

# Sun Lake Community Rules Bulletin

Sun Lake Condominiums is a harmonious peaceful community where residents and guests can relax and enjoy the Florida style of laid back living. All residents, including owners, guests and renters are obligated to abide by the condominium rules in ensuring that the community maintains its stress-free and respectful atmosphere. The Condominium Board of Directors is empowered to strictly enforce these rules. Each resident is responsible to follow these rules so all residents can enjoy their stay within the community. You can download the rules (by-laws and Declarations) from the Sun Lake Condominium web site: <http://www.sunlakecondos.info/documents.html>

Recently it was brought to our attention that there are residents who have repeatedly violated condominium rules causing public nuisance and exposing the community to potential liability claims against the Condominium. This is not acceptable behavior. Any liability claim will likely cause an increase in your Home owners' Association fee.

## **Gate Repair Cost:**

**Problem:** Guest and renters impatient with the speed of the gate, use their car bumper to push the gate open. This strips the gears in the gate mechanism and causes costly damage. Residents have also been seen pushing open the EXIT gate for the same reason. The Association spent \$5,000 in 2014 on gate related repair, replacement parts, and labor. Recently, a school age girl was seen standing on the gate as it was opening. Not only is this dangerous, but it damaged the gate and the support beam resulting in a \$1,500 repair bill for the Association. The cost of all this is coming out of our collective assessments!

**Solution:** We have installed curved bars that will damage car bumpers if they push into the entrance gate. We will install similar bars on the exit gate. We will install remote cameras along the entrance and exit gates and the Club House to detect infractions and find the responsible parties involved. Anyone found damaging the gate will be made to reimburse the Association for the repair costs, and may also be subject to legal action if the damage is deemed wilful and an act of vandalism.

The following issues have been recurring and need your attention. We all have the obligation to educate offenders to stop these repeated violations. The Condominium Declaration Articles below explains the rules and empowers all residents to be vigilant to ensure all residents are entitled to their safe and relaxing stay at the Condominium.

1. **Article 20.5 Pets policy – No pets are allowed except owners' own household pet**

**Problem:** Guests and renters bring in their household pets which are not allowed. In some instances, the pets exhibit aggressive behavior, disturb other residents and pet owners do not stop and scoop up their pets' waste. This creates unsightly and unsanitary conditions, health issues and prevent others from enjoying the use of a safe and clean community space.

**Solution:** Unit Owners must not falsely advertise and mislead their clients. Instead, advertise specifically that pets are not allowed to ensure your renters are aware of this requirement. Help your clients to plan for alternate arrangements to look after their pets before their departure. Owners and Management Companies found advertising Sun Lake or their Sun Lake Unit as pet friendly and/or charging additional pet fees will be reported to the Better Business Bureau as well as subjected to legal action by the Association attorney.

**Condominium Rules:** The condominium does not allow for guests or renters to bring in any pets. Only a Unit Owner is allowed to have a maximum of two household pets weighing less than 25 lbs each.

## **2. Article 20.3 Maximum Occupancy – 2 bedrooms (4); 3 bedrooms (6)**

### **Amendment to Article 20.3 - 4 bedrooms (8)**

**Problem:** Number of occupants staying in one unit exceeding the rated maximum capacity allowed. This creates a potential legal liability issue, fire hazard and endangering the physical safety of occupants.

**Solution:** Number of occupants must be within the maximum allowed.

**Condominium Rules:** The maximum occupancy limits are:

- a. Two bedroom units – maximum of four (4) persons when the unit owner is not actually in residence;
- b. Three bedroom units – maximum of six (6) persons when the unit owner is not actually in residence.
- c. Four bedroom units – maximum of eight (8) persons when the unit owner is not actually in residence.

For offenders, the Association has the right to terminate the lease or rental agreement or levy a fine of \$50/day. The Unit Owner will pay for all expenses and penalties, including any legal liabilities, remedies and awards from court proceedings arising from the infraction.



**Condominium Rules:** All residents, including owners, guests and renters are required to keep all parts of the condominium clean and sanitary. This means no rubbish, refuse or garbage shall be allowed to accumulate anywhere inside or outside the units. Garbage or bulk items are not allowed to be placed outside the enclosures as they will not be picked up. They are unsightly & unsanitary and pose a safety, and attract racoons and other

vermin. The responsible residents will be charged and fined for the removal of items and garbage accumulated in any non-designated areas.

#### 4. **Article 20.6/7/8 Nuisances/Lawful Use/Noise Abatement – No Speeding & Loud music**

**Problem:** Residents are speeding with a disruptive level of loud music while driving within the community.

**Solution:** Drive slow within the speed limit and listen to the radio at audio level that does not disrupt others' peaceful enjoyment of the community.

**Condominium Rules:** All residents are required to abide by all laws and regulations. Speeding is illegal and poses unnecessary safety risks to pedestrians. Local law enforcement has been engaged to provide drive-in surveillance.

#### 5. **Article 20.11 Commercial vehicles – Commercial vehicles or any vehicle deemed as a nuisance**

**Problem:** Construction van / trucks / commercial use vehicles are parked and obstructing pedestrian sidewalk.

**Solution:** Arrange for parking of construction van / trucks / commercial use vehicles outside of the Condominium.

**Condominium Rules:** The placing, storing or parking of non-passenger vehicles, including commercial-use vehicles is prohibited within the Condominium. This also applies to any vehicle deemed by the Association as a nuisance or having caused disturbance, damages or potential hazard to the community. Offending vehicles may be tagged, fined or towed.

#### 6. **Article 20.11 – No vehicle repairs or storing of disabled vehicle**

**Problem:** Vehicles including bikes are parked and being repaired on parking lot.

**Solution:** Do not repair your vehicles / bikes while parked inside the Condominium. Arrange services for your vehicles elsewhere.

**Problem:** Oil changes being performed and/or vehicles leaking oil in parking lot.

**Solution:** Sun Lake plans to reseal the asphalt in the community during the Spring of 2015. Afterwards any resident whose vehicle is leaking oil onto the parking lot, will be notified and expected to clean the oil spill. Oil spill cleaning kits will be available for purchase from the Association or Ace Hardware. If the spill is not cleaned, the Unit Owner will be notified and billed for the expense.

**Condominium Rules:** Parking space is for parking of passenger vehicles only, not vehicle repairs. It is unsightly, disruptive, causes excessive noise, ruins the resort ambience and a hazard to other residents' safety. The Unit and Vehicle Owner are responsible for removing these vehicles off-site.

7. **Article 20.11 No vehicle can block or partially obstruct a pedestrian sidewalk**



Commercial vehicle obstructing sidewalk

**Problem:** Parked vehicles are obstructing the pedestrian sidewalk.

**Solution:** Park only within the marked parking lines and ensure that the vehicle does not obstruct the pedestrian sidewalk.

**Condominium Rules:** Vehicles are prohibited to block or partially obstruct a pedestrian sidewalk. It creates hazards if pedestrians or the disabled are forced out into the street to get around the vehicle. These infractions will be tagged for towing. The Unit and Vehicle Owners will pay for all expenses and penalties, including any legal liabilities arise from the parking infraction. ARC Towing charges \$125.00 for the tow and another \$25-\$65 each day it is in their possession



Resident Owners and the local Police are engaged to provide community surveillance to prevent violations. Offending residents may be fined or towed for their violations. Unit Owners are responsible for fines levied on their guests or renters.

Violators receive one warning tag notice as a courtesy, after that, the same vehicle, if it is not in compliance, will be towed. Vehicles can be towed 24/7.

If your vehicle is towed, it can be recovered by contacting :

**ARC Towing 7421 West Irlo Bronson Memorial Highway, Kissimmee, FL 34747**

**Phone : 407 396 7076**