

VENICE BEACH APARTMENTS ONE, INC.  
100 The Esplanade  
Venice, Florida 34285

HOUSE RULES AND REGULATIONS

Adopted by the Board of Directors - October 1, 1981 (and revised August 1990)

To be observed by ALL who occupy apartments or villas in the Venice Beach Apartments One, Inc.

The spirit of cooperation that exists among the apartment owners is the best possible guarantee that the concept of single-family residences will continue. There are as few restrictions as possible in the House Rules and Regulations conducive to maintaining this atmosphere, while giving the owners the greatest personal freedom consistent with the rights and privileges of all owners.

INDEX

	Page
1. Sales	2
2. Renting	2
3. Loaning of apartment	3
4. Responsibility of occupants	3
5. Walkways and porches	4
6. Rubbish and garbage	4
7. Pets	4
8. Swimming pool and surrounding area	4
9. Maintenance and grounds	5
10. Liability and damage	5
11. Parking area	6
12. Laundry room and storage area	6
13. Bulletin board	6
14. Miscellaneous	7
15. House rules	7

15      Section 1   Sales

- 1.1    No apartment owner may sell a proprietary lease with prior approval of the Board of Directors (By-Laws Article VII, Section 2, as amended February 16, 1973)
- 1.2    Age Restrictions: In compliance with Article VII, Section 9 of the By-Laws adopted at the special meeting of members on April 11, 1990, 80% of the units must be occupied by a person at least 55 years of age, and no one under eighteen (18) years of age may reside in the unit. The remaining 20% is reserved for present owners, their widow/widower or other heirs who might not be 55 years of age at the owner's death. Buyers of proprietary leases, or their spouse, must be at least 55 years of age to reside in the unit, and no one under eighteen (18) years of age is permitted to reside in the unit.
- 1.3    The seller must supply the Board of Directors with a completed Sales and Membership Application as prescribed by the Board of Directors. The approved application along with the assumption agreement (assignment of sub-lease) and the deed must be recorded in the Sarasota County Court House.
- 1.4    No owner may use or permit the use of a one-bedroom apartment for any other purpose than a single-family residence. No more than two (2) persons may reside permanently in an apartment. No more and four (4) persons may reside in a two-bedroom apartment and it is not permitted to be used for any other purpose than a single-family residence.
- 1.5    The seller must supply the buyer with copies of the Proprietary Lease, By-Laws, and House Rules and Regulations.
- 1.6    The Board of Directors requires a credit check and personal references of the prospective buyer, the cost of which will not exceed \$25.00 to be paid by the seller.

Section 2   Renting

- 2.1    Minimum rental period is ninety (90) days. (Article VII, Section 4, By-Laws adopted April 11, 1990)
- 2.2    Owners or their rental agent must supply the Board of Directors with the information required on either the 90-DAY RENTAL FORM or the OVER 90-DAY RENTAL FORM thirty (30) days prior to date of occupancy. The application must be signed by both the owner and the renter and proof of age must be provided.
- 2.3    Age Restrictions: No more than one (1) family pre unit may reside in a rented apartment. Such family unit shall not exceed two (2) persons in a one-bedroom apartment and four (4) persons in a two-bedroom apartment. One renter occupying the unit must be at least 55 years of

age and no one under eighteen (18) years of age may reside in the unit. (Proof of age such a copy of driver license or birth certificate must be supplied before occupancy.)

- 2.4 Pets may not be brought in by renters.
- 2.5 Owners must supply a copy of the House Rules to the renter. All renters must comply with these rules.
- 2.6 The person to who the apartment is rented must be the one to occupy it. They are entitles to use only one (1) parking space designated for that apartment.
- 2.7 Renters creating a nuisance or make unlawful use of the apartment may be evicted.

### Section 3 Loaning of Apartments

- 3.1 Apartments may not be loaned more than once in any ninety (90) day period and not more than four (4) times in one year.
- 3.2 Should the apartment be loaned to relatives or friends, the Board of Directors require the LOANING OF APARTMENT FORM BE FILLED OUT AND RETURNED TO THE board of Directors prior to occupancy.
- 3.3 Age Restrictions: For any loan of apartment in excess of three weeks to other than relatives, one occupant must be at least 55 years of age and no one under the age of eighteen (18) is permitted to reside in the unit.
- 3.4 Pets may not be brought into Venice Beach Apartments One, Inc.
- 3.5 Owners must supply a copy of the House Rules and Regulations to the occupants.
- 3.6 The person to who the apartment is loaned must the one to occupy it. They are entitled to use only one (1) parking space designated for that apartment.

### Section 4 Responsibility of Occupants

- 4.1 No grease, paper towels, or other foreign objects will be placed in the toilets or drains.
- 4.2 The sound volume of the television set, radio, stereo, or musical instruments will be set at level that is audible only to the occupants of the apartment.
- 4.3 Cooperative maintenance personnel may not perform private services for residents during working hours. (See Manager or President of the Board of Directors for this information.)



- 4.4 Signs may not be display anywhere on the premises unless approved by the Board of Directors.
- 4.5 Any damage resulting for use or misuse of any facility, either by an owner, guest, or renter is the direct responsibility of the owner.
- 4.6 No blankets, air mattresses, and the lake are permitted on the lawn or sidewalks. The pool area is for sunbathing.

#### Section 5 Walkways and porches

- 5.1 Walkways must be kept free of all objects that could interfere with the movement of fire, rescue or other emergency personnel.
- 5.2 No clothes lines for drying purposes are allowed on the porches.
- 5.3 Doors and screens, visible from the outside of the building, when replaced will be uniform in appearance. No alterations or change of the common elements to any outside or exterior portion of the building will be made without approval of the Board of Directors.

#### Section 6 Rubbish and Garbage

- 6.1 All garbage must be placed in plastic bags, tied securely, and placed in the dumpster.
- 6.2 See recycling flyer for further information.

#### Section 7 Pets

- 7.1 No dogs or cats are allowed.

#### Section 8 Swimming Pool and Surrounding Area

- 8.1 All swimmers must shower before entering the pool.
- 8.2 Adults have priority of the use of pool furniture over children.
- 8.3 Anyone have any communicable disease will be excluded from the pool. No food, drinks, or pets will be allowing in the pool. (Florida State and County Board of Health Rules)
- 8.4 When using suntan lotions of any type, DO NOT ENTER POOL. Place a towel over the chair or lounge to cover the complete area exposed to lotions. Lotions discolor the plastics on the chairs and lounges and leave a residue.

- 8.5 Toys, rafts, balls, frisbies, etc., will not be permitted in the pool.
- 8.6 No glassware or bottles in the pool area.
- 8.7 When leaving the pool area, make sure used umbrellas are tied with rope provided. Put chairs and lounges back where found. Close gate and lock after each use.
- 8.8 No running inside pool area.
- 8.9 Children under 12 must be accompanied by an adult.
- 8.10 Property of the cooperative in the pool area is not to be removed at any time.
- 8.11 Guests living outside of the 100 the Esplanade complex must be accompanied by the their apartment owner host or hostess when using the pool.
- 8.12 Swim at your own risk. It is advisable that no one enter the pool unless a responsible person is available to render help.
- 8.13 Children not toilet-trained will not be permitted in the pool.
- 8.14 Do not leave trash or litter in the pool area.
- 8.15 Additional pool rules are posted on the entrance gate.
- 8.16 The pool facilities are maintained first and foremost for our owners. Visitors are welcome, but must comply with the above rules. Please save yourself and the management embarrassment by complying with rules and regulations which are being enforced in the interest of health and safety of pool patrons.

#### Section 9 Maintenance

- 9.1 Maintenance shop facilities are for the use of owners only
- 9.2 Food is not to be thrown out to feed birds as it attracts rats and mice also.

#### Section 10 Liability and Damage

- 10.1 All damage pertaining to individual apartments will be evaluated by the Board of Directors to determine the responsibility of the owner or the Cooperative.
- 10.2 No volatile substance or liquids may be stored in apartments, such as gasoline, naptha, or other combustibles.

- 10.3 No motorized vehicles may be stored inside of an apartment or on the porches.

#### Section 11 Parking Area

- 11.1 Each apartment has one (1) numbered parking space and this is reserved for the exclusive use of the designated apartment.
- 11.2 Guest space must not be used by residents for any extended period of time or for a second car. There are only two (2) guest spaces on the north side of the structure. Additional guests will have to park on the street and not in an assigned parking space except with permission from the owner.
- 11.3 The parking of boats and any type of trailer in the parking area is prohibited.
- 11.4 The use of hoses for washing cars is prohibited.

#### Section 12 Laundry Room and Storage Area

- 12.1 Laundry room storage area is for use of owners only.
- 12.2 Laundry has two (2) washers and two (2) dryers. The machines are owned by the corporation and are to be maintained by each user as if in his home. Machines are to be used for washing of clothing of occupants only.
- 12.3 Instructions are posted on the wall on the use and care of all machines. If any question arises, seek information from a party in residence.
- 12.4 After use, each unit must be wiped down, filters cleaned out. Drip dry or dripping garments must be hung over sink. Do not hang any dripping garment on clothesline. Floor is to be mopped by person creating wetness. Dampness causes mildew and musty odor and affects the materials stored in storage bins of owners. Fan is to be turned off after each usage. A broom and dust pan are provided to help us keep it clean. Persons who abuse or misuse laundry room machines or facilities will be asked to use other facilities.
- 12.5 Articles placed outside of locked storage bins are the responsibility of the owner.

#### Section 13 Bulletin Board

- 13.1 The bulletin board located in the laundry room area shall be used by the Association to advise owners of Board meetings, as well as of other matters. It shall be the responsibility of the owner or his



representative to read posted notices. Any unauthorized notice shall be removed from the bulletin board.

#### Section 14 Miscellaneous

- 14.1 No peddling, soliciting, or commercial enterprise is permitted on these premises.
- 14.2 The Association may terminate occupancy and require a unit owner to remove undesirable persons in their units immediately for any of the following:
  - a. Misrepresentation in the application.
  - b. Obnoxious, lewd or offensive conduct, creating a nuisance, loud and objectionable noise.
  - c. Abuse of property or disregard of the Rules and Regulations of the Association or of any applicable governmental requirements or regulations.
- 14.3 No bushes, plants, or flowers of any kind will be planted by the owner or replaced without authorization from the Board. We are trying to keep units in conformity and looking like a unit.

#### Section 15 House Rules

- 15.1 House Rules are to be posted in all rental or loaned units in a conspicuous place.
- 15.2 It is the responsibility of the owner to see that the occupants of his apartment are aware of said Rules and that the Rules must be complied with. Compliance with House Rules and Regulation is provided for in the Declaration of Cooperative; By-Laws, Chapter 719 (FS 1979).
- 15.3 Any suggestions or complaints of any kind are to be made in writing to the Board of Directors, Mgr. Box  
Venice Beach Apartments One, Inc.  
100 The Esplanade  
Venice, Florida 34285