 47 feet out of the residence building.

Rentals

1. The minimum rental term is 90 consecutive days
2. The number of residents in a rented unit is limited to two persons per bedroom and no more than four unrelated individuals.
3. No unit owner may rent a unit without providing the following to the Manager:
 - a. Completion of an Application of Approval for Lease signed by the owner and the renter
 - b. A \$100 application fee
 - c. A \$500 move-in deposit if the unit is unfurnished in the form of two checks of \$250, one for move-in and one for move-out
4. In the event that damage has occurred during move-in/move-out, the repair costs will be deducted from the deposit. Both owner and renter are jointly responsible for costs exceeding the amount of the deposit.
5. The owner is responsible to ensure that the renter has been given a copy of the Rules and Regulations.
6. No renter may assign or sublease without the written consent of the Board.
7. During the period of time that a unit is leased, the owner and his family and guests shall not have the right to use association property or common areas except as a guest of the renter or another resident.
8. An owner must notify the Manager at least five days prior to the expiration of the lease if the rental will be renewed and the terms of the renewal. The owner or renter must notify the manager of a move-out.
9. No renter or guest is permitted to bring pets or animals of any kind onto the premises (refer also to Pets and Wildlife Rule #1).

Common and Limited Common Areas

1. Common areas are all of the Association property outside individual units.
2. Limited common areas are portions of the common areas that are reserved by the Association for the use of one or more units, such as garages and assigned parking spaces, building lobbies and stairwells. Limited common areas access is restricted to the residents of that particular building, and their invitees.
3. Anyone using common areas must be respectful of all other residents and guests.
4. Common areas inside and outside of the buildings must be used for their intended purposes, and no articles belonging to residents or guests shall be kept there. Common areas must not be obstructed.

Signs and Displays

1. No signs, flags, pennants, advertisements, notices or other lettering shall be exhibited, inscribed, painted or affixed by any resident on any part of the premises without the written consent of the Board.
2. No articles belonging to residents may be displayed or kept outside of a unit.
3. An owner may nevertheless display a removable United States flag in a respectful manner and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day, a flag that represents a military service branch.

Move-in/Move-out and Delivery of Furniture and Appliances

1. Contact the manager at least 24 hours in advance of a move-in/move-out or delivery to provide padding for the elevator.
2. Trash from a move or delivery must be removed from the premises and disposed of by the owner or renter.
3. Walkways are not to be used for assembly of materials.
4. Materials must be stored in the unit or the unit's storage closet.
5. The owner and renter are responsible for cleaning or damage costs resulting from the move or delivery.
6. Permitted hours for moves and deliveries are Monday through Friday 8 a.m. to 5 p.m. unless otherwise authorized by the Manager.
7. Parking for moves and delivery is not permitted on the premises unless active loading and unloading are occurring.
8. Moving pods shall have a two-day limit when placed in the circular driveway in front of a building. The location of the pod must be approved in advance by the Manager.
9. Moving vans are not allowed to be parked in front of residential buildings overnight.
10. Furniture or appliance removal is the responsibility of the resident.

Repairs and Renovations

1. Construction work in units is limited to Monday through Friday 8 a.m. to 5 p.m. This includes but is not limited to fastening, nailing, sawing and demolition.
2. No material alterations of the interior or exterior of the unit which require a building permit are allowed without approval by the Board.
3. No hard-surfaced floor covering may be installed without the proper sound absorption material. Resulting sound and impact transference must have a coefficient equal to or better than Proflex 90. A sound and impact transference coefficient certification must be provided to the Manager prepared by a licensed design professional prior to the installation of any such hard-surfaced floor covering.
4. Residents shall not drill through concrete slabs for any reason unless prior written consent is obtained from the Board.
5. Residents shall not paint or otherwise change the appearance of any exterior wall, door, window, patio, balcony or other exterior surface; place any sun screen, blind or awning on any balcony or exterior opening; place any carpet, tile or other floor covering on a balcony without prior written approval of the Board.

Contractors and Service Providers

1. A contractor is anyone employed directly or indirectly by a resident.
2. Contractors must provide their own tools and equipment and cannot use Lake Vista shopping carts.
3. Contractors and service providers may park on the premises only while providing services. They cannot park in the garage except in a space owned, rented or controlled by unit for which they are working.
4. Service providers whose service interval is greater than one day are required to display an Association parking permit.
5. Any owner or service provider must complete and return to the office the Unit Modification, Alteration and Improvement form prior to work begin done.
6. All contractors MUST sign in daily at the office.
7. Contractors shall not set up tools or equipment in common and or limited common area. Contractors shall not use common and or limited common areas for their workspace.

Trash and Recycling

1. Residents must clean up after themselves and their guests and dispose of trash in designated areas.
2. Place trash in bags and deposit in appropriate chute located in trash room on each floor.
3. Place only recyclables in the newspaper and co-mingled glass, plastic and can chutes. Articles which will not fit properly in the chute should be placed outside of the double metal trash room doors located in the garages. Do not place boxes or bags that contain food of any nature on the garage level floor. (Vermin will tear the bags apart and make a mess.)
4. Do not leave trash, paper, boxes, etc. or recyclables on floor of trash rooms located in residence building floors.

Traffic and Motor Vehicles

1. The speed limit on the premises is 15 mph or 5 mph in the circular driveways and at the entrance and exits to the garages. Racing is prohibited.
2. Vehicles which by their condition do not meet minimum highway, safety or legal standards are not permitted in the garage or common areas.
3. Vehicle owners whose vehicles cause damage to common areas are responsible to pay the cost of any such damage.
4. Vehicle owners and unit owners are responsible for correcting soiled concrete caused by a vehicle leak. This includes removing traces of oil and payment to the Association for applying a non-transparent stain in the parking space or driveway in the affected areas if determined to be necessary by the Association.
5. Motor vehicles are not to be washed in the garages or in the circular drive in front of the residence buildings. See the Manager to make alternative arrangements.

Parking

1. Parking in garages is restricted to residents and their guests in the spaces assigned to their units.
2. All vehicles parked in the garages or common areas must have either a legible, numbered parking sticker or Visitor's Pass displayed on their vehicles or may be towed at the owner's expense.
3. No unit may keep and park more than two vehicles in the parking garage unless the owner owns, rents or controls enough parking spaces to accommodate the additional vehicles. Additional parking spaces may be available for purchase or rental.
4. No unit may keep and park more than three vehicles on the premises unless approved by the Board.
5. Automobiles, noncommercial passenger trucks not larger than pickup trucks, bicycles and the like must be parked only in the parking spaces assigned to each unit or such other parking space when designated by the association for such purposes. All other motorized vehicles, including but not limited to boats, motor homes and trailers shall not be parked on the premises.
6. Vehicles associated with a particular unit must use the spaces assigned to that unit.
7. A resident must have written permission to use a parking space owned by another, and a copy must be provided to the Manager.
8. No vehicle may use common area unmarked parking spaces (a space without a number on the wheel-stop) located in a residence building or elsewhere for the purpose of storing a vehicle. In addition, no vehicle may be parked in such a space for more than 7 continuous days.
9. Overnight guests whose stay exceeds 72 hours must obtain a Visitor's Pass from the Manager. This applies to parking anywhere on the premises.
10. Vehicles parked in the common areas or in garages must not contain exposed building materials or equipment visible to residents for more than 8 hours.
11. Pickup trucks used as passenger vehicles by a resident not exceeding 17' 5" (\pm 2") and 6' 11" in width may be parked within an assigned parking space.
12. Residents with pickup trucks are to park their vehicles in the spaces provided in the garage unless otherwise authorized by the Board.

13. Residents are to attempt to park vehicles centered from left to right within a parking space and so that the vehicle tires about the concrete wheel stop.
14. Vehicles are not to be parked in the circular driveway other than for loading and unloading or, in the case of a service agent, for the period of time needed to service or repair a unit or common area condition.
15. In the garage, the space directly adjacent to the railing is not marked and is to be used solely for loading and unloading.
16. Vehicles not parked in accordance with the above are subject to tow at any time without notice and at the owner's expense for towing and any storage.
17. Owners with Hybrid/Electric vehicles may charge their vehicles solely via a dedicated line from the owner's meter installed at the owner's expense by a licensed electrician. A Unit Modification, Alteration and Improvement Form must be submitted to the Association for approval beforehand.

Clubhouse and Pool Area

1. The clubhouse and pool area are open from 4:30 a.m. until 11 p.m. The clubhouse and pool area are closed from 11 p.m. to 4:30 a.m. A monitored intrusion alarm is activated by anyone present in the clubhouse during the closed hours.
2. The pool and spa are open ½ hour before sunrise and close ½ hour after sunset as they are not certified by the county for night usage.
3. All residents who use the clubhouse, grill, pool and spa must leave the area neat and clean and must place all trash in plastic bags and deposit the bags in trash rooms located on each floor or make special arrangements with the Manager.
4. No child under the age of 17 years is permitted to be in the clubhouse or pool area after 8 p.m. without being accompanied by a parent or guardian who is a resident of Lake Vista.
5. Guests of residents in the clubhouse or pool area shall not exceed six unless a guest roster is submitted to the Manager at least one day in advance. Approval of the roster is at the discretion of the Manager.
6. The clubhouse and pool area entries are permitted only by using an Association issued fob. The clubhouse may be entered from the pool area (for e.g., bathroom usage) with a brass key labeled “Do Not Duplicate” that is issued to each resident. The Manager reserves the right to deny access and use to anyone who has entered or attempts to enter using any other type of key or fob and may ask anyone in the clubhouse or pool area to show the key or fob for access. Anyone using a key or fob which is not authorized agrees to forfeit the key or fob and turn it over to the Manager at the time the infraction is discovered.
7. The Association reserves the right to inquire of anyone using the common areas to identify themselves and provide to the Manager their address, the unit they occupy or the unit for which they are a guest. Unauthorized persons must leave the premises if requested by the Manager. Any person not living at Lake Vista and not accompanied by a resident is not authorized to use the clubhouse, pool area or other common areas.
8. No music or amplified sound is to be played aloud on the pool area or in the clubhouse without written permission of the Board.
9. Use of the clubhouse sound system may be restricted if it is determined by the Manager that its use is causing annoyance to others in the pool or common areas. (Personal audio systems with earphones are recommended.)
10. No running, jumping or horseplay is allowed in the clubhouse or on the pool area or in the pools.

11. No games featuring the consumption of alcoholic beverages are permitted in the clubhouse, on the pool deck or in the pools.
12. No intimate displays of affection are to be exhibited in the clubhouse, on the pool deck or in the pools.
13. Children under the age of 12 years must be accompanied by an adult when using the clubhouse and pool area.
14. Residents may reserve use of the clubhouse for a private party as follows:
 - a. Reserved use is restricted to 4 hours.
 - b. The resident must sign an acknowledgment that the resident has read the clubhouse and pool rules.
 - c. Under no circumstances is the resident or any guest to post an entry code on the entry system pedestal or any other place.
 - d. Reserved use must be arranged not less than 7 days nor more than 4 months before the event.
 - e. Reservations are on a first come, first serve basis.
 - f. Residents must sign a usage agreement and provide a security deposit in the amount of \$300 in the form of a money order to be returned within 30 days after the event.
 - g. In addition, a \$75 nonrefundable payment is to be made at the time of the reservation so that a one-day entry code may be established for guests and to cover the cost of inspection services.

Use of the Pool and Spa

1. Pool and Spa Rules posted on the pool area at the entry gates must be complied with.
2. Persons using the pool or spa do so at their own risk. No lifeguard services are provided.
3. Tampering with fenced in pool equipment is dangerous, strictly prohibited and considered trespassing.
4. No person is allowed to climb the stone railing or any fence. No person is allowed to jump the pool entrance fence or gate to gain entry to the pool area.
5. Persons using the pool or spa must take a shower before entering.
6. Swimwear must be worn at all times. Each person is responsible for providing and maintaining his/her own swimwear and assumes the risk to its durability as a result of using the pool and spa.
7. No person may use the pool or spa if they are incontinent. No person may use the pool or spa if they are wearing or would normally wear a diaper or diaper-like device.

Pets and Wildlife

1. No renter or guest is permitted to bring pets or animals of any kind onto the premises.
2. Pets must be attended by a responsible individual of 12 years or older.
3. Pets must be on a leash.
4. Pets are not permitted in the clubhouse or pool area.
5. Pet walkers must carry plastic bags, clean up after their pets and dispose of excrement in the designated Pet Disposal Stations.
6. Do not feed alligators, sand hill cranes, other birds, raccoons or other wildlife.

Smoking/Electronic Cigarettes

1. No smoking is allowed in the clubhouse or pool area.
2. Smoking is not allowed in lobbies, elevators, walkways, garages, or stairwells.

Noise and Nuisances

1. Excessive noise or other nuisances which are a source of annoyance to residents are not allowed. Noise is one of the more common complaints of condominium residents. Please be sensitive to the feelings of your neighbors and do not cause excessive noise. Residents should be understanding and tolerant of occasional higher noise levels than they prefer.
2. Quiet must be maintained from 11 p.m. until 8 a.m.

Fines

1. In addition to other remedies that may be available, the Association may enforce compliance with the Rules and Regulations by imposing fines.
2. The Association may levy fines against an owner for the failure of the owner, his guests or renters to comply with the Declaration, the Bylaws or the Rules and Regulations of the Association.
3. No fine shall be imposed until the owner has been given notice and an opportunity for a hearing before the Fine Committee, composed of other owners. The committee will determine whether the fine proposed by the Association is reasonable.
4. A fine may not exceed \$100 per day per violation up to a maximum amount per violation of \$1,000.

Emergencies

1. In the event of an emergency, follow the instructions of any first responder and the Manager. Do not interfere with their efforts.
2. Be prepared for expected emergencies, such as hurricanes or other severe weather.
3. Windows and sliding glass doors at Lake Vista are impact resistant glass. Because of this, hurricane shutters are not required.
4. The exception to the above is the transom glass located above each unit entry door. Each unit owns an aluminum panel that can be placed over the transom glass for hurricane protection. The panels for the units on each floor are stored in the trash rooms on that floor. The Association will install these panels. If the owner chooses not have the panel installed or removes it, it will be the responsibility of the owner to install or reinstall it in the event of a hurricane.

Fire Safety

1. No fires are permitted in the common areas.
2. The Association has a fire alarm system that is maintained and monitored by an alarm monitoring company. It is inspected and certified annually. The alarm system is not normally inspected by Manatee County, however its operation is governed by the county.
3. The Association has a fire sprinkler system which is inspected annually and which is connected to the fire alarm system.
4. The fire alarm system emits a loud warning in the event of intense heat, fire or smoke in the common areas. Intense heat in a unit's kitchen will also trigger the building fire alarm. This alarm automatically summons the Fire Department. The alarm system also emits a signal when there is a problem with the fire safety equipment. This is a trouble alarm, and it is monitored by the security company and the Manager, who identify the problem and arrange for repairs.
5. If there is a fire alarm, everyone must leave the buildings by and stay outside until told that it is safe to re-enter.