

COUNTRY CLUB CONDOMINIUM VI AT EAST BAY  
CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

1. Units shall be used only for residential purposes; there shall be no business or commercial use of any unit.
2. No unit shall be occupied at the same time by more than a single family, its servants and guests. A single family shall mean either a single person occupying a unit and maintaining a household, or two to four persons related by blood, marriage or adoption occupying a unit and living together and maintaining a common household, or not more than two unrelated persons occupying a unit.
3. No unit shall be rented or leased except as permitted in the Declaration of Condominium.
4. Clothes dryers must meet the safety requirements of Pinellas County Building Department.
5. No nuisances or any use or practice that is the source of annoyance to residents shall be allowed to exist upon the condominium property.
6. No immoral, improper, offensive or unlawful use shall be made of the condominium property nor any part of it, and all laws and regulations shall be observed.
7. The common elements and limited common elements shall be used only for the purpose for which they are intended. They shall not be obstructed, littered, defaced, or misused in any manner.
8. No unit owners shall permit any use of his unit or make any use of the common elements that will increase the cost of insurance on the condominium property.

9. No unit shall be divided or subdivided for purposes of sale or lease.

10. No animals of any kind shall be raised, bred or kept in any unit, except that dogs, cats, birds, fish and other common household pets may be kept subject to the following limitations:

a. The Board shall have the right to determine what constitutes a "common household pet".

b. Dogs, Cats and Birds –

Only two pets in this category may be kept, except that resulting litters may be kept for up to eight weeks after birth. Dogs and cats may not exceed 25 pounds. Birds may not exceed two pounds.

c. Fish –

The collective capacity of all aquariums in a unit shall not exceed 50 gallons.

The Association shall have the right to establish any different policy concerning pet ownership which it deems advisable in its sole discretion; provided, any change in such policy shall not be retroactive and shall not cause any pet living in the Condominium to be automatically banned from the Condominium. Pets are permitted to be walked only in designated walking areas, or, if none, in the common area, provided they are on hand-held leashes. The rights hereby granted, shall be subject to any and all regulations concerning animals that may be established from time to time by the Association. Any violation of the rules governing the right to have pets may result in a revocation of the right to keep the pet. A unit owner shall be responsible for all violations of this rule, and said unit owner shall be subject to such fines or penalties as the Association may impose for each violation. Tenants are not permitted to have pets.

11. Upon entering into a lease agreement, the unit owner waives in favor of the tenant any right to use the recreational facilities. A tenant of any owners shall have the same right to use the recreational facilities as the owner and shall abide and be bound by the same restrictions, covenants, conditions, rules and regulations as the owner.

12. No "For Sale" or "For Rent" signs or other displays or advertising shall be maintained on any part of the common elements, limited common elements, units or on any vehicle.

13. All drying or hanging, for any purpose, of clothes, towels, or other unsightly objects by line, rack, or otherwise, which is visible outside the unit, shall be prohibited.

14. No exterior antennae or aerals of any type shall be erected.
15. No rubbish, refuse, garbage or trash shall be allowed to accumulate in places other than the receptacles provided.
16. Parking in the Condominium shall be limited to passenger automobiles, passenger station wagons, vans, trucks under one ton in weight, and golf carts. Unit owners and tenants will be permitted to park only two vehicles per unit in the Condominium area. All other vehicles, trailers and similar objects and matters not specifically authorized herein shall not be permitted in the Condominium area. This prohibition on parking shall not apply to temporary parking of trucks and commercial vehicles for pickup, delivery and other commercial services as may be necessary. This Section shall not apply to the vehicles of Developer or its designees to the extent that such vehicles are engaged in any activity relating to construction, development, maintenance or marketing of the Condominium or of Country Club at East Bay Homeowners' Association, Inc., in general. Garage doors must be closed when not in use.
17. No reflective film or other type of window treatment shall be placed or installed on the inside or outside of any unit without the prior written consent of the Board.
18. Any draperies, curtains, blinds, shades or other window coverings of any type or kind placed or installed in any and all exterior windows of any unit shall have a white colored surface or drape lining facing the outside. It is the intent of the Association to maintain uniformity in the exterior window appearance of all units and buildings in the condominium.
19. All major repairs to any plumbing or to electrical wiring within a unit shall be made by plumbers or electricians authorized to do such work by proper governmental authorities.
20. Pest control for the common areas, limited common areas and individual units shall be under the direction and control of the Board of Directors. Entry for pest control service during daylight hours shall not be denied by the unit owner or tenant.
21. The "conspicuous place on the condominium property" for the purpose of posting meeting notices is hereby declared to be the central mail box and information center.
22. With respect to the installation and/or repair of hurricane shutters which may be installed on the condominium property, the Association hereby adopts the Rules and Regulations of the Country Club at East Bay Homeowners' Association, Inc., relative to same.

23. Each unit owner requesting to speak or comment on any specific item listed in the agenda for any meeting of the Association shall submit, in writing, to the Board of Directors, at least twenty-four (24) hours prior to the opening of the meeting, the statement or comment he/she desires to make at the meeting. The speaker will be allowed a maximum of three (3) minutes for his/her comments.

24. Each unit owner requesting to either audio or video record any meeting of the Association shall submit, in writing, a request to do so at least twenty-four (24) hours prior to the opening of the meeting and agree, in writing, to the following standards:

Initials

A. I agree that the recording equipment shall not produce distracting sound or light during the meeting..... \_\_\_\_\_

B. I agree that all equipment shall be stationary when assembled and shall be assembled prior to the commencement of the meeting ..... \_\_\_\_\_

C. I agree and understand that I will not be permitted to move about the meeting room in order to facilitate the recording ..... \_\_\_\_\_

D. I agree and understand that a written request to record must be submitted and approved by the Board of Directors at least twenty-four (24) hours prior to the commencement of the meeting ..... \_\_\_\_\_

E. I agree to allow the Association the right to copy the audio or video tape, in its entirety, at the discretion of the Board of Directors and the cost of the Association if requested, in writing, from the Board of Directors ..... \_\_\_\_\_

25. Working hours in units for anyone including owners doing noise producing alterations is from:

8:00 am to 5:00 pm Monday thru Friday

10:00 am to 5:00 pm Saturday

No heavy construction or loud noise is permitted on Sunday.

26. Any expenses incurred during a move in and/or a move out will be applied to all deposits collected before being released.