

TAHITIAN GARDENS CONDOMINIUM INC.

RULES & REGULATIONS

Adopted by the Board of Directors on 03/20/2014

Tahitian Gardens Condominium Inc. is an organization consisting of the owners, who, upon signing the agreement of purchase of a unit, subscribe to the rules and regulations as specified by the By-Laws of the Corporation and its Charter.

Tahitian Gardens is a single family residence and a 55+ age restricted community. The Declaration of Condominium Article VI, Section I.1 reads:

Single family residences: The condominium property will be used for only single family residences and for the furnishing of services and facilities herein provided for the enjoyment of such residences. Each of the units for which provisions is made by the condominium documents will be occupied only by a single family as its residence and for no other purpose. Each residence shall be occupied by at least one (1) person fifty-five (55) years of age or older so that at least eighty percent (80%) of the units are occupied pursuant to the requirements of the Fair Housing Amendments Act of 1988. Furthermore, occupancy of each unit is limited to not more than two (2) adults per bedroom. Visits of children under eighteen (18) years of age are restricted to a total of two (2) weeks per year, except in case of an emergency, which is defined by death, illness, or disability, and in only those cases and only with Board approval, visitation may be continued for a period of up to a total of thirty (30) days per year. For purposes of this provision, "adult" shall mean a person at least eighteen (18) years of age or older and "single family" shall mean a family consisting of mother, father, sister, brother, son, daughter, grandson or granddaughter of the unit owner.

The advantages of living in Tahitian Gardens are many however the continued success of our venture as an association depends primarily upon the willingness and ability of all residents to live in congenial consideration of their neighbors.

Ours is a private community yet it differs from a private home because a large number of people are living in close proximity and using facilities in common. Therefore, they must give up a certain degree of freedom of choice which they might otherwise enjoy in separate, privately-owned property. In consideration of this fact, rules and regulations governing the operation of our property must be designed for the welfare of our community as a whole.

Observance of the following Rules and Regulations, our By-Laws and Policies are incumbent upon all residents, their renters and their guests without exception. It is to the advantage of all of us to maintain the serenity, beauty and dignity of Tahitian Gardens in order to maintain and increase the property values of our community as a whole.

GENERAL REMINDERS

GUEST: The Condominium office, at 4327 Tahitian Gardens Circle, should be advised in advance of the names of any guests who will occupy a unit during an owner's absence. **IT IS THE HOMEOWNERS RESPONSIBILITY TO SEE THAT THEIR GUESTS/RENTERS ARE ADVISED OF ALL RULES AND REGULATIONS.**

Rules and Regulations

L VEHICLES AND PARKING

- A. Residents shall park in the designated space for the unit. Any additional automobiles must be parked in the designated parking area located in the back lot. Unit owners may give temporary permission to another resident to utilize an assigned space on a temporary basis. "Guest spaces" are for guest parking only.
- B. No motor vehicles are allowed to drive onto the Association's lawn or common area (with the exception of the "back lot") other than the maintenance "Gator" vehicles, the Association's "golf cart" and the machinery necessary to maintain the common elements of the Association.
- C. The back lot is to be used only by the unit owner/occupant of a unit, unless special permission is granted by the Board of Directors. A permit must be obtained from the Property Manager and renewed every year.
- D. Vehicles must observe the 15 miles per hour speed limit as posted.
- E. Mechanical repairs on any vehicle or water craft are no allowed on Condominium Property.
- F. All vehicles parked on the Condominium Properties shall be fully operational and reflect a current registration. The Board of Directors shall have the authority to tow vehicles from the Condominium Properties that are in violation of the vehicles provision of the Declaration of Condominium and vehicle parking rules (Item I.B).
- G. No water craft of any kind (exception: Yacht Club) allowed on lakes.
- H. Owners must notify the office if leaving their vehicle here for the summer and who has the key for it.
- I. Parked vehicles are not allowed to idle.
- J. Oversized & recreational vehicles may be temporarily (no more than (5) days) parked at the front entrance of the property (empty spaces beyond the entry boulevard) or back of property (across from buildings 21and 22) of the Gardens. Vehicles must have a sign indicating unit where you can be reached. Property Manager must approve any additional days.

■ I.D. CARDS, POOL, WALKWAY, RECREATION & ASSOCIATION FACILITIES

- A. I.D. cards shall not be given out to "friends" or "relatives" not in residence, for use of facilities within the Gardens.
- B. Entrance to the pool is only through the pool gate and all posted rules must be obeyed. (see attached.)
 - 1. The pool and shuffleboard area are closed to all residents when the pool cover is in use.
 - 2. The pool will be uncovered by 9:30 a.m. providing the temperature reaches 65 degrees. If the temperature does not reach 65 degrees by 12:30 p.m., the pool and shuffleboard area will remain closed for the day. The pool cover may be removed and covered only by an authorized person.
 - 3. Children under the age of 12 must be accompanied by a responsible adult.
 - 4. No beverages, food or snacks are allowed in the pool and shuffleboard area. No glass of any kind is

allowed. Only water in plastic bottles will be permitted.

5. No smoking in pool or shuffleboard area.

C. Residents and visitors shall not jog, ride bicycles or tricycles, use roller blades or skate boards, roller skates or scooters on the sidewalks.

III. PETS

A. Owners or renters may have only one dog or one cat plus one bird. Pets are only permitted in accordance with the Declaration of Condominiums and cannot run free; this includes both cats and dogs. Dogs must have current license.

B. The designated "pet relief" areas are as follows:

1. Back lot by the office.

2. Inside the fence on Pleasure Drive side (west) between building #20 and #24.

3. Inside the fence on the east side of the Gardens, between building #12 and the stop sign across the street from building #17. Residents must utilize the "pet relief areas" and must clean up after their pet.

4. Pet relief is allowed in front of your own area. It must be cleaned up at once.

C. Pets may be walked in the street or on the sidewalk.

D. Pets must always be kept on a leash not to exceed six feet in length while walking the pet. Pets cannot be tethered or left unattended outside your condo area.

E. The Board of Directors, at its discretion, may require that a unit owner remove a pet from the Condominium Properties if the Board has determined that a pet is a nuisance either due to excessive barking, exhibits vicious and aggressive tendencies, or in the event the pet owner does not properly clean up after the pet.

IV. GENERAL

A. Only written and signed complaints sent to the office will be investigated.

B. Garbage is picked up twice a week, Monday and Thursday.

Exceptions: When a holiday occurs on a Monday, garbage will be picked up on Tuesday.

When a holiday occurs on a Thursday, garbage will be picked up on Wednesday.

Please place all trash by the "T" at the curb after 7:00 p.m. the night before or prior to 8:00 a.m. the day of pick up.

C. Large items, such as furniture, kitchen appliances and bathroom fixtures shall not be placed in, or around the dumpsters.

D. No persons in a residence or in the common areas shall engage in loud, boisterous or other disorderly, profane, indecent, immoral or unlawful conduct.

E. No flammable, combustible, explosive fluid or chemical substance shall be kept in any residence or meter shed. When leaving for the summer months, propane tanks must be taken to the business office to be stored in the designated storage area and clearly marked with last name and unit number. Meter sheds are not for storage of any kind.

- F. Satellite dishes may not be installed on any portion of the common elements, including the roof. A unit owner or tenant may contract for installation of a satellite dish to code specification on the unit's air conditioner's stand. Photos for satellite dish placement may be obtained at the office.
- G. No signs, advertisements, NOTICE or other letters shall be exhibited, inscribed, painted or affixed by any resident upon any portion of the outside or inside of a residence or upon any portion of the recreational and community facilities or common properties without consent of the Board of Directors. Exception: Only one "For Sale" QB "For Rent" sign is permitted to be placed on the window of a residence and its size shall not exceed 20" x 30"
- H. The mailbox must be secured shut when leaving your residence for the summer months. No duct tape to be used on outside of the unit door or mailbox.
- I. Licensed and insured contractors must be used when installing a yard sprinkler system, an in-roof dryer vent, security cameras, air conditioning units, windows, satellite dishes, etc. Permission must be granted from the Board of Directors. Your contractor is responsible for all permits. Make sure your contractor notifies the office before starting any project.
- J. Any changes to the exterior surfaces of the building requires Board of Directors approval.
- K. No sales of any kind (estate, garage, yard etc.) are allowed on exterior grounds of a unit.
- L. Notify office if you remove the license plates from your vehicle for the summer. Leave your vehicle in your assigned parking space, not in a guest spot.
- M. Not all wipes are flushable. DO NOT FLUSH ANY WIPES DOWN THE TOILET!!!!

V. STORM/HURRICANE WARNING PREPERATION

- A. Each owner who plans to be absent from his/her residence during the storm/hurricane season must prepare his/her residence prior to departure. By doing the following:
 1. Personal property, including, but not limited to, all furniture, grills, potted plants, plant containers, shepherd's hooks, statuaries, etc. shall be removed from the shrub and patio area and shall be placed and fully secured inside the condominium.
 2. If an owner is absent from the Condominium Property when a "hurricane storm warning" is issued by the appropriate governmental authorities, and said owner fails to comply with the above provisions of this rule, the Association may remove any outside personal property which is deemed to be a potential safety hazard due to the pending storm.

The Association's employees may remove the items and store same in the storage lot at the Condominium. The unit owner shall be responsible for the labor costs of relocating the personal property at the rate of \$25.00 per hour. The personal property shall be retained in the locked storage area and not released to the owner until the fees due the Association under this rule have been paid in full.

The Association shall not be responsible for any damage to the personal property relocated by the Association's employees, or if left at the owners' condominium. The Association shall be under no obligation to remove the personal property items as stated herein. The unit owner shall be responsible for all damage caused by the personal property items during a storm.
 3. The unit owner is responsible for the cost of repair or replacement of any portion of their condominium

property if such damage is caused by intentional conduct or negligence. During any absence, the unit owner shall designate a responsible firm or individual to inspect their unit, not less than monthly or when appropriate. For example, an additional inspection should be made after a rainstorm or high winds. Please furnish the Property Manager with the name of said firm or individual.

VI. **WILD ANIMALS**

Do not feed the ducks, gulls or other animals. Their droppings make the sidewalks unsafe, the benches unsanitary, and the atmosphere unhealthy. Feeding of wildlife is prohibited by Florida Fish and Wildlife Commission and, if caught doing so, you could be fined.

VII. **PATIO AND LANDSCAPE RULES**

Patio Area:

- A. In front of the living room window, not to exceed 14' x 4'. Neutral colored patio blocks can be put down from the front door to the first bedroom window. They cannot be put under the windows.
- B. Items allowed on patio are: tables, chairs or other types of seating, bikes, grills, hoses, plants in containers, statuary and handicap mobility scooters.

Landscape or shrub bed rules:

- C. Items allowed in the landscaping area are: shrubs, flowers, one barbeque grill (no larger than a 4' x4' area), statuary, and hoses. Bikes are to be stored behind the bushes if possible.
- D. Trimming of shrubs will be as follows: height will be maintained to a level of approximately four and half feet, to be level with the decorative stone on the building and width will be away from the building by at least one foot and trimmed to keep the bush from extending over the shrub bed into the lawn area and on the corners, two and half feet from the soffit.
- E. Storage of trash and/or garbage containers are not permitted on patio or landscaping area.
- F. Trees of any kind are NOT permitted to be planted in the shrub bed.
- G. Trees are not permitted to be planted on any common area without Board approval.
- H. A red flag from the office can be placed in the ground next to shrubs/plants if you would like to do your trimming. However, red flags cannot be placed while not in residence in Tahitian Gardens. Also, a red flag does not exempt the items tagged from the trimming guidelines of item #3 above.
- I. Association will remove all dead bushes.
- J. Irrigation is not installed or maintained by the Association. If you would like to have an irrigation system installed, you must obtain permission from the Board of Directors.
- K. Sod will not be replaced on lawns, as the Association does not have a common irrigation system for the community. Grass seed is available to be spread on lawns if requested.
- L. All umbrellas used must be on the patio and taken in when not in use.
- M. A white resin lattice type privacy screen will be allowed. It cannot exceed 92" L x 44" H. It must be secured in the ground with stakes-not concrete and removed when the unit is not occupied.

Watering: Watering is between 12:01 a.m. and 8:00a.m. or between 6:00 p.m. and 11:59¹ a.m. You may only water once on your approved day. Pasco County restrictions takes precedence.

If your address ends in: 0 or 1	Your watering day is: Monday
2 or 3	Tuesday
4 or 5	Wednesday
6 or 7	Thursday
8 or 9	Friday

VII. WINDOW INSTALLATION

- A. Windows must be single or double hung windows.
- B. Because of geographical location. All windows replaced must be high performance windows as mandated by the State of Florida or Pasco County building codes.

TAHITIAN GARDENS CONDO INC. **ARTS & CRAFTS RUMMAGE SALE** **RULES**

- 1. The maintenance department of Tahitian Gardens will no longer pick up any items for the rummage sale.
- 2. Televisions, refrigerators, mattresses, and box springs will no longer be accepted.
- 3. Items must be boxed and will be accepted year round on the 2nd and 4th Tuesdays from 1:00 P.M.to
- 4. 3:00 P.M. at the maintenance garage. Volunteers from Arts & Crafts will be available to receive items.
- 5. Furniture can be donated from Dec. 1to the Friday of the Rummage Sale on FRIDAYS ONLY from 1:00
- 6. P.M. to 3:00 P.M.
- 7. The maintenance department will be available to pick up furniture from residents on Fridays only from Dec. 1 thru the Friday of the Rummage Sale from 1:00 P.M.to 3:00 P.M.
- 8. Please DO NOT leave items outside the maintenance garage. If items are left, they will be thrown away. Please bring your items at the designated times.
- 9. The maintenance department will be available to deliver items purchased by residents to their units on Friday of the Rummage Sale.
- 10. Please DO NOT put your large items out for the routine Monday and Thursday trash pick-up days.

POOL RULES

- Residents are responsible for their guests
- Proper bathing attire required
- Children of diaper age must wear swim diapers
- Shower before entering the pool
- No food or beverage in pool or on pool wet deck
- No glass or animals in the fenced pool area
- Pool hours: 9:30 A.M.to sunset
- NO DIVING
- Bathing load is 24 persons