West End Town Homes POA

Phase I Inc.

Rules & Regulations

Updated: December 3, 2019

# General Rules

* No Owner or tenant shall cause or permit any unreasonable or obnoxious, destructive, illegal, or offensive activity that constitutes a nuisance to any Owner or to any other person lawfully residing within the Property.
* No illegal objects or substances are to be kept, stored, or permitted with the Property.
* No storage or temporary placement of any items, including bicycles, or watercraft is permitted on the Common Areas.
* Each Lot may be used for residential purposes only. Retail and other commercial services are prohibited other than home offices.
* No firearms shall be discharged within the Property.
* Nothing shall be done or kept within the Common Areas, or any other portion of the Property including a Unit or Lot which will increase the rate of insurance to be paid by the Association.
* No immoral, improper, offensive or unlawful use shall be made of any Lot. All valid Laws shall be strictly observed, and unlawful activities shall be reported to the local law enforcement when observed.
* No signs of any kind shall be displayed to public view upon any Lot, Unit and/or portion of the Common Area by any Resident or Tenant except the following: Customary Name and Address for each unit (not to exceed one-half (½) square foot in size, and approved by the Association as to color and design; and a single “FOR SALE” sign, not to exceed four (4) square feet in size indicating that the Unit is for sale or lease).
* No signs shall be illuminated, and no pendants, festoons or other commercial advertisements shall be displayed on or about any Unit, Lot and/or portion of Common Area.
* Owner may display one (1) portable, removable United States flag or official flag of the State of

Florida in a respectful manner, and on Armed Forces Day, Memorial Day, Flag Day,

Independence Day, and Veterans Day may display in a respectful manner portable, removable official flags, not larger than 4 ½ feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard. United States flag must always be well maintained. Decorative flags which are no larger than 24”x36”, attached to the Unit and displayed for holiday purposes are permitted provided that the flag is removed seven (7) days after the specific holiday. Any other flag must have permission from the Association.

* Holiday lighting and tasteful decorations shall be permitted to be placed on the exterior portions of the Units. Nails, Staples, Screws and other appliances which penetrate any portion of the

exterior structure are not permitted. Installation period is allowed no earlier than the Thanksgiving Holiday and end no later than January 15th of the following year.

* No porch deck, patio, fence, screened enclosure, carport or other attached or detached structure shall be constructed with approval from the Association.
* No outdoor clothes lines may be installed.
* No storm doors or screen doors are permitted on the front door of the Unit.
* No basketball hoops whether temporary or permanent shall be erected on the Lot.
* No above ground swimming pools, freestanding storage sheds or outbuildings, screening of front porches or garages, or antennas.
* Within thirty (30) days or purchase, Owner shall install drapes, curtains, blinds or other tasteful window coverings with white or neutral backing if visible from the front of the Lot.
* No security bars shall be placed and any of the Unit’s windows.
* No sheets, toweling, newspaper, aluminum foil, cardboard or other similar temporary covering.
* No fences shall be erected or maintained on any Lot.
* No artificial grass, plants, or other vegetation, or rocks or other landscape devices shall be placed or maintained upon the exterior portion of any Unit.
* No individual mailboxes shall be installed.

# Pets

* No animals, livestock, or poultry may be raised, bred or kept anywhere within the Property. A maximum of three (3) domestic dogs, cats or other conventional household pets may be kept upon any Lot.
* Each Owner has responsibility to clean up waste from his or her pet immediately and properly dispose of pet waste.
* Pet shall not be permitted to run at large outside Lot.
* Each Occupant shall insure that their pet does not disturb other Occupants with excessive or repetitive noise.
* All pets outside shall be properly leashed outside of unit.
* No outside pen, cage or shelter shall be constructed or permitted.
* No food or water containers shall be left outside the Unit.

# Trash

* Except for regular curbside collection and disposal, no rubbish, trash, garbage or other waste material may be kept, stored or permitted anywhere within the Property except inside the Unit, or in sanitary containers completely concealed from view.
* No trash containers shall be placed at curbside more than twenty-four (24) hours prior to pick up.

# Satellite Dishes & Antennae

* No television or radio masts, towers, poles, antennas or aerials shall be erected or constructed on any Lot in such a manner that is visible from the exterior of the Lot.
* Satellite dishes or microwave antennas for television reception having a diameter not greater than eighteen (18) inches are permitted with Association approval.
* Satellite dishes or antennae are not permitted to be installed on the roof itself.
* All antenna not covered by “FCC” rules are prohibited.

# Vehicle Storage & Parking

* No commercial vehicles, watercrafts, trailers of any kind, and/or any other machinery or equipment shall be parked or stored on any Lot, sidewalk, public or private right of way within the Property or any portion of the Common Areas, except and to the extent that is parked temporarily and is in use for construction, repair or maintenance of a Lot or Unit or the Common Areas.
* All vehicles must be properly tagged and registered.
* Inoperative or abandoned vehicles shall not be permitted on any Lot over forty-eight (48) hours unless it is entirely within a garage.
* No major repairs shall be performed on any vehicles except within a garage.
* Under NO circumstances shall such repairs be performed if they result in the creation of an unsightly or unsafe condition.
* Watercrafts may be stored only in enclosed garage.
* No temporary parking shall be permitted on any Common Areas.
* Any vehicle parked, stored in violation of the restrictions may be towed at the homeowner’s expense.
* All guests parked in the guest parking must have a West End Townhomes parking permit.
* Parking permits must be visible through the windshield. Hanging by the mirror.
* All spaces at your unit must be occupied before using the guest parking spaces.
* It will be the responsibility of the unit owner or resident to ensure their guest complies.
* Boats, RVs, and/or trailers are not permitted in the guest parking spaces.
* Residents are not permitted to park in the guest parking spaces. Only guests.

# Lease & Ownership Restrictions

* No Lot or Unit may be leased for a term of less than one (1) year.
* A copy of all leases shall be provided to the Association PRIOR to occupancy of any tenant.
* Owners are not allowed to rent their unit without prior approval by the Board of Directors (requires Application Form).