

Sunfish Bay Condominium Association, Inc.

Community Rules

Revised 3/2021

The Sunfish Bay Condominium Association, Inc. (SFB) Community Rules have been produced by SFB Board of Directors (Board) for the guidance of Unit owners, residents and other occupants.

Parking – Parking is limited at SFB. Each unit owner has one designated parking space in addition to a garage. In cases where a unit does not have a garage, then two parking spaces are assigned. Vehicles may not park in driveways or outside of a garage entrance. The capacity for parking is limited and your cooperation is appreciated. Please do not park in another resident's assigned space unless you have made arrangements with an owner. Vehicles not registered with the association may be towed at owner's expense.

Garages - Garage doors shall remain closed except when entering or leaving the garage, thereby keeping the contents of the garage safe and out of view.

Pool – This amenity is for use of the unit owners, their guests and family. Guests are permitted in the pool area only if the resident is physically residing on the property. Adult children and their children living in nearby communities are not entitled to any of the amenities of SFB unless accompanied by the Unit owner. Resident's children under age 16 must be accompanied by an adult. Hours are dawn to dusk. No Glass is permitted in the pool area. Smokers are expected to dispose of butts properly. Pool is generally heated during the months of November, December, January, and February. During extremely cold periods the heater may be shut down. Please do not attempt to change or adjust the pool temperature. It is set at a recommended 84 degrees. Shower before entering to remove oils and lotions. Please use towels to protect the pool furniture from oils and lotions. Pool furniture may not be moved from the pool area. Life lines must be kept in place at all times in keeping with safety regulations. If you suspect a problem with the pool please call the management company and report the problem.

Tennis Court - This amenity is for use of the unit owners, their guests and family. Guests are permitted in the tennis court area only if the resident is physically residing on the property. Use of the tennis court for purposes other than tennis (examples: bicycling, roller-skating, pet run, etc) is not permitted.

Garbage & Trash – Each building has a designated dumpster for disposing of everyday garbage. The dumpsters are emptied every Tuesday. Collapse all cardboard boxes before putting in the dumpster. Large items such as old shelving/doors can be placed in the maintenance dumpster located at the south end of property near the maintenance garages. When moving in or moving out, please be considerate of others and not dump all your debris in the dumpster at one time... save space for others. Do not over fill dumpster. Do not leave items outside of the dumpster. Items left outside of any dumpster will not be collected. If the city refuse vehicle does not have an unobstructed approach to the dumpster they will bypass the dumpster all together. Place all refuse inside the dumpster. Bedding and or mattresses are not permitted to be placed in the dumpster per the Clearwater solid waste department.

Recycling –The community proudly participates in one of the most aggressive recycling programs in Pinellas county. The recycle bins are located at the south end of property tucked away behind the wooden enclosure at the maintenance garage. **Please follow the Pinellas County Guidelines which are posted in the recycling area.** Sorting plastics from paper or glass is not necessary, just pick a bin and dump! **NOTE:** No lids or plastic bags of any kind.

Gardening - Each unit owner may plant **approved** shrubs or flowers within 12 feet of the unit. Plantings should be placed at least 2 feet from building. Shrubs must be trimmed back from the building stucco. Fruit bearing plants are discouraged, these attract rodents and raccoons. The lawn care service will be instructed to manage any garden area that is neglected at the unit owners expense. Planting trees is not permitted without Board approval.

Cable & Internet – Unit owners are responsible for overseeing installation of cable/internet services. Drilling holes in the exterior walls of the units is prohibited. Cable wires cannot be laid across roofs or allowed to hang down exterior walls. All cable installation must meet SFB standards. Any cable wires along walls must be in recessed corners and contained in protective conduit and painted to match the SFB Grey color requirement. This is the financial responsibility of the unit owner. Consult a Board Member for more information. Unit owner is responsible for any expenses incurred for installation of cable & internet.

Pets – SFB is a pet friendly community. Introduce your furry friend to the neighbors so all may know who belongs to who in case of a missing pet. Pets should be walked along the Bayshore sidewalk to do their business; picking up of wastes is a city ordinance. Only two pets per unit is permitted at SFB. Proper disposal of pet wastes includes bagging the waste before placing in dumpster. Pets that are deemed a nuisance by the Board of Directors may be removed from the property.

Barbeque Grills and Spas/hot tubs –Propane grills must reside on decks outside the building or any screened area. Portable grills/stoves are not permitted on upper decks and or balconies. They may not be operated within 10 feet of, or inside of, any building wall. Hot tubs are not permitted in any upstairs units. A fire extinguisher should be immediately available in case of an emergency.

Watercraft – Approved watercraft include Kayaks and Paddle Boards. All must be registered, after which your unit # will be placed on the vessel for identification. No more than one watercraft per unit. In the event the watercraft rack is full please place your name on the waiting list with the management company if you wish to use this amenity. When a space becomes available, the owner will be notified on a first come first serve basis. All watercraft must be secured to the rack.

Where do I keep stuff? – Recreational objects like bikes, pool floats, etc. are kept in garages or inside the unit. These items cannot be stored on balconies, patios or screen enclosures. The screen enclosed porches are for patio furniture. Approval for these enclosures are intended to enhance open air living space enjoyment. These areas are not to be used as storage sites.

Water shut off – If you leave for even a brief weekend or for an extended stay away, shut off the water to your unit. Unexpected water leaks happen often and a proactive stance by turning off your water is a good way to minimize damage to your and your neighbors' unit. Please locate the valve to your unit. If you don't know the location of the valve, ask a neighbor or a board member –they can help you find it.

Signage - No signs may be posted that are visible from any part of the condominium property. Specifically no "For Rent" or "For Sale" or like signs may be placed in, on, or about a unit. Open house signs may be placed on the right of way near the condominium entrance during hours when the unit is open for inspection.

Service Request - Any and all requests for service regarding care and maintenance of the condominium and all property shall be made by completing the Work Order Form (found on the website). The work order form may be completed by the unit owner and/or a SFB Board Member and sent in writing or via email to the Board Member responsible for work orders.

Changing something or adding something on the outside of your unit. All changes/additions must be presented to the Board through a completed Architectural Modification Request Form (found on the website) Examples of exterior modification include but are not limited to changes in exterior doors/windows/skylights/porches/decks/sidewalks/planting of certain shrubs. Anything that can be seen from the outside.

Complete the entire form and review with the Board Member associated with your building prior to submitting. Once all information is gathered the unit owner will forward the request to the management company. The request will be reviewed by the Board at the next scheduled Board meeting. No work may commence without Board approval.

Responsibilities of the unit owner regarding unit care and maintenance The unit owner is responsible for all flooring, indoor plumbing, porch lighting, air conditioners, ducts, windows, doors and

skylights. Modifying sidewalks is prohibited. Gardens within 12 feet of front door or back decks are under the care of the unit owner. Gardens are expected to be cut neatly and maintained, keeping sidewalks/walkways clear. All shrubs must be trimmed back from the stucco. Any modifications, room additions or screening of porches or room enlargements done by a previous owner becomes the responsibility of the new unit owner. If you are uncertain of modifications that may have been made to your unit in past years simply ask a member of the board. They are knowledgeable and may be able to help you identify any such modifications. Interior pest control such as ants, roaches etc. is the unit owners' responsibility. The interior of the garage is the unit owners' responsibility. Front entrances, stairwells, decks, patios, garage doors, private court yards shall be kept in a neat, clean, well maintained and sanitary condition.

Responsibilities of the Association - All exterior matters. Roofs/painting/paving/building structure and foundation/exterior termite protection/property insurance/domestic and stormwater/trash & garbage/ lawn care/ swimming pool and tennis courts.

Remodeling & Renovating Contracted Services. All service vehicles must park in designated parking locations. Service vehicles may not obstruct the driveways or entrances to garages. Remodeling projects that involve a level of noise such as the removal of tile flooring cannot begin before 9:00 am and must cease at 5:00 pm. Please remind contractors that SFB is not a construction site. In accordance all plaster/ paint/ tile runoff / etc. must be cleaned up each day and properly disposed of. Dumping such debris into SFB Dumpsters, the gardens, community courtyards and into the storm drain system is prohibited. Any damage done to the property resulting from contracted services by the unit resident will be corrected by the unit resident.

Leasing - A unit owner that acquires a unit, may not lease the unit for a period of twelve (12) consecutive months after obtaining ownership. Leasing requires approval of the Association Board and must be for 12 consecutive months. Leases must be renewed annually.

Guests/Visitors - Guests may not occupy a unit in the absence of the owner for any period in excess of 3 weeks in a 6 month period.

Amended and Restated Declaration of Condominium (2019) The governing documents may be found on the website (sunfishbaycondos.org) and cover the above items in more depth. Please consult the governing documents for more information on the above items as well as a total description of all guiding principles of our Condominium.

Enjoy this beautiful community. Take pride and participate in helping to keep it the paradise that it is.

SPECIAL NOTE

These Revised Community Rules will be considered for adoption at the March 15th Board Meeting.

