WEST SHORE VILLAGE

RULES & REGULATIONS

April 2024

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TABLE OF CONTENTS

I.	ADHERENCE TO RULES AND REGULATIONS	2
II.	DEFINITIONS	2
III.	BOARD OF DIRECTORS	3
IV.	PARTICIPATION IN BOARD MEETINGS	3
V.	UNIT ACCESS BY MANAGEMENT	3
VI.	DUES – MAINTENANCE FEES	3
VII.	SALES	4
VIII.	RENTALS & GUESTS	4
IX.	HOME BASED BUSINESSES	5
X.	MAINTENANCE & HOMEOWNER IMPROVEMENTS	5
XI.	PATIOS & ENCLOSURES	7
XII.	LANDSCAPING	8
XIII.	ELECTRONIC HOME MONITORING DEVICES	9
XIV.	GARBAGE COLLECTION	10
XV.	GATE POLICY & PROCEDURES	10
XVI.	GARAGES	11
XVII.	PARKING	11
XVIII.	ROADWAYS	13
XIX.	PETS & ASSISTANCE ANIMALS	13
XX.	SIGNS & FLAGS	14
XXI.	NOISE	14
XXII.	RECREATION FACILITIES	14
XXIII.	FINING PROCESS AND WSV COMMITTEE	16
XXIV.	RELEVANT LEGISLATION & RESOURCES	16
XXV.	TABLE OF UPDATES	18

I. ADHERENCE TO RULES AND REGULATIONS

These Rules and Regulations described herein have been adopted by the Board of Directors of West Shore Village for the benefit of all owners, renters, visitors, and guests to ensure a desirable atmosphere in our community. They may be amended by action of the Board.

West Shore Village is a residential condominium community. The acknowledgment of the information included in this book and an agreement to abide by these rules must be signed and dated by all new owners, tenants and long-term guests, at the time of an orientation/interview. This will remain on file with West Shore Village.

II. DEFINITIONS

Common Elements include (a) the Condominium Property and the improvements thereon not included in the Units; (b) tangible personal property owned by the Association and required or useful for the maintenance and operation of the Common Elements, i.e., the Condominium buildings (walls, roofs, etc.) and the grounds immediately underneath them, less the actual Condominium units themselves.

Limited Common Elements means and includes those Common Elements which are reserved for the use of a certain Unit or Units to the exclusion of other Units, i.e., garages, storerooms and patios assigned to each unit for exclusive use.

Florida Law: *The Condominium Act, Chapter 718 Florida Statutes,* governs condominiums in the state of Florida.

Governing Documents: consists of the Declaration of Condominiums, Articles of Incorporation, and the By-Laws. These are the instruments filed with the Clerk of the Court by which a condominium is created and governed. These may be amended from time to time following strict procedures. If in conflict with State or Federal Law, the Law will prevail.

Approvals: Any approval identified in this document must be in writing, whether specifically stated or not.

Guest: Short Term - One who remains overnight for up to 30 days.

Guest: Long Term - One who stays over 30 days. All Long-Term Guests must be registered at the office and obtain the proper documentation, including a background check.

Maintenance Fee: The assessment for each unit's share of the yearly budget to operate West Shore Village. These fees are payable monthly.

Property Manager: A firm engaged by the Association for the purpose of conducting all Association business under the direction of the Board of Directors.
It is currently: Resource Property Management (RPM):
Isla Del Sol Office
5901 Sun Blvd., Suite 103, St. Petersburg FL 33715
727-864-0004 RPM Portal: home.resourcepropertymgmt.com

Owner: One who has purchased or acquired by other means a West Shore Village unit. This includes all persons who are listed on the Title (Deed).

Tenant: One who is renting or leasing a unit from a West Shore Village owner and holds a valid leasing agreement with the owner.

Voting Member: An individual designated to vote on behalf of a unit owned by more than one person or on behalf of a Trust.

Resident: A person who resides in a unit either as an Owner or as a Tenant.

WSV Website: West Shore Village website, www.westshorevillage.net

III. BOARD OF DIRECTORS

The Board of Directors governs our Association and is elected at the Annual Membership Meeting in March each year. Each Village elects two Directors for a period of one year. A Director-At-Large is elected by all voting members for a period of one year. The officers of the Association are elected by the Board of Directors.

IV. PARTICIPATION IN BOARD MEETINGS

All owners may attend Board meetings, which are held on the third Thursday of each month unless otherwise noted. Owners may participate by requesting to speak at the designated times for Public Comments, and immediately before a vote is taken by the Board, for a period of three minutes. They may speak only to those items listed on the published agenda.

V. UNIT ACCESS BY MANAGEMENT

The Board of Directors or its agents, employees and Property Manager may enter a unit, upon a reasonable notice and time, under the following circumstances:

1. For the purpose of maintenance, inspection, repair, replacement or improvements within the unit or its Common Elements.
2. In the case of an emergency threatening the unit or a Common Element. If no key is available, staff will force entry. Owner will be responsible for any damages.

Residents are strongly encouraged to have a key on file with the office for any situation that requires emergency entry in their absence. The key will be registered and kept in a locked location in the Association office.

VI. DUES – MAINTENANCE FEES

In order to have a budget sufficient to operate West Shore Village, every owner is assessed an annual maintenance fee payable monthly for this purpose.

1. Maintenance fees are due on the specified date (currently the 1st of each month) and are considered late if received beyond 10 days after that date. A late fee and interest will be charged for each delinquent installment in accordance with the Governing Documents.
2. Checks are to be made payable to West Shore Village Master Corporation and must be in U.S. currency.

3. Any check returned from the bank (or automated payment rejection) for any reason will incur bank charges and processing fees which will be charged back to the unit owner.
4. Florida Statute Chapter 718[1] and our Governing Documents require that the Association collect all maintenance fees and special assessments. Any delinquent maintenance fee or special assessment not satisfied will go to a claim of lien and/or foreclosure against the unit in accordance with the Collection Policy, available on the WSV Website.
5. Due to unforeseen circumstances, operational needs may exceed available funds. In such a case, the Board of Directors determines the amount of the assessment and how to levy it.

VII. SALES

In accordance with the Governing Documents, sales of units shall be as follows:

1. All sales, leases, gifts and devise or inheritance are subject to approval by the Association. Potential owners shall be subject to a background check.
2. Owners shall notify the Property Manager in writing of their intent to sell.
3. All sales activity shall be conducted by appointment only. Unit owners and their representatives may not advertise unit sales or rentals through signs or other displays.
4. The owner is responsible for providing all Association Documents, Bylaws, and Rules & Regulations to the contracted purchaser.
5. The owner shall give the Property Manager not less than 15 days written notice prior to closing the sales transaction.
6. All sales applications must be submitted on the form "Request for Approval of Sale or Transfer" and be accompanied by a non-refundable fee of $100.00, which is for a background check and processing fee. Forms are available on the Resource Property Management Portal.
7. Contracted buyers must attend an orientation/interview prior to closing and will be contacted by a member of the Board of Directors to arrange for the interview.
8. Units may be used for residential purposes only and corporations may neither own nor occupy any unit.
9. No one may own more than three (3) units in West Shore Village. If three units are owned by the same individual(s), they must reside in one of them.

VIII. RENTALS & GUESTS

1. Except for Short Term Guests**,** no unit in West Shore Village shall be rented, leased or otherwise occupied by non-owners without prior written approval by an Officer of the

[1] http://www.leg.state.fl.us/statutes/index.cfm?App_mode=display_statute&URL=0700-0799/0718/0718.html

Association. Doing so without such approval will void any lease agreement and subject the owner to sanctions and/or fines.

2. No unit may be rented or leased for one (1) year from the date of Transfer of Title.
3. No unit may be rented or leased for less than 6 months.
4. All rental applications must be submitted on the form "Rental Application Approval" and be accompanied by a non-refundable fee of $100.00, which is for a background check and processing fee. Forms are available on the Resource Property Management Portal or from the Property Manager.
5. The owner shall give the Property Manager not less than 15 days written notice prior to the start date of the lease.
6. All new tenants must attend an orientation/interview before the lease application can be approved.
7. Any Long-Term Guests are required to register with the Property Manager, are subject to a background check, and must attend an interview. A $100 processing fee for a background check is required.
8. Tenants or Long-Term Guests returning within a three-year period are excluded from background checks. For tenants, a new rental application must be provided.
9. When an Owner rents their unit, the rights to use all facilities are passed to the Tenant. The Owner remains responsible for all fees and assessments.
10. Failure by Owners to follow the above procedures will result in sanctions and/or fines. Failure by Tenants or Guests to follow the above procedures will result in the loss of access to West Shore Village.
11. Owners will be held responsible for any damage done to common areas by Tenants or Guests.

IX. HOME BASED BUSINESSES

No home-based businesses are allowed if they use the Association's common resources, (e.g., water) or if they bring outside clients (e.g., beauty salons, car detailing, etc.).

X. MAINTENANCE & HOMEOWNER IMPROVEMENTS

1. There shall be no material alteration or substantial additions to the Common Elements, Limited Common Elements, or the Association property, except in a manner provided in the West Shore Village Declarations of Condominium and in compliance with procedures for applications and approval of homeowner improvements.
2. An Owner proposing a material alteration or addition to a Common Element must complete the required form "Request for Installation, Alteration or Improvement," available on the WSV website. Submit the application to wsvbb1@gmail.com with a

copy to the relevant village's Directors, or to the Clubhouse office. The application must be approved by the Board before work can commence.

3. Do not stop or interfere with any workers or contractors working within West Shore Village.

4. The exterior of each of the following items must be well maintained and kept in good repair, by the unit owner, at the unit owner's expense: Open or enclosed patios, existing pavers, all screens and windows, retractable awnings, awnings above entrance doors and windows, screen doors, storm doors, all window treatments, patio fences, approved flag poles and legally permitted flags. Exterior areas must be free of garbage, debris, or any unsightly items that are in view of other units.

5. Exterior building walls are Common Elements and may not be altered.

6. Unit owners are responsible for maintenance, repair, and replacement of:

    1. The Unit's interior, which includes all interior surfaces, and anything affixed to them such as fans, cabinets, etc.

    2. All interior electric wiring, including air conditioners, A/C switch affixed to a wall near the building A/C unit, circuit breakers, and doorbells.

    3. All interior plumbing and drainage that services the unit, except for plumbing that also services additional units in the same building.

    4. Windows, window screens, screen doors, patio doors, hurricane shutters, awnings, and patio enclosures. Except for screens, the owner must complete the required form "Request for Installation, Alteration or Improvement," available on the WSV website and submit the application to wsvbb1@gmail.com with a copy to the relevant village's Directors, or to the Clubhouse office. The application must be approved by the Board before work can commence. Except for screens and screen doors, installation must be performed by a licensed contractor.

    5. Gutters affixed to a lanai: the Association cleans these. Installation, repair and replacement are the owner's responsibility.

    6. All locks, which includes the unit's entrance, mailbox, the garage door's manual lock, the automatic garage door opener and emergency release.

    7. Any problems or damage caused by installation of fences, enclosures, hurricane shutters, awnings, and landscaping.

    8. Damage resulting from violation of Association Rules and Regulations, Governing Documents, and any vandalism or destruction of Association property by owners, guests, or tenants. The owner may also be responsible for any legal fees incurred by the Association resulting from such violations, damages, or collection costs.

9. If any non-approved work is determined to have caused a structural problem within the building or created any sort of detected hazardous situation, the owner will be held responsible for costs and damages and may be fined over and above said costs and damages. The owner shall pay for any insurance deductible that may have been assessed to the Association by their insurance carrier in regard to any claims resulting from the non-approved work.

7. The Association is responsible for the maintenance, repair, and replacement of:
   1. The plumbing and drainage outside the unit walls and under the unit floors. This includes plumbing that services more than one unit in a building.
   2. Garage doors, including springs, cables, bottom gasket and rollers.
   3. Gutters, except for those affixed to a lanai. (See #5 above)
   4. Reserve equipment: Electric meters, outside lights and bulbs, decorative shutters, mailboxes, and gutters attached to a building.
   5. Cleaning of dryer vents, from the wall up to the roof. The dryer hose is the owner's responsibility.

8. Replacement of unit entrance door/frame: Prior to replacement of a unit entrance door, the owner shall submit the completed form "Request for Installation, Alteration or Improvement," available on the WSV website, via email to wsvbb1@gmail.com with a copy to each of the relevant Village Directors, or to the Clubhouse office. The owner must receive written approval from the Board before work can commence.
   a. The replacement door must adhere to fire and safety standards and be installed by a licensed contractor.
   b. If the replacement is necessary due to entrance door and/or frame deterioration, the Association will reimburse the owner for the cost of the entrance door/frame, including the installation, up to a maximum of $250.

9. For maintenance, repair or replacement of items that are the responsibility of the Association, residents shall complete and submit an online or paper maintenance request/work order.

10. Only Association employees and contractors are allowed on the roof of any building.

XI. PATIOS & ENCLOSURES

1. Patios are Limited Common Elements for the exclusive use of the unit occupant. They may be enclosed, following strict specifications, if approved by the Board of Directors. After enclosing the patio, the maintenance of the structure and its enclosed area becomes the responsibility of the owner. The removal of debris from gutters, downspouts and roofs is the responsibility of the Association.

2. Prior to installation or replacement, owners must:

a. Complete the required form "Request for Installation, Alteration or Improvement," available on the WSV website. Submit the application to wsvbb1@gmail.com with a copy to the relevant Village Directors, or to the Clubhouse office. The application must be approved by the Board before work can commence.

b. Upon approval, all work must be completed within 90 days, or the owner must reapply or request an extension in writing.

3. All improvements must conform to current industry standards and local and state building code requirements.

4. The design and construction of sunrooms (lanais, patio covers, or enclosures) shall conform to a non-habitable space category as defined by Florida Building Code (www.floridabuilding.org) Section 1202.1. The top of the aluminum roof panels must be at least 3" below the intersection of plywood deck and fascia board to allow for aluminum flashing to be installed under the metal drip edge face, or on prepared masonry walls on 2 story buildings. The wall height shall not exceed 96". Any revisions or updates to state or local building codes following the date of this publication supersede the above language.

5. Any new construction must be uniform in its exterior appearance to existing sunrooms in West Shore Village.

6. All contractors must be licensed and have proper insurance.

7. The owner must get applicable permits and display them properly.

8. Patio fences must be horizontal basket weave PVC slats 3 – 4 inches wide; the color shall be either white or light beige. The height of the fence shall not exceed 6 feet from the ground level.

9. In compliance with an addendum of the Association's Governing Documents recorded at the Pinellas County on April 17, 1998, the Association will not permit construction or extension of patio slabs and patio enclosures beyond what exists in this addendum.

XII. LANDSCAPING

1. The WSV landscaping crew is authorized to trim and clip all shrubs and small trees in the WSV complex without resident interference.

2. Nothing shall be placed in, on, or near any landscaped common area that prevents or impedes WSV landscaping crew from performing their regular landscaping work. Yard ornaments must be tasteful in design and agreeable to residents in the immediately surrounding area.

3. Special requests to alter regular staff trimming or clipping of shrubs or trees in any common area shall be submitted as a maintenance request/work order and will be reviewed by the Landscaping Committee.

4. All requests for landscaping additions, removals or changes in common area grounds must be submitted on the "Application for Landscaping/Planting" form, available on the WSV

website and submitted by email to wsvbb1@gmail.com, with a copy to the relevant Village Directors, or dropped off at the Clubhouse office.

a. Landscaping requests that comply with the current list of acceptable in-ground plantings may be approved by the landscaping crew Lead.

b. All other requests will be reviewed by the Landscaping Committee. The Committee will submit requests deemed appropriate to the Board with recommendations. Work cannot commence until approved by the Board.

XIII. ELECTRONIC HOME MONITORING DEVICES

Electronic home monitoring devices (e.g. garage cameras, video doorbells) are devices intended to deter crime to a resident and their personal property.

1. With the exception of video doorbells connected to existing front doorbell wiring, all electronic home monitoring devices attached to any Common Element or Limited Common Element are considered architectural modifications/homeowner improvements, and must receive approval from the Board of Directors **prior to installation.**

2. Any devices approved:

   a) must comply with any and all state and federal statutes, including but not limited to those contained in XXIV/6: *Relevant Statutes related to Home Monitoring Devices.*

   b) must be set up in a way to preserve the privacy of neighboring residents and their guests

   c) may not be trained to observe their neighbors' windows, patios or any other areas where privacy is expected

   d) may not employ any motion detector that triggers either light or sound

3. In addition to the above, any garage camera:

   a) must be unobtrusive in style

   b) must be no larger than 3 inches wide by 3 inches high

   c) must be white or off white in color

   d) must be mounted above the garage door

   e) must not puncture or otherwise alter any roofing material or gutter

   f) must not utilize any electrical power from the garage area or garage meters

4. Images captured by home monitoring devices must not be made public.

5. The Association may at any time request a view from any home monitoring device attached to a Common Element or Limited Common Element to ensure compliance with the requirements above, and may remove any device if this requirement is not met.

XIV. GARBAGE COLLECTION

1. Garbage collection begins at 8:00 a.m. on Mondays and Thursdays except for holidays. Pick-up will then be on the next normal workday.
2. All garbage is to be properly bagged in plastic garbage bags (NOT GROCERY BAGS) sized 13 gallons or larger. All bags must be securely tied and placed outside your garage door on the morning of pick up.
3. All pet litter must be double bagged.
4. Trash may not be put out at night unless it is in a tightly closed trash can. Open trash attracts rodents, raccoons, and roaches.
5. Any bags that are broken open or infested will not be collected, and the resident will be responsible for cleanup.
6. Except for pick-up days, all garbage cans must be stored inside.
7. Household furnishings, fixtures and plant clippings are not considered garbage and are not to be set out with the garbage. The staff will not remove these items.
8. All trash cans must be kept clean from loose trash and odor. Any foul odor container will be identified, and if not cleaned, will not be picked up.
9. Please keep in mind that our WSV staff picks up your trash and should not be subjected to hazardous or infectious materials.
10. All cardboard boxes must be flattened and neatly stacked, or they will not be picked up.
11. Periodically a large dumpster from the City is available at the south end near the trash area. These are for disposal of various household items and old furniture and fixtures. Dumpsters are not to be used for normal garbage, large appliances, or debris resulting from contractor construction/remodeling, which is the responsibility of the unit owner.
12. Clippings, leaves, branches, etc., should be piled at the roadside by the owner's unit for pickup by staff. Do not bag these items.

XV. GATE POLICY & PROCEDURES

1. Every owner is entitled to two gate remotes.
2. Upon sale of their unit, owners will be required to turn in their gate remotes to the real estate agent. The remote will then be issued to the new owner(s) of that unit.
3. A tenant moving into West Shore Village shall receive one gate remote per vehicle from the Unit Owner, for up to two vehicles.
4. Under no circumstances shall non-residents be authorized a gate remote.
5. A fee of $100.00 will be charged for lost or damaged gate remotes.
6. Residents shall inform the Property Manager as soon as a gate remote is lost or stolen, so that it can be deactivated.

7. Replacement or repairs of remotes are handled by the Property Manager.
8. If there is a vehicle waiting at the Visitor call box, residents entering the property shall not open the gate until the vehicle enters the gate or leaves.

XVI. GARAGES

1. Garages are assigned Limited Common Elements for the exclusive use of the unit owner/resident as defined by the By-Laws.
2. Any owner wishing to install a garage divider shall submit the "Installation, Alteration or Improvement" form available on the WSV Website, by email to wsvbb1@gmail.com with a copy to the relevant Village Directors, or dropped off at the Clubhouse office. Board approval is required before work can commence. Garage dividers cannot encroach on an area of the adjacent garage.
3. Garage doors are to be kept closed and locked except when someone is in the garage.
4. Do not infringe on a neighbor's assigned garage space.
5. Garages are not to be used for any commercial purposes.
6. Garages shall not be rented or leased except in conjunction with a lease of the Unit.
7. Residents may not allow non-residents to store cars, furniture etc. in their garages.
8. Residents are responsible for damages incurred to garage doors by them or their guests.
9. Garage doors with automatic door openers must be equipped with an emergency release. Garage doors without automatic openers must have a manual lock.
10. Manual locks, automatic garage door openers and emergency release installation and repair are the owner's responsibility.
11. Owners are responsible for all damages caused by their vehicles including leaking of fluids on the garage floor, on roadways, or in parking areas.

XVII. PARKING

1. A maximum of two vehicles per unit are allowed to be parked on WSV Property.[2]
2. Residents must park their vehicles in either their garage or their driveway.
3. Vehicles parked in driveways must not block vehicles in other units from entering or exiting their driveways.
4. Under very limited circumstances, the Board of Directors may assign a substitute parking space to a Unit Owner. All substitute parking spaces must be reviewed and approved by the Board.

[2] Prior to April 2022, certain owners received permission and parking stickers for more than two vehicles. These owners and their vehicles are on record at the WSV Office.

5. A motorcycle is considered a vehicle unless it can be parked simultaneously with another vehicle in the same space.
6. An owner may have a written agreement to use another owner's assigned space when it is otherwise vacant. A copy of such permission must be kept on file at the Association.
7. All vehicles registered to residents of West Shore Village must display an authorized WSV parking sticker in the lower left-hand corner of the windshield. Parking stickers are issued by the Association upon receipt of a written request.
8. In order for accurate records to be maintained, residents must notify the Association in writing when moving a vehicle sticker to a new or replacement vehicle.
9. Stickered vehicles must display a valid license plate.
10. All vehicles parked in driveways, visitor parking areas, or any other open location in the community must be in operable condition, without any obvious damage or rust, and not unsightly.
11. Vehicles parked anywhere in WSV without an authorized WSV parking sticker, Visitor Parking Pass, or in a designated "No Parking" area will be issued a Violation notice and given 24 hours to comply, and thereafter will be subject to towing at the owner's expense. Any Village Director is authorized to post a Violation notice on the vehicle.
12. Overnight guests must display a filled-out Visitor Parking Pass on the dashboard to be allowed to park in one of the designated Visitor Parking areas. A Visitor Parking Pass is available on the WSV website, from your Village Director, or the Clubhouse office.
13. Residents may park in designated Visitor parking for up to 4 hours. Residents may not park in Visitor parking overnight.
14. Residents must park any of their vehicles with commercial/business signage in their garage.
15. Temporary parking of boats, RVs, trailers, storage containers etc., will be allowed for up to 72 hours if approved in writing by a Village Director. The written permission must be displayed.
16. Parking spaces at the Association's Clubhouse are for Association vehicles and for people using the Clubhouse or attending special functions. These parking spaces are not to be used for overnight parking.
17. If there is no special function scheduled at the Clubhouse, a visitor/guest may park their vehicle in one of the Clubhouse parking spaces for up to 72 hours. The vehicle must display a completed Visitor Parking Pass.
18. Parking on the grass is prohibited except in designated Visitor Parking areas.
19. **Exceptions to the Parking Rules above may be allowed if approved by the Board of Directors at a regularly scheduled Board meeting.**

XVIII. ROADWAYS

1. Roads are a Common Element and maintenance is the responsibility of the Association.
2. The Speed Limit is 19 MPH.
3. Pedestrians and cyclists have the right of way.
4. No parking is permitted on any roadway or in any area designated with a "NO PARKING" sign.
5. Temporary parking is allowed for moving vans, maintenance, or repair vehicles.
6. No tractor trailers are allowed in West Shore Village due to roadway weight restrictions.
7. Roadways must remain clear at all times to allow passage of emergency vehicles.

XIX. PETS & ASSISTANCE ANIMALS

1. Only the following pets may be kept in any unit:
    a. One dog or one cat not to exceed 25 pounds at maturity
    b. Tropical fish
    c. Birds
2. Owners must register their unit's dog or cat with the Association. The form is available on the WSV website.
3. All pets must be leashed when outside the unit. Tethering of pets is not allowed.
4. No pet shall be allowed in any recreation area of West Shore Village.
5. All animal feces must be picked up by the person walking said animal.
6. Owners are responsible for any costs incurred by pets that cause damage to West Shore Village property.
7. Keeping of farm or wild animals is strictly prohibited.
8. No animal shall be kept for the purpose of breeding or raised commercially on West Shore Village property.
9. Condominium associations are subject to the Fair Housing Act and U.S. Department of Housing and Urban Development regulations, which define two categories of animals that are exempted from restrictions stated in the association documents for pets:
    a. Disability Assistance Animals: These are animals who have received specialized training to assist an individual with a disability defined by a valid medical report. The medical report must state the nature of the disability and how the animal is needed to assist its owner in daily tasks. Federal HIPPA privacy rules apply to any board member who has access to this information, and substantial fines can be imposed for any disclosure.

b. Emotional Disability Assistance Animals: The owner must provide a report from a caregiver, psychiatrist, psychologist, social worker, or other mental health professional indicating the need for the animal that provides emotional assistance and stability. Documentation from the internet is not, by itself, sufficient to reliably establish that an individual has a non-observable disability or disability-related need for an assistance animal. The same privacy laws and potential penalties mentioned above also apply to this category.

c. It is important to note that neither category above is considered to be a pet and pet rules do not apply to assistance animals.

10. The lack of such documentation for non-observable disabilities will be grounds for requesting a removal of the animal.

11. According to the Florida Statues, "A person who knowingly and willfully misrepresents herself or himself, through conduct or verbal or written notice, as using a service animal and being qualified to use a service animal or as a trainer of a service animal commits a misdemeanor of the second degree".

12. Owners must register the assistance animal with the Association.

XX. SIGNS & FLAGS

1. No signs may be displayed, except those indicating security system installations.

2. No flags may be displayed except for those named in Florida Statute 718.113.

3. Maintenance staff will be instructed to remove all non-conforming signs or flags placed anywhere on West Shore Village property.

XXI. NOISE

1. Consistent with local ordinances, no resident, visitor, or guest shall play or permit to be played any radio, television, instrument or other device loud enough to be an annoyance to their neighbors.

2. Construction activities are allowed between the hours of 8:00 AM to 6:30 PM, Monday through Saturday.

3. No fireworks may be set off anywhere on West Shore Village property at any time.

XXII. RECREATION FACILITIES

1. WSV Recreation Facilities, i.e., Clubhouse, swimming pool, billiard room, picnic area, tennis courts, and shuffleboard courts are Common Elements available for Association functions and for residents (including their guests) who are in good financial standing with the Association (e.g., up to date on maintenance fees, special assessments, fines, etc.).

2. Users of WSV Recreation Facilities must follow all posted rules.

3. Children under 12 years of age must be accompanied by a parent or guardian when using any of the recreation facilities.

i. CLUBHOUSE

1. Street clothes and shoes must be worn in the Clubhouse.
2. To conform to the Florida Clean Indoor Air Act[3], no smoking or vaping is permitted in the Clubhouse at any time, including any private functions.
3. No firearms are permitted to be brought into the Clubhouse.
4. All functions must comply with federal, state, county, and city ordinances.
5. The Clubhouse is available to residents for private functions. The resident must be present at the event. The Clubhouse is not intended for use by outside organizations or businesses.
6. Requests for private use of the Clubhouse Hall are made through an application form available on the WSV Website. In order to reserve a date, the application must be accompanied by a cash deposit of $200 against damages and cleaning. All private Clubhouse use must be approved by a member of the Board of Directors.
7. Tenants must have the owner countersign the application for Clubhouse use since the owner will be held responsible for the actions of their tenants.
8. When the Clubhouse is reserved and being used for private functions, residents should refrain from entering the Clubhouse, except in case of an emergency.

ii. BILLIARD ROOM

1. The billiard room is for the use of all residents and must be kept clean at all times. No food or drink is allowed in the billiard room except during West Shore Village-sponsored functions.

iii. RACQUET COURTS AND SHUFFLEBOARD

1. To preserve the finish on all the courts, tennis shoes or sneakers must be worn when using these courts.
2. Shuffleboard equipment is stored in the pavilion between the courts. Pickleball rackets and balls are in a storage box placed at the entrance to the courts.
3. All equipment must be returned to the storage closet.

iv. SWIMMING POOL

1. The pool hours are from dawn to dusk as per the Florida Department of Health[4]. There is no lifeguard on duty at any time; swim at your own risk.

[3] http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0300-0399/0386/0386.html
[4] https://www.floridahealth.gov/environmental-health/swimming-pools/

2. The ropes across the pool are required by law, and if removed to swim laps, must be replaced to avoid a severe fine by the State of Florida. Neither adults nor children are allowed on the ropes as they will not support the weight.
3. Bathing suits must be worn in the pool. T-shirts to prevent sunburn are also allowed.
4. Any incontinent person, regardless of age, must wear appropriate waterproof garments in the swimming pool.
5. Do not run or allow running in the pool area.
6. No diving or jumping into the pool is allowed.
7. No food or beverage is allowed in the pool or on the pool wet deck. No glass is allowed anywhere in the pool area.
8. No smoking, including electronic cigarettes, is allowed anywhere in the pool area.
9. No pets are allowed in the pool area.
10. No more than 6 persons per unit are allowed in the pool area.
11. Showers are to be used for rinsing off chlorine, not for daily bathing.
12. No personal belongings are to be left in bathrooms/shower area.
13. Pool toys and inflatable rafts, other than single-person inflatables, are not allowed. Persons swimming laps shall be given priority over use of pool inflatables.

XXIII. FINING PROCESS AND WSV COMMITTEE

1. Florida Statute 718.303 (3) regulates condominium Associations when levying fines. An Association has the right to levy a fine for the failure of the unit owner or its occupant, licensee, or invitee to comply with reasonable Rules and Regulations of the Association and the Governing Documents (Declaration, Bylaws).

XXIV. Relevant Legislation & Resources

1. St Petersburg Codes & Ordinances
   https://www.stpete.org/residents/community/codes_statutes_documents.php
2. Condominium Act of Florida Ch.718
   http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0700-0799/0718/0718ContentsIndex.html
3. Fair Housing Act
   http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0700-0799/0760/0760ContentsIndex.html
4. Florida Building Code
   https://floridabuilding.org/

5. Florida Clean Indoor Air Act
   http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0300-0399/0386/0386.html
6. Relevant Statutes related to Home Monitoring Devices
   - Florida Statute 934.03 Interception and Disclosure of Wire, Oral or Electronic Communications Prohibited
     http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0900-0999/0934/Sections/0934.03.html
   - Florida Statute 810.14 Voyeurism Prohibited
     http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0800-0899/0810/Sections/0810.14.html
   - Electronic Communications Privacy Act of 1986
     https://www.congress.gov/99/statute/STATUTE-100/STATUTE-100-Pg1848.pdf
   - USA Patriot Act
     https://www.congress.gov/107/plaws/publ56/PLAW-107publ56.pdf
7. Resource Property Management Portal
   https://home.resourcepropertymgmt.com

XXV. TABLE OF UPDATES

ISSUE	DATE ADOPTED	REASON FOR UPDATE
05-2018	May 17, 2018	This edition eliminates numerous duplicate statements, and the entire document has been updated for clarity. Sections relevant to the New Owner Orientation have been removed.
07-2020	July 16, 2020	This edition clarifies a number of issues relevant to fining process, WSV Arbitration Committee, parking issues and adds paragraphs regarding assistance animals.
04-2022	April 21, 2022	This edition updates issues related to collection policy, home based businesses, homeowner improvements, patios & enclosures, garage dividers and yard ornaments, fireworks.
03-2024	March 14, 2024	This edition: clarifies a number of definitions; conduct of advertising for unit sales/rentals; landscaping permissions and requirements; procedures for submission of forms and maintenance requests; signs and flags; exterior walls; billiard room use; maintenance responsibilities of owner and association; registration of cat; home monitoring devices; clarification of parking restrictions and exceptions; parking of WSV-stickered vehicles in driveways; permission for single-use pool inflatables; removal of redundant fining/appeals policy; adds relevant legislation and resources.