

# ***Tuscany Lake Condominium Association***

## **Rules and Regulations**

**Approved December 6, 2018 Updated August 01, 2024**

Our Association has developed Rules and Regulations which were established to provide direction to our homeowners and tenants with regard to parking, vehicles, pets, pool use, rentals, etc. All residents occupying a unit, as well as their guests, must abide by all Association rules and regulations, and tenants must agree to comply with all Association requests for information. These rules will be strictly enforced. ***Violations of any of these rules and regulations may result in action by the Board of Directors and a fine and may be grounds for eviction.***

Following are the Rules and Regulations of our community, and we thank you for your adherence to them. If you need additional information or clarification, tenants should contact their landlord and/or property owners. Property owners are to contact Keys-Caldwell via their web portal: <https://kcl.cincwebaxis.com>

### **1. PETS**

- A. Owners are allowed to have two pets. Tenants and their guests are not allowed to have pets of any kind.
- B. Pets must be leashed at all times that they are outside of the unit.
- C. Owners are responsible for immediately cleaning up after their animals and removing all pet excrement from common areas. No pet waste may be dropped down trash chutes unless securely doubled-bagged.
- D. Pets must be properly licensed and vaccinated in compliance with the Dode of Ordinances of Sarasota County, Florida.
- E. Dangerous Animals. No animal may be kept which the Board has determined to be dangerous, or which has been designated as dangerous by any governmental or insurance agency. On the advice of our insurer, the following dog breeds have been identified as dangerous and are prohibited: Akita, Alaskan Malamute, American Pit Bull Terrier, American Staffordshire Terrier, Chow Chow, Doberman Pinscher, German Shepherd, Great Dane, Presa Canario, Rottweiler, Siberian Husky, and Wolf-Hybrid.
- F. Pets are not allowed in the pool area or Clubhouse.
- G. Reasonable accommodations will be made for owners of service animals and comfort pets, per ADA and FHA regulations, and they must abide by the same rules imposed upon other pet owners.
- H. No pet shall be allowed to become a nuisance or create any unreasonable disturbance. The Board has the right to request removal of a pet that violates these rules and/or becomes a nuisance to other residents.

## 2. VEHICLES AND PARKING

- A. Residents and guests are only allowed to park non-commercial vehicles (i.e. cars, vans, sport utility vehicles, and non-commercial pick-up trucks) on-site. There shall be no parking of boats, commercial trucks (other than outside contractors), trailers, motorcycles, or any vehicles other than passenger vehicles in any parking area except locations which may be designated by the Association for such specific purposes, if any.
- B. Residents and guests are not allowed to park vehicles displaying commercial signage in the parking area.
- C. All motor vehicles belonging to both residents and guests must have a Tuscany Lake Vehicle ID tag displayed inside the vehicle so that the tag can be seen from the outside when the vehicle is parked on the property overnight. Resident and guest tags will be provided to property owners by the Management Company. Owners are responsible for providing tags to their tenants if they rent their unit. Vehicles parked overnight without a tag are subject to towing at the vehicle owner's expense.
- D. All motor vehicles must be operable and must have a current license tag. No repairs or maintenance of vehicles is permitted except for minor repairs, such as the replacement of a battery or tire, and only when necessary to make the motor vehicle operable, and in no event shall any repairs continue for more than one (1) day. Vehicles that are non-compliant will be towed from the community at the owner's expense. The Board of Directors of the Association shall have the authority to prohibit any vehicle, trailer, vessel, or other property that would otherwise be permitted, if the Board determines in the exercise of its business judgment, that the vehicle, trailer, vessel or property constitutes a safety hazard or is unsightly.
- E. Moving trucks shall be permitted for no more than a 48-hour period. Storage containers, such as "PODS", shall be allowed only with prior approval from the Board and at no time shall be allowed to remain onsite for more than 72 hours.
- F. When the Association issues notices about work to the parking lots requiring that vehicles be moved, they are subject to towing if they remain in the space during the time work is to be performed. There are **NO** exceptions to this policy.
- G. For the safety of residents and guests, when driving within the development, please use caution and drive **SLOWLY**.

### 3a. SWIMMING POOL AND CLUBHOUSE

- A. There is no lifeguard on duty, so swimming is at your own risk. For emergencies, dial 911.
- B. All residents and guests must strictly adhere to the Pool Rules, which are posted on the fence in the pool area.

- C. The swimming pool and Clubhouse are for the use of residents and their guests only. All children under the age of 14 must be accompanied by a Tuscany Lake Condominium adult resident **at all times**. Adults are responsible for the behavior of children in their care.
- D. Guests of residents who are visiting, but not staying in, the unit, must be accompanied at all times by the Tuscany Lake resident when using the community facilities.
- E. No food, glass, or pets are allowed within the fenced pool area. No exceptions.
- F. No beverages are allowed in the pool or on the pool wet deck area.
- G. The Clubhouse and pool gate both have self-locking code locks, and the access code is changed periodically. Owners will be notified when the code locks are changed and are responsible for notifying their tenants.
- H. The pool area cannot be used for any purpose during hours of closing. The Clubhouse hours of operation are 6:00 a.m. to 10:00 p.m., and the pool area is open from dawn to dusk. No nighttime swimming is permitted.
- I. Clubhouse and Restroom Use:
  - 1. No wet bathing suits are allowed in the Clubhouse.
  - 2. No smoking is allowed in the Clubhouse.
  - 3. Turn off all lights when leaving the Clubhouse.
  - 4. No children under the age of 14 are permitted in the Clubhouse or restroom without an adult resident.
- J. Use of the Tuscany Lake Clubhouse for private functions can only be reserved by its residents. Association functions take precedent over any private resident requests. The pool and pool area are not allowed to be reserved for private events.
- K. Use of pool lounge chairs and umbrellas:
  - 1. To prevent damage to the pool lounge chairs and umbrellas during high winds and storms, umbrellas should be closed, and lounge chair backs should be lowered to the flat position after each use.
  - 2. To prevent staining and discoloration of lounge chairs, please place a towel on the chair when sunbathing.

### **3b. CLUBHOUSE RESERVATIONS**

The use of the Tuscany Lake Clubhouse and its amenities is intended for association sponsored functions, social events, and for other activities attended by owners, residents, and their guests. Residents may host private social events only. Residents may not sponsor or conduct any business, commercial, community, religious, or any other civic event on said premises except as stated in our rules and regulations.

Each owner is entitled to use the common elements, but such use must not conflict with the rights of other owners. As it is the desire of the Board of Directors to serve the best interests of all the residents of Tuscany Lake, the following rules governing Clubhouse reservations have been established.

It is the duty and responsibility of owners to inform guests and tenants of these rules and regulations. Any violations of these rules may result in action by the Board of Directors, and a fine or other action may be imposed upon the owner and/or the persons requesting the use of the facilities: Owner and/or person requesting the use of the Clubhouse will be responsible for any violations that may occur.

- A. Any Association function takes precedence over any private resident request.
- B. Reservation of the Clubhouse does not preclude other owners from entering the Clubhouse to access bathroom facilities.
- C. The Board of Directors shall have the authority to restrict the number of times or the purposes for which the Clubhouse may be reserved.
- D. Reservations must be made through the Owner's web portal under Reservations on a first come, first serve basis, with a minimum of seven (7) days prior notice, along with the required rental deposit.
- E. The maximum number of people allowed is 72 (as per Fire Department).
- F. The unit owner or resident reserving the Clubhouse is responsible for seeing that all functions are held in an orderly manner, so as not to disturb other unit owners or residents.
- G. The unit owner or resident reserving the room is responsible for proper handling of his/her guests' conduct and clean-up of the Clubhouse.
- H. The pool and pool deck area are not available for rent for private functions.
- I. The unit owner or resident who has reserved the Clubhouse must be present throughout the duration of the function.
- J. The Clubhouse cannot be reserved by a unit owner or resident and leased to an outside party.
- K. At the end of your function, you are required to:
  - 1. Wipe clean the kitchen countertops, microwave, and refrigerator.
  - 2. Vacuum and clean the bathrooms.
  - 3. Collect all garbage in bags and place them in dumpster/recycle bins
  - 4. Return all tables and chairs to the storage room.
  - 5. Return all furniture to their original positions.
  - 6. Turn off all fans and lights.
  - 7. Lock all doors.
- L. The Clubhouse will be inspected following all events. If inspection reveals any damage or if the Clubhouse is not properly cleaned, the deposit will be

forfeited, additional fees may be incurred, and the Board will have the right to restrict future Clubhouse reservation requests.

#### **4. DECORATING/AESTHETICS**

- A. No antennas, basketball backboards, poles or hoops, bird feeders, or other devices shall be permitted on the exterior of a Unit or the common grounds.
- B. No signs shall be placed on the exterior of a Unit, showing through the window of a Unit, or in the common elements.
- C. No clothes or clothes lines shall be attached to or hung from the exterior of a unit or the common elements.
- D. No reflective window coverings are permitted on any windows of the Unit.
- E. No décor to the exterior of the unit which obstructs the walkway is allowed.
- F. No items may be stored in any common area other than designated storage rooms, including but not limited to hallways, stairwells and garbage rooms, without prior written approval of the Board.

#### **5. USE OF UNIT**

- A. No unit may be used for any purpose other than single family residence. Premises are to be used and occupied by the resident for residential, non-business purposes only. Resident shall not operate any type of day care or child sitting service on the premises.

#### **6. OWNERS/OCCUPANTS**

- A. Unit owners intending to rent their condos can obtain a copy of the rental application form from the association's web portal. An application fee is required to be submitted with the application and all applications require approval of the Board of Directors. Only those designated in the Rental Application shall occupy the Unit unless consent of the Owner is obtained and the additional occupants and/or extended guests are registered.
- B. If a lease is renewed, a new application must be submitted for each new lease period. A simpler form is available for annual lease renewals and no application fee is required for renewals when the same tenants are remaining in the unit. Seasonal rentals require a new lease and application fee each year even if the same person rents the unit.
- C. It is each condo occupant's responsibility to ensure that the circuit breakers in the garage and the condo that control the garage are on at all times. This is necessary so that the security lighting will be functional.
- D. It is each condo occupant's responsibility to ensure that they leave nothing in the hallways and stairways or other common areas that may be a safety or aesthetic issue.

- E. Please be considerate of your neighbors. Loud noise and language, profane, obscene, vulgar, or abusive language and behavior that is unreasonably annoying or constitutes a nuisance is prohibited.
- F. Unit Access: All owners should have a current key on file with the Management company in case access is needed for an emergency or a mandated inspection. If access is not possible, a locksmith will be called in at the owner's expense. Keys-Caldwell will not release unit owners' keys to personal Vendors or Occupants that are non-owners i.e. family, friend and /or renters.
- G. Any degradation to the building or grounds caused by an owner or a contractor they have solicited shall be charged back to that owner.

## 7. SALE OF UNIT

- A. Unit owners intending to sell their condo should provide the prospective buyers with a copy of the sales application form which can be obtained from the association's web portal. The application needs to be filled out by the prospective buyers and submitted along with a copy of the sales contract and an application fee made payable to Tuscany Lake Condominium Assoc., Inc. The sales application needs to be approved by the Board of Directors.

## 8. STORAGE UNITS

It is essential to the health and safety of the community that storage units are properly maintained in a neat and orderly condition and that great care be taken as to the items stored in these rooms. As such, the following rules will be strictly enforced:

### A. Maintenance Room Storage:

The third-floor room next to the elevator in each building, marked janitor closet on the plat plan, is reserved **and locked** for Association janitorial and maintenance items only. Residents will not have access to these rooms. Exceptions may be granted for items that serve the community and/or building and are not personal in nature (e.g., building Christmas decorations), provided such storage is approved by the Maintenance Committee.

### B. Resident Storage:

The remaining three rooms (two on the 2<sup>nd</sup> floor and one next to the trash chute room on the 3<sup>rd</sup> floor) **are unlocked** and may be used by residents to store a small amount of items of a personal nature. In each building, the storage rooms are to be shared by all residents of all three floors in that building, so each resident may use only a small area for their own use. Residents who monopolize the storage space will be required to remove some of their stored items. Items stored must be clearly marked identifying the resident and unit number.

### C. Storage of Prohibited Items:

Residents are strictly prohibited from storing anything which is considered to be a fire, safety, or health hazard, including but not limited to:

- No items that are classified to be hazardous or toxic under any local, state, or federal law or regulation, and no corrosive, explosive, flammable/combustible liquids or materials.

- Examples include, but are not limited to: chemicals, aerosol cans, acids, gasoline, propane, motor oil, paint, cleaners, fireworks, alcohol, etc.
- No weapons, firearms, or ammunition.
- No expensive/valuable items such jewelry, artwork, antiques.
- No storage of food of any kind (for human or pet consumption).
- No storage of trash or rubbish, even on a temporary basis.

**D. Enforcement of Storage Unit Rules:**

Periodic inspections of the storage rooms will be made. Residents who do not comply with the rules for common-area storage will risk having their property removed and disposed of, subject to the following procedure:

- **Identified Items** – A written notice will be mailed to the resident notifying them of the violation and the corrective action that is required. If no action is taken within 14 days of this first notice, a second and final notice will be sent to the resident stating that the item(s) will be removed and disposed of by a certain date if the violation is not corrected.
- **Unmarked Items** – If the item is not identified, a general notice will be sent to all residents of that building to notify them of the violation and to ask if the item(s) in question belongs to them, giving them 14 days to respond.
  - If the owner is identified, a separate notice will be sent to them, following the procedure for **Identified Items**.
  - If the owner is not identified, it will be considered abandoned property and disposed of by a certain date, which will be included in the general notice.

**E. Storage Unit Agreement:**

All residents using the storage units will be required to sign an agreement stating that they adhere to the following:

- They agree to properly store all items and mark them with their name and unit number.
- They agree that the Association has the right to dispose of any items that are not properly stored and marked.
- They agree that the resident will assume the risk of all stored items and to indemnify, defend, and hold harmless the Association for any loss, theft, damage, and/or disposal of items.

## 9. RECYCLING AND TRASH

Tuscany Lake is a recycling community. There are three sets of gated areas for all trash and recycling located adjacent to buildings 2, 3 and across from the clubhouse.

- A. The first area is for regular garbage, **WHICH MUST BE TIED AND SECURED with Trash Bags, not t-shirt bags i.e. Publix Grocery Bags.**
- B. The second area has two bins/dumpsters designated for recycling. Signs are posted in each recycling area which describe in detail what should be placed in each of the 2 bins but generally.
  - ▶ Recycling is for glass, bottles, and plastic containers,
  - ▶ One is for magazines, newspapers, phone books, etc.
- C. When disposing of cardboard, it needs to be flattened to a reasonable size; around 3 ft. x 3ft; then place in the recycling bins.
- D. Large items such as mattresses, furniture and appliances require a special pickup. It is the person disposing of the item's responsibility to call the City of

Venice to arrange for the special pickup and to pay the required fee. The number to call to arrange the pickup is 941-486-2422.

## 10. TRASH CHUTES

Trash chutes are located on the second and third floors of each building, for the convenience of residents, for times when they are unable to take their trash to the designated dumpsters.

Trash chutes are not to be used by anyone capable of walking to the trash area.

- A. Garbage, **WHICH MUST BE TIED AND SECURED with Trash Bags, not t-shirt bags i.e. Publix Grocery Bags.**

When using the trash chutes, please note that **ALL TRASH MUST BE PLACED IN BAGS AND SECURELY TIED. No loose items allowed!** No heavy bags of garbage are allowed, as they will split open when sent down from the 2<sup>nd</sup> and 3<sup>rd</sup> floors.

- B. **DO NOT** dispose of cardboard boxes, liquids or flammable items in the trash chutes. Receptacles for these items are provided for this purpose.
- C. Absolutely **NO** glass bottles or recyclables are allowed in the trash chutes.

## 11. GRILLS

- A. In accordance with the Florida Fire Prevention Code, no gas-fired grills, charcoal grills, electric grills, or hibachi grills can be used on lanais or within 10 feet of the building. This includes any device used for cooking, heating, or any other purpose, including chimineas. In addition, the regulation also provides that none of these devices can be stored on a lanai or balcony.

## 12. CONTRACTORS

- A. Outside contractors will be allowed to work between the hours of 8:00am – 7:00 pm from Monday through Friday, and between the hours of 9:00 am – 7:00 pm on Saturday and Sunday. No work shall commence until an ARC form has been submitted to the management company and approved by the Board of Directors.

## 13. ALTERATIONS AND IMPROVEMENTS TO A CONDO UNIT

- A. For details concerning alterations and improvements to your unit, please refer to Sections 5.7 (a) and (c) and 8.2 (b) and (c) of the Declaration of Condominium. If in doubt as to whether an ARC Form needs to be submitted, please log onto the association's web portal and use the Message Center.

### DISCLAIMER:

**The Board of Directors of the Tuscany Lake Condominium Association retains the right to modify and make exceptions to these Rules and Regulations or to promulgate additions Rules and Regulations as permitted by the governing documents, Florida State Statutes, and applicable laws.**