

SHORELINE TERRACE I CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

These Rules and Regulations (in part) apply to all owners, tenants, occupants, their children and guests, as found in the By- Laws and Articles of the Declaration of condominium for Shoreline Terraces I and as approved by the Board of Directors.

APPEARANCE OF AREA:

1. No Laundry, garments or other unsightly objects, which are visible outside a unit will be permitted.
2. No discharge of hazardous waste products including gasoline, oil, and antifreeze, solvents, cleaning fluids or similar solutions shall be made on the common elements as all street drains discharge into our lakes.
3. No mast or antenna, or similar structure, for the transmitting or receiving of radio or television signals shall be permitted only in accordance with rules adopted by a two-thirds majority of all unit owners.
4. No structure of any nature, whether storage area or other building shall be permitted upon the Condominium Property.
5. No exterior window treatment is permitted except where approved by the association and uniformly installed. All drapes, curtains, and blinds visible from outside, must be of an "off white" color approved by the Board.
6. Patios/Balconies are to be painted and maintained in a manner so that the building will have a uniform appearance.

GARBAGE/ TRASH:

1. Trash, refuse and garbage shall be placed in trash bags and deposited only in containers provided. If the trash should spill, occupant is obligated to pick up such garbage.

PETS: UNIT OWNERS ONLY

1. Only two (2) small cats or dogs, weighing no more than 20 lbs. each, may be kept in a unit. When out, the cat or dog, must be leashed and under control at all times and all of the pets' feces are to be removed immediately from the streets and common areas.
2. Pets that are vicious, noisy, or otherwise unpleasant will not be permitted in the condominium. Pets shall not be left unattended at any time outside of the units.

OCCUPANCY OF UNIT:

1. Units may be used for single family residential purposes only (maximum two (2) persons per bedroom within a unit).
2. No rental unit shall be occupied without a written lease application approved by the Board in advance and a personal interview with the Board.
3. There shall be no sublease of units. Any change to the listed occupants will require a new lease, \$100.00 fee and Board approval.

LEASING, SALES, TRANSFERS AND OCCUPANCY:

1. Approval by the Board of Directors is required prior to the resale, selling, leasing, transferring or occupancy of any unit. Each application must be accompanied by a fee (non refundable) of one hundred (\$100) made payable to the association, and forwarded to the management company. A personal interview with all prospective tenants is required by the Board of Directors.
2. No posting of "For Sale" or "For Lease" signs is permitted.
3. No units may be leased for a period of less than one (1) month. New lease terms may not commence more than three (3) times per year.

GUESTS:

1. If the owner is permitting anyone, including relatives, to occupy his/her unit when he/she is not there, Sentry Management, must be notified a minimum of one week in advance. Information required includes: name(s) of unit owner(s) and a unit number, name(s) of visitor(s), home address of visitor, dates unit will be occupied, and year and make of automobile. Sentry will send a copy of our rules to these guests. They must sign a paper saying they agree to abide by the rules and return it to Sentry.
2. PERICO BAY CLUB as a whole has adopted a policy of requiring that any visitors who will be staying overnight in the development and who are bringing a vehicle into PERICO BAY CLUB must get a pass from the gate house. This pass is to be placed on the dashboard of their vehicle to assist the guard at the gate in identifying visitors, since they do not have a PERICO BAY CLUB sticker for their vehicle.
3. It is the responsibility of the owner to see that all guests comply with the Restrictions and Rules and Regulations of the Association. Any guest who violates the Restrictions, Rules or Regulations, may be required to leave the Condominium property and the owner shall be responsible for any damage.

PARKING:

1. Parking any vehicle at any time on common lawn areas or other unpaved areas not intended for parking is prohibited. The sprinkling system pipes are not set deeply into lawn area. Unit owners should park in their assigned carports.
2. Boats, campers, open bed commercial vehicles, motorcycles, motor or mobile homes, trailers or open bed trucks shall not be parked in any area except for service vehicles during such times when said service is being performed. The maximum vehicle size allowed is a Gross Vehicle Weight of 6600 Lbs.

SAFETY/SECURITY:

1. Speed limit on all roads within Perico Bay Club shall not exceed 19 miles per hour.
2. No activity or action which will increase insurance rates is permitted. Nothing may be kept or stored in a unit or carport or common area which will increase insurance rates that are paid for by the Association.
3. All suspicious occurrences should be reported to the gatehouse immediately.

MISCELLANEOUS:

1. There shall be no loud and objectionable noises or obnoxious odors emanating from a unit. Playing electronically amplified devices in such a manner as to be considered a nuisance to the occupants of other units is prohibited.
2. No nuisance of any type or kind shall be maintained within the Condominium property.
3. Barbecue grills on screened or glass enclosed lanai or within ten (10) feet of the building are prohibited.

VIOLATIONS AND ENFORCEMENT:

In the event that the Board of Directors determines that an owner of a unit, or its occupant, tenant, licensee, or invitee, is in violation of any of the provisions of the Condominium Act, the Declaration, Bylaws, Articles, or Rules and Regulations, the Board will, at a minimum, undertake the following procedure:

1. The party against whom the fine is sought to be levied shall be afforded an opportunity for a hearing after reasonable notice of not less than fourteen (14) days and said notice shall include:
 - a. A statement of the date, time and place of the hearing;
 - b. A statement of the provisions of the Declaration, Association Bylaws, or Association Rules which have allegedly been violated.; and
 - c. A short and plain statement of the matters asserted by the Association.
2. The party against whom the fine may be levied shall have an opportunity to respond, to present evidence, and to provide written and oral argument on all issues involved and shall have an opportunity at the hearing to review, challenge, and respond to all material considered by the Association.

EMERGENCY FACILITIES

Emergency	911	Blake Memorial Hospital	792-6611
Security Guard House	794-5098	Poison Control Center	748-2121
Manatee County Sheriff	747-3011	Community Services	746-4998
Fire Department	747-1161		

Argus Property Management, Inc.
2477 Stickney Point Road, Ste 118A
Sarasota, FL 34231

941-927-6464

STATE OF FLORIDA, MANATEE COUNTY HEALTH REGULATIONS

1. No animals in pool or on pool deck
2. No food or glass containers in pool or on pool deck
3. SHOWER BEFORE ENTERING POOL AND SPA
4. Bathing load: 18 persons – pool, 5 persons – spa
5. Pool hours: Dawn to Dusk
6. No diving, No jumping.

ADDITIONAL ASSOCIATION POOL RULES

1. No diving.
2. Shoulder length hair to be tied or covered with cap.
3. The pools are private and are meant for the use of residents and their guests only.
4. Use of pool facilities at any time is at the participant's own risk.
5. Children under twelve (12) years of age are not permitted to use the pool facilities unless accompanied by an adult. **Diapered children are not allowed in the pool, i.e., must be toilet trained.**
6. Showers must be taken before entering the pool.
7. All persons using suntan lotion are required to cover pool chairs with towels, because lotions stain and damage plastic straps. Umbrellas are to be closed when not in use. Lounges are to be left in a normal upright position with back against the railing.
8. Dogs and other pets are not permitted in the pool areas.
9. Glass and other sharp objects are not permitted in the pool area.
10. Food, drinks and gum are not permitted in the pool and must be limited on the pool deck to non-glass containers.
11. Running, ball playing, diving, jumping, and other noisy or hazardous activities are hazardous to others and will not be permitted in the pool area. Pushing, dunking and dangerous games are prohibited.
12. Fishing, spear fishing and snorkeling equipment, other than a mask or swimming glasses is not to be used in the pool area. Uncovered Styrofoam is never allowed. Floats should not be used when pool is crowded.
13. All swimmers must wear bonafide swimming attire. Cut-offs, dungarees and Bermudas are not considered appropriate swim-wear.
14. Consideration of others requires volume of radios and recorders to be kept at a reasonable non-interference level.
15. Saving chairs for persons absent from the pool is prohibited.
16. The pool washrooms are not intended to replace your personal facilities. These washrooms should be limited to "pool related" activities.
17. All persons using the pool area and washrooms are to keep the areas clean by properly disposing of all trash in the containers provided.
18. The pools and spa may not be used at night when the pool lights are off. In no case should the pool be used between the hours of dusk to dawn, unless otherwise posted or prior approval of the Boards is obtained.
19. The owners will be responsible for any damage caused by their guests or renters.

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RULES AND REGULATIONS
FOR RENTERS AND GUEST

1. After loading or unloading, park vehicles in the assigned carport.
2. No boats, campers, open bed commercial vehicles, motor cycles, motor or mobile homes, trailers or open bed trucks are to be parked in any area.
3. Renters and guests are not permitted to have pets on the premises.
4. Notify the gatehouse (794-5098) when expecting visitors.
5. Pool Area:
 - a. Shower before entering the pool or spa (no soap or shampoo permitted.)
 - b. Place towels on lounges and chairs before use.
 - c. Umbrellas are to be closed when not in use.
 - d. Pool is for the use of unit owners, renters, & guests of Shoreline I, II, & III ONLY.
6. All trash to be put in plastic bags and placed in dumpsters conveniently located in the area.
7. Barbecue grills are not permitted on screened or glassed lanais or within 10 ft. of the building.
8. Perico Bay Club Community information can be found on cable channel 18.

EMERGENCY PHONE NUMBERS

Emergency	911	Blake Memorial Hospital	792-6611
Security Guard House	794-5098	Poison Control Center	748-2121
Manatee County Sheriff	747-3011	Community Services	746-4998
Fire Department	747-1161	Time Warner Cable	748-1822

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