

**EAST LAKE WOODLANDS  
CONDOMINIUM FIVE ASSOCIATION, INC.**

**RULES AND REGULATIONS**

**2015**

East Lake Woodlands Condo Five is a Condominium consisting of seven (7) buildings located on Lakeview Way, Lakeview Court and Lakeview Place within the deed-restricted community of East Lake Woodlands. Condominium Living is greatly enhanced by a congenial atmosphere in which all residents of the Condominium have proper regard for the comfort of others. For this reason, the East Lake Woodlands Condominium Unit Five Association, Inc., a Florida not-for-profit corporation, has adopted these Rules and Regulations in order to assure residents and their guests that the Condominium property will be properly used for the benefit of all those persons. All persons within the Condominium property are requested to cooperate with the management of the Condominium in seeing that the rules and regulations are observed. All persons within the Condominium property are required to use their Units and the Common Elements accordingly. All persons within the Condominium property are responsible for compliance with these Rules and Regulations. Failure to comply with these rules may result in warnings, fines and/or other sanctions.

Terms used in these Rules and Regulations are defined below:

## **DEFINITIONS**

**Adult:** A person who has reached the age of majority

**Age of Majority:** The age at which a person, formerly a minor, is recognized by law to be an adult, capable of managing his or her own affairs and responsible for any legal obligations created by his or her actions. Another name for the age of majority is legal age. Florida's age of majority is **18 years old**. Statutory code/cite and the age of majority: F.S. 39.01(12) "Child" or "youth" means any unmarried person under the age of **18 years** who has not been emancipated by order of the court.

### **Common Elements:**

- (a) The condominium property which is not included within the units.
- (b) Easements through units for conduits, ducts, plumbing, wiring, and other facilities for the furnishing of utility services to units and the common elements.
- (c) An easement of support in every portion of a unit which contributes to the support of a building.
- (d) The property and installations required for the furnishing of utilities and other services to more than one unit or to the common elements.

**Condominium:** A condominium is a multiple-unit dwelling in which there is separate and distinct ownership of individual units and joint ownership of common areas. The buildings are managed by the condominium association, either directly or through our Property Management company. The owners of the individual units are jointly responsible for the costs of maintaining the buildings and common areas, but they are individually responsible for the maintenance expenses of their particular units.

**Corridor:** The hallway that runs in front of the Unit entrances.

**Declaration of Condominium:** Sometimes known as Master Deed, it is a fundamental document that establishes the existence of and further governs the use and maintenance of a

Condominium property. It is regulated by the Condominium Act and includes legal descriptions of the Condominium and each individual Unit, as well as several provisions regarding the use of the Condominium Units and Common Elements.

**Guest:** A person who is invited to visit a resident's home or take part in an organized function.

**Lanai:** The enclosed balcony area outside the living room that can be accessed through the living room and bedroom sliding doors.

**Night Swimming:** Night swimming shall be considered one half hour before sunset to one half hour after sunrise.

**Occupant:** Any person who is present in a unit at any given time.

**Owner:** A party that possesses the exclusive right to hold, use, benefit from, convey, transfer, and otherwise dispose of a Unit.

**Plat:** A map, drawn to scale, showing the divisions of a piece of land; Exhibit A-2, which is attached to the East Lake Woodlands Condo V Declaration of Condominium.

**Pool Area:** The area around the pool that is inside the fence. Includes the pool, wet and dry deck areas, and the cabana structure where the restrooms and maintenance closets are located.

**Perimeter Overflow Gutter:** A level trough or ledge around the inside perimeter of the pool containing drains to clean the pool water surface.

**Resident:** A person who lives in a unit for 90 consecutive days or more.

**Spigot:** An outside water tap.

**Transient:** A person who is living in a Unit for less than 90 days.

**Unit:** The individual residence described in section 3.5 of the Declaration of Condominium and shown on the Plat. (Includes balcony defined as a Lanai and herein used to represent the inside of a Unit bordered by the paint.)

**Wet Deck:** The four foot wide unobstructed pool deck area around the outside of the pool water perimeter, curb, ladder, or handrails.

## **RULES AND REGULATIONS**

### **COMMUNITY LIVING**

1. **Transfer of Ownership and Use Restrictions** The Declaration requires that all Owners and residents of Units in the Condominium be approved by the Association. All prospective Owners and all prospective residents must submit an application for approval to the Management Company upon the form adopted by the Association, accompanied by payment of a non-refundable fee of \$100.00.

After approval by the Association, entire Units may be rented or leased for a minimum of 90 days provided the occupancy is by no more than six (6) people. Each of the Units shall be occupied as a private residence and for no other purpose. Transient occupancy is prohibited.

2. **Windows** This area is subject to sudden rainstorms. In order to avoid water damage to the Unit as well as to other parts of the Building, occupants of a Unit are required to close all windows and doors whenever no one is to be in the Unit. Failure to close windows and doors may render the Unit Owner liable for all resulting damage.
3. **Children's Activities** Children, to the extent permitted by the Declaration of Condominium are welcome in the Condominium, and there is no desire to restrict their normal activities. Nevertheless, they are required to observe the same restrictions that apply to adults. This includes not engaging in conduct that will interfere with the safety, quiet, and comfort of the residents. No children under the Florida Age of Majority are permitted to occupy a Unit unless a responsible adult is also in permanent residence in the same Unit at the same time. Owners or approved tenants are responsible for the conduct of all persons residing within their Unit.
4. **Nuisances and Noise** Condominium living requires that each resident regulate the occupancy and use of his Unit so as not to unreasonably or unnecessarily disturb any other residents in the occupancy and use of their Units.

No nuisances shall be allowed upon the property, nor any practice that is the source of annoyance to residents of the Condominium or that interferes with the peaceful possession and proper use of the property by its residents. No electric machinery or apparatus of any sort that causes interference with the television or radio reception in other Units shall be operated in any Unit.

In order to assure the comfort of all residents, generating noise that can be heard outside of the Unit from which it originates is prohibited between the hours of **10pm** and **8am**. All residents and guests shall refrain from any activity that would disturb other residents. The residents are reminded that the walls and floors between Units are constructed of concrete block, and excess noise will transmit through these walls and floors.

5. **Pets** The keeping of a pet at the Condominium is not a right of the Unit Owner but is a privilege. Two (2) small household pets (less than 40 pounds) may be permitted. Exotic pets are not permitted. This privilege is subject to termination at any time by the Board of Directors upon a finding that a pet is vicious or has in any way become a nuisance. The owner of a pet assumes liability for all damages to persons or property caused by the pet or resulting from its presence at the Condominium.

All pets must be on a leash at all times when outside.

A pet must not be curbed in front or rear of a Condominium or in the pool area. The grass median strip on Lakeview Way or the grass strip along Woodlands Drive must be used to curb a pet. Droppings must be picked up, bagged, and disposed of in the dumpster.

6. **Vehicular Restrictions** Parking shall be limited to currently registered passenger vehicles parked in the Common Element designated for parking. Resident parking is limited to one (1) covered space per unit. Guest and additional Owner/Resident parking is limited to uncovered spaces. Specifically prohibited from overnight parking in such areas are any and all trailers, recreational vehicles, buses, and boats. Commercial vehicles may park on the Common Elements only on a temporary basis while delivering or providing goods or services to the residents, or the Association.

No unregistered or inoperable vehicles shall be moved onto or kept on Common Elements. No motor vehicle may be disassembled, and no major repair shall be made on Condominium property. Major repair for purposes of this rule includes but is not limited to, overhauling an engine; exhaust system repair, brake line repair, oil and filter change, and body work. No vehicle shall be left unattended while on a jack or blocks. No vehicle may be parked in such a manner that may impede traffic or prevent access to any fire lane, or impairs access to any dumpsters, driveway, or any Common Element.

7. **Wash** For the convenience of the residents, a hose and parking area are available near the pool for residents to wash their cars. Parking is prohibited in the car wash area except when that car is being washed. Residents are expected to clean up after themselves when using the car washing facilities.

8. **Bicycles** A bicycle may be affixed to the pole in a resident's parking space or may be placed under stairway landings.

9. **Wildlife** It is illegal to feed or molest any federally protected species, endangered species, alligators or Black Bear. Violations may result in prosecution.

10. **Lakes** As per East lake Woodlands Community Association rules:

“Access to lakes through Community Association common property shall be limited to Community Association members and their guests. Swimming in the lakes is not allowed and motorized boats are prohibited.”

11. **Fishing** As per East Lake Woodlands Community Association rules:

“Fishing is not authorized in lakes within East lake Woodlands. An exception to this rule is a resident can fish in a lake if the lake bank is in his/her backyard. For example, a resident in Condo V can fish in the lake located there if the resident’s property is on the lake bank. Fishing is not authorized on the East Lake Woodlands Parkway side of the lake. If you aren’t fishing in your own backyard, you are fishing illegally. In addition, the State of Florida requires that you have a valid fresh-water fishing license. Some exceptions may apply. Contact the Florida Fish and Game Commission.”

## **SAFETY AND SECURITY**

12. **Security** All Unit doors should be locked at all times. Solicitors and peddlers are not allowed in the Condominium without an appointment and should not be allowed to enter a Unit without an appointment. All suspicious persons or incidents should be reported immediately to the Pinellas County Sheriff’s Office (727-582-6200 or dial 911). Although East Lake Woodlands Community currently provides periodic patrol service, neither East Lake Woodlands nor East Lake Woodlands Condo V Association is responsible for any criminal acts. Each resident is responsible for his or her own personal safety and for the security of his or her Condominium Unit.

13. **Fire Hazards** No article shall be stored nor any use made of any part of the Condominium property that will constitute a fire hazard. Per NFPA 1:10.11.7 Uniform Fire Code, Florida 2012 Edition, the Florida Fire Prevention Code states:

“No hibachi, gas-fired grill, charcoal grill, or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony or under any overhanging portion or within 10 ft. (3 m) of any structure. UL Listed electric ranges, grills, or similar electrical apparatus shall be permitted.”

14. **Corridors and Stairways** Corridors, stairways, and landings are for ingress and egress to and from Units and shall not be obstructed in any manner at any time. No person may leave any article in these areas, including but not limited to, baby carriages, plants, bicycles, chairs, garbage cans or bags, cooking grills, and supplies. This prohibition complies with OSHA and NFPA 101, the Life Safety Code, which require that “exit routes not decrease in width going toward the exit. Also, exit routes may not be used for any purpose other than an exit, may not be obstructed by any means, and any objects that project into an exit route may not reduce the existing width of the exit route”. This is for the protection of residents and emergency personnel.

## ARCHITECTURAL ELEMENTS

15. **Decoration** No Unit Owner or resident shall decorate any part of their Unit or the building so as to change the exterior appearance of the Unit or the building. This includes illumination of the exterior of the Building, or display of plants or other objects on corridors, railings or exterior windowsills or ledges, unless approved by the Board of Directors.
16. **Hanging of Objects** The hanging of bathing suits, clothing, rugs, towels, or other items upon railings or from windows is prohibited.
17. **Installations** Awnings, hurricane shutters, and other installations must be approved by the Board of Directors.
18. **Signs** No signs of any type shall be maintained, kept, or permitted on any part of the Common Elements or in or on any Unit where the same may be viewed from the Common Elements unless approved by the Board of Directors.
19. **Exterior Spigots** The water spigots at each building are for maintenance purposes only.
20. **Dumpsters** When using dumpsters, break down boxes; do not place appliances, batteries, construction debris, hazardous liquids or chemicals, tires, drums or containers, or biohazard waste into dumpster; do not climb on dumpster; do not fill dumpster above top.
21. **Storage** The outside of a building is not to be used for storage of furniture or other items. Any such articles used outdoors may not be left outside overnight.

## OTHER

22. **Maintenance and Repair** Maintenance and repair of the buildings are the responsibility of the Association, except for the interior of the Units. As authorized by the Declaration of Condominium, the maintenance, repair, and replacement of glass windows and glass or screen doors shall be the responsibility of the Unit Owner, except in case of damage for which Association insurance proceeds are available. Window and door replacements must be approved by the Board before installation. No work of any kind is to be done upon the part of the buildings to be maintained by the Association without first obtaining the approval of the Board.

Unit Owners are responsible for the maintenance and repair of the interior of their Units, regardless of whether the Unit is vacant or is occupied by the Owner, guest or renter.

Pinellas County requires a permit for any new building, addition, remodeling, demolition, or work in excess of \$500 that would require an inspection. Any skilled service or construction within an East Lake Woodlands Condo V Unit or Common Element that requires a permit must be performed by a licensed and insured contractor. Valid permit must be prominently displayed. For a complete listing of Permit Requirements for Unincorporated Pinellas County, go to <http://www.pinellascounty.org/build/required.htm>.

23. **Maintenance/Repair Process**

**Interior** Owners are responsible for the maintenance and repair of the interior of their Units. For electrical, water, or other emergencies inside of Units, non-owner residents must notify Unit Owners or their agents to schedule service. The Association is not responsible for interior repair work.

**Exterior** The Association and its Management Company are responsible for maintenance and repair of the building exterior and other Common Elements. If a resident identifies an emergency or needed repair of the exterior of a building or other Common Element, the resident must contact the Property Management Company, the unit's owner, or their agent.

24. **Common Elements** Management and maintenance of the Common Elements are the responsibility of the Association. Residents are prohibited from adding, eliminating, or in any way changing the design of the Common Elements without Board approval. Residents should respect the appearance of the Common Elements and are required to use sidewalks and walkways.

No temporary structure is permitted on any Common Element unless approved, in writing, by the Board of Directors. This includes, but is not limited to, tents, pop-ups, and inflatable play areas.

No resident shall attempt to direct any employee or contractor hired by the Condominium Association for maintenance or repair of the Common Elements except as authorized by the Board of Directors.

25. **Swimming Pool** Authority for the licensing of public swimming pools is governed by the Department of Health under Florida Statute 514 and Florida Administrative Code 64E-9. All bathers are required to observe the following regulations, in addition to any other rules and regulations that might be posted by the Pool Committee or the Board from time to time. This complies with requirements of Administrative Code 64E-9 and will ensure the comfort and safety of all concerned.

The Board is responsible for the management of the pool and surrounding area.

The use of the swimming pool is limited to residents and their guests.

When going to and from the pool area, bathers are required to wear coverings over their pool attire and must wear sandals or other foot coverings.

The pool area may be used between the hours listed on the pool sign, except when the pool cover is on the pool. The pool area will be double locked when the pool is covered.

Night swimming is not permitted.

The pool heater will be on at all times and the thermostat set at 83°. In order to maximize the efficiency of the heater and keep costs under control, the following weather guidelines have been recommended by the Pool Committee and implemented by the Board:

1. Pool will be uncovered when the air temperature rises to 65° or above.
2. Pool will remain covered when the air temperature is forecasted to be below 65°.
3. If inclement or cool weather is expected for a prolonged period, the pool heater may be shut down, and the cover may remain off at the discretion of the Board.

#### Pool Cleanliness

1. All bathers must shower immediately before entering the pool.
2. Proper bathing attire must be worn.
3. Bathers must remove suntan lotion, creams, and hair pins before entering the pool.
4. No pets shall be allowed in the fenced pool area.
5. Incontinent persons of any age shall wear rubber pants or other appropriate water-tight garment.
6. Do not use the pool if you have diarrhea.

#### Pool Safety

1. No glass objects are to be brought into the fenced pool area.
2. No running, shouting, or boisterous games are permitted within the fenced pool area.
3. Children less than 12 years of age are not permitted within the fenced pool area unless accompanied by an adult (defined as a person over the Florida Age of Majority) who is responsible for the children and who shall remain in the fenced pool area while the children are there.
4. The maximum number of persons permitted in the pool is 15 at one time.
5. The pool is not guarded, and all persons using the pool area do so at their own risk.
6. The pool gate is to be locked at all times and will be double locked when the cover is on the pool.
7. Do not swallow the pool water.

The Association may revise these Rules and Regulations when necessary and compliance is expected.

ADOPTED by the Board of Directors of East Lake Woodlands Condominium Unit Five Association, Inc. accepted by the Board of Directors on April 30, 2015.

**INDEX:**

Age of Majority..... 1, 3, 8  
alligators..... 4  
animals ..... 4, 8  
application for occupancy ..... 3  
Associa Gulf Coast management company  
..... 7  
Automobiles .....*See* vehicles  
awnings ..... 6  
baby carriages ..... 5  
balconies ..... 5  
balcony  
    definition of..... 1, 2  
bathing suits ..... 6  
bears ..... 4  
bicycles ..... 4, 5  
boats ..... 4, 5  
building permits ..... 6  
buses..... 4  
car washing ..... 4  
cats ..... 4  
chairs ..... 5  
children ..... 3, 8  
clothing ..... 6  
commercial vehicles..... 4  
common elements ..... 4, 6, 7  
    definition of..... 1  
corridor  
    definition of..... 2  
corridors ..... 1, 5, 6  
decoration..... 6  
dogs ..... 4  
doors..... 5, 6, 7  
dumpsters ..... 4, 6  
electric apparatus ..... 3, 5  
fee  
    for occupancy application ..... 3  
fire hazards ..... 5  
fishing ..... 5  
furniture..... 5, 6  
garbage containers ..... 5, 6  
grills ..... 5  
guest  
    definition of..... 2

guests..... 4  
hallways ..... *See* corridors  
hazardous items..... 6  
hurricane shutters ..... 6  
illumination ..... 6  
inflatable items..... 7  
installations ..... 6  
lakes ..... 4  
    fishing in ..... 5  
lanai  
    definition of..... 2  
landings ..... 5  
lights..... 6  
maintenance  
    of buildings and grounds..... 6  
maintenance/repair process ..... 7  
management company contact ..... 7  
noise ..... 3  
nuisances ..... 3  
occupancy  
    application for approval of..... 3  
overflow gutter  
    definition of..... 2  
owner  
    definition of..... 2  
ownership  
    transfer of ..... 3  
    use restrictions ..... 3  
parking ..... 4  
    for car wash..... 4  
peddlers ..... 5  
perimeter overflow gutter  
    definition of..... 2  
pets ..... 4, 8  
Pinellas County Sheriff’s Office  
    phone number..... 5  
plants ..... 5, 6  
Plat  
    definition of..... 2  
pool ..... 7, 8  
    attire ..... 7  
    cleanliness of..... 8  
    decks ..... 2  
    gate ..... 8  
    heater..... 8  
    safety ..... 8

weather guidelines .....	8
pool area.....	4
definition of.....	2
pop-ups.....	7
railings.....	6
rentals .....	3
repair	
of buildings and grounds.....	6
rugs.....	6
safety .....	8
swimming pool.....	7
security .....	5
shutters .....	6
sidewalks.....	7
signs .....	6
solicitors .....	5
spigot	
definition of.....	2
spigots .....	6
stairways .....	5
storage .....	6
swimming	
in lakes .....	5
swimming pool.....	<i>See pool</i>
temporary structures.....	7
tents .....	7
towels .....	6
trailers .....	4
transient	
definition of.....	2
Unit	
definition of.....	2
units	
leasing of.....	3
occupancy of .....	3
vehicles	
commercial.....	4
parking .....	4
repairing .....	4
restrictions.....	4
washing of.....	4, 6
walkways.....	7
water spigots .....	6
wet deck	
definition of.....	2
wildlife .....	4
windows .....	3, 6, 7

REV. 9.24.14

**REVISION HISTORY**

Date:

Description:

Comments: