

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 the patios or on the grass in front of the patios.
3. No fishing gear to be carried in the court yard or repaired on the patios (reduces the risk of fish hooks in peoples feet.) Also, please clean your fish at the beach and not in the rear driveways in the rear of the condos. Helps Eliminate smell, flies and roaches.

POOL

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

GROUND RULES

1. All 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 of property. Please walk your pets in the designated dog walk areas.
2. Closed garage doors are desired so as to present a uniform appearance.
3. No bicycle riding or skates are allowed in courtyard or on the sidewalk. No ball playing allowed in courtyard. No lawn games are permitted to be played in the courtyard.
4. Nothing is permitted to be hung from the balcony railings. This includes beach towels, etc.
5. Please be thoughtful of your 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. Please do not leave laundry on the clothes lines overnight. Also, please do not display laundry at the rear of the garage.
9. Park vehicles in the designated parking areas only. **Do not** park your auto in driveway.
10. Please do not carry your laundry or trash through the courtyard.

GENERAL RULES

1. All food scraps and garbage must be put in plastic bags and closed with a tie before depositing in dumpster. Crush or break up large containers. Pickup is on Mondays and Thursdays.
2. For your own protection, anyone seeing a questionable stranger on the grounds should report it to a Board Member.
3. Our sprinkler water may damage the paint on vehicles parked too close to the sprinklers.
4. **All** rentals must be for a minimum of one month. Short term rentals are not allowed.
5. Resales must be approved by the Board of Directors.
6. Quiet time is from **11PM** to **7AM**. Dog barking must be controlled.
7. **Do not** dispose of feminine hygiene products, paper towels or disposable diapers in the toilet. These products will clog up our sewage plant.

Thank You, 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.)