

## **VILLA SERENO CONDOMINIUM RULES**

(Please post these rules in a conspicuous place in your Unit)

1. Visitors in large numbers are requested not to use the pool. Be thoughtful, take your guests to the beach.
2. No rafts, water toys, etc. are permitted on patios, grass, etc.
3. No fishing gear to be carried in court yard or repaired on patios. Please clean fish at beach and not in the rear driveways at the back of the condos.

### **POOL**

1. No diving, no lifeguard on duty-use at own risk.
2. Hours of operation : 8:00 AM till 9:00 PM.
3. Maximum pool capacity 15 persons.
4. No body oils or lotions allowed in pool, please shower before entering pool.
5. Children under 12 must be accompanied by an adult.
6. Children not toilet trained or in diapers are not allowed in pool at any time.
7. No sitting or hanging on safety rope, please replace safety rope after use.
8. No rafts, floats, toys or inflatables allowed in pool.
9. No glass of any kind in pool or on pool deck. No food or drink in pool.
10. No animals in pool or on pool deck or in court yard or on individual patios.
11. You are responsible for removing all your litter and personal articles upon leaving the pool and courtyard areas.
12. Persons with open cuts, sores, or communicable diseases cannot use pool.
13. If pool furniture is moved, that person must return it to the same spot and pool furniture cannot be moved to patio areas at any time.

### **GROUND RULES**

1. Pets must be on a leash while on the grounds. A county law requires cleaning up after your pet. No pets are allowed in the courtyard, patio or front property.
2. Closed garage doors are desired to present a uniform appearance.
3. No bicycle riding or skates are allowed in the courtyard or on the sidewalk.
4. Nothing is allowed to be hung on the balcony railing.
5. Please be thoughtful of the neighbors. Keep your patio tidy.
6. Cookout fires must be at the rear (garage) side only.
7. A function in the courtyard beyond the limits of one's patio must have prior approval of the Board of Directors.
8. No lawn games are to be played in the courtyard.
9. Please do not leave laundry on the clothes lines overnight. Please do not display laundry at the rear of the garage.
10. Park vehicles in designated parking places only. Do not park your auto in driveway.
11. Please do not carry your laundry or trash through the courtyard.

### **GENERAL RULES**

1. All food scraps and garbage must be put in plastic bag closed by a tie before depositing in a dumpster. Crush or break up large containers. Pickup is on Monday and Thursday.
2. For your protection, anyone seeing a questionable stranger on the grounds should report it to a Board member.
3. The Sprinkler water may damage vehicles parked too close to sprinklers.
4. All rentals must be a minimum of one month and approved by the Board.
5. Resales must be approved by the Board of Directors.
6. Quiet time is from 11 PM to 7 AM. Dog barking must be controlled.
7. Pets (dogs) must be walked in the designated "Dog Walk" areas.
8. Do not dispose of feminine hygiene products, paper towels or disposable diapers in the toilet.

### **THE BOARD OF DIRECTORS**

"The maximum association fine against a unit owner for violation of rules or restrictions is increased from \$50.00 to \$100.00 and is allowed on a per-day basis for continuing violations, up to \$1000.00." (Adopted by Florida Legislature, April 26, 1991)

**Villa Sereno  
Visiting Pet  
Application**

Date \_\_\_\_\_

Owner \_\_\_\_\_ Unit # \_\_\_\_\_

Type of Pet: \_\_\_\_\_

Approximate Weight: \_\_\_\_\_ Description of Pet: \_\_\_\_\_

Dates of Stay: \_\_\_\_/\_\_\_\_/\_\_\_\_ to \_\_\_\_/\_\_\_\_/\_\_\_\_ (maximum of 2 weeks)

Date of vaccination \_\_\_\_/\_\_\_\_/\_\_\_\_

All dogs and cats shall be vaccinated against rabies by a licensed veterinarian for Animal Rabies Prevention and Control.

I personally have knowledge of the above pet and confirm the animal's compliance with vaccination requirements.

I further attest that the above described pet has not been deemed a public nuisance or danger and has not been known to be aggressive to humans.

---

Signature

Date

## **Villa Sereno PARKING RULES**

1. The space outside all garage doors is designated as a **NO PARKING ZONE** to accommodate access for all types of emergency vehicles. Accordingly, no parking of any vehicles and / or trailers is permitted.
2. Loading and unloading of all personal vehicles in front of the garages will be allowed but parking for this purpose is limited to **Thirty Minutes**.
3. Parking of trucks belonging to maintenance companies and contractors, while they are performing their services, is permitted as long as the driver of the vehicle is immediately available to remove the vehicle in the event of an emergency.
4. A violation of these rules will subject the vehicle to be removed from the premises with all towing and storage cost to be borne by the violating owner.

## **Villa Sereno**

### **Domestic Animal Rules**

Pets currently owned by residents of Villa Sereno residing full or part time prior to adoption date of this regulation are hereby exempt from size and quantity restrictions as specified below. Size and quantity restrictions will apply to all pets acquired after the adoption and recording of this document.

In accordance with the adoption and recording of this document the following rules will be enforced.

#### **Pet regulations**

1. Pets must be vaccinated in accordance with State Law and County Ordinance.
2. Residents are limited to a maximum of two pets per unit; pets are limited to a maximum weight of 25 lbs.
3. Pets must be confined, leashed, or otherwise under the physical control of a person at all times. Leashes may not exceed six feet in length.
4. Pet owners are required to pick up after their pets and properly dispose of all pet droppings.
5. Pets are not permitted in the courtyard, and must use the designated dog walk areas.
6. Temporary exemptions to the above pet restrictions are authorized by the board of directors with notice. Owners of Villa Sereno can exceed the maximum of two pets by one pet for a maximum of three pets and the visiting pet(s) may exceed the weight limit for the purpose of allowing for visitors. This visiting pet authorization is for a maximum of two weeks upon written notice to the board or board designee. Owners must complete the "Visiting Pet Application" prior to the arrival of the animal.

Failure to abide by these rules may result in the association taking authorized action against the unit owner.

In accordance with the Fair Housing Act, service dogs of a medical necessity are exempt.