

SOUTH PARK CONDOMINIUMS ASSOCIATION, INC.

RULES AND REGULATIONS

Updated: March 13, 2019

General Rules

- No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Unit, Limited Common Elements or Condominium Property by any Unit Owner or occupant without prior written consent of the Board of Directors. The foregoing includes signs within a Unit which are visible from outside the Unit.
- The Unit Owner shall not permit or allow anything to be done or kept in such Owner's Unit which will increase the rate of insurance on the Condominium Property.
- All updated leases are to be sent to the management company in a timely manner.
- All persons occupying Units shall be registered with the Association or Management Company before time of their occupancy of the Unit including renters and house guests.
- No unit may be permanently occupied by more persons than the number of bedrooms times two, nor may more persons, including guests, occupy a Unit overnight than the number of bedrooms times two plus two.
- All curtains, shades, drapes, and blinds shall be white or off-white in color or lined with material of these colors.
- The Association shall retain a pass key to the Units, and the Unit Owners are required to provide the Association with a new or extra key whenever locks are changed or added.
- Each Unit Owner is responsible for the costs associating with its changed locks and additional keys.
- Loud and disturbing noises are prohibited in the Units. No vocal or instrumental practice is permitted in any Unit after 10:00 pm or before 9:00 a.m.

Pets

- No improper, offensive, hazardous or unlawful use shall be made of the Condominium Property.
- No more than 2 dogs, cats or birds are permitted to be contained in a Unit.
- Animals that are known as vicious breed such as "Pit Bulls", "Bull Terriers", "Chows", or "Rottweilers" are not permitted.
- All Pet Owners are required to immediately properly dispose of pet waste.
- All pets must be on a leash and owner must always be in full control of the animal.
- Unit owner is responsible for any damage, maintenance, or repair by all family members and guests.

Parking and Vehicles

- All vehicles need to be in good working condition. All vehicles must properly licensed and registered. No unsightly vehicles may be kept on the Condominium Property.

- Vehicles that do not exceed the size of one parking space may be parked in the areas provided for that purpose.
- Commercial vehicles, trucks, campers, motor homes, trailers, boats and boat trailers are prohibited.
- Vehicle maintenance, except for car washing, is not permitted on the Condominium Property.
- Any vehicle leaking any fluids must be repaired before parking in the parking area.

Garbage and Recycle

- Furniture and other large items cannot be dumped by the dumpster area. They must be removed from community by residents.
- All recycle materials must fit into recycle bins.
- Only items approved by the City of Tampa Recycle Program may be placed in recycle bins.

Outside of Unit

- Laundry, bathing apparel, beach towels shall not be maintained outside of the Units, balconies and terraces.
- Balcony floor covering material and colors must be approved by the Board.
- Persons moving furniture and other property in and out of Units must notify the Association or Management Company in advance.
- All such moving must be done Monday through Friday between the hours of 8:00 am and 5:00 p.m.
- Moving trucks and vans used for moving purposes are only permitted to remain when it is in use.

Common Area

- Children must be under the direct control of responsible adult.
- Skateboarding, "Big Wheels", scooters or loud and obnoxious toys are prohibited.
- Use of barbeque grills are allowed in areas designated safe and appropriate by the Board. Grills shall not be used on balconies.
- All Common Elements inside and outside of the Buildings will be used for this designated purpose only & nothing belonging to tenants or guests shall be kept therein without approval from the Board.
- Lawns, shrubbery or other exterior plants shall not be altered, moved, or added to without permission of the Association.