

# Capri West

## Rules and Regulations For Owners and Renters

March 23, 2016

**CAPRI WEST CONDOMINIUM ASSOCIATION, INC.**  
**OWNERS AND RENTERS**  
**RULES & REGULATIONS**

These Rules and Regulations made in accordance with the Declaration of Condominium, Section 11.10 and the By-Laws are intended to protect the best interests of all owners and residents. Also, to provide a unit owner, renter or guest the greatest freedom of action consistent with the protection of the rights and privileges of all other residents.

**ALL COMPLAINTS REGARDING INFRACTIONS OF THESE RULES SHOULD BE REPORTED TO THE BOARD OF DIRECTORS OR ARGUS MANAGEMENT.**

**SINGLE FAMILY RESIDENCES**

The condominium property shall be used only for single-family residences and for the furnishing of services and facilities herein provided for the enjoyment of such residences. Each of the units for which provision is made by the condominium documents shall be occupied only by a single family as its residence and for no other purpose.

The developer sold these units as single family residences. Single family or family is defined as occupancy of the unit by one or more persons, not more than two (2) of whom are unrelated to each other, living together as a single housekeeping unit, or two (2) or more persons related by blood, marriage or adoption and living together as a single housekeeping unit. Permanent occupancy of a unit shall be restricted to not more than two (2) persons per bedroom and permanent occupancy of a unit by more than two (2) persons per bedroom shall be prohibited.

**RULES**

1. A copy of current rules shall be posted in the clubhouse in a manner that prevents removal. The official bulletin board of the Association shall be located adjacent to the entrance door of the clubhouse.
2. Owners are required to provide a copy of the current rules and RECYCLE REQUIREMENTS to all renters prior to their taking possession of any unit.

**LENDING OF APARTMENTS**

1. Should a unit owner turn his apartment over to a friend or relative during the owner's absence, owner is required to notify the Board AT LEAST FIVE (5) DAYS IN ADVANCE of arrival, giving names, dates of arrival and length of stay. Please mail, or email, this information to Argus Management of Venice, Inc. 181 Center Road, Venice, Florida 34285. Website: ArgusVenice.com.
2. Owners are responsible for giving their guest a list of House Rules and RECYCLE REQUIREMENTS. Owners are responsible for their guest's compliance with these rules.

Copies may be obtained from Argus Management of Venice, Inc. or downloaded from the Argus website.

## RENTALS

1. NO RENTAL OF LESS THAN THREE (3) MONTHS WILL BE PERMITTED.
2. NO RENTALS SHALL BE ALLOWED BY NEW OWNERS IN THEIR FIRST YEAR OF OWNERSHIP.
3. Owners must complete and submit a Capri West Sales/Rental form with the information required at least thirty (30) days prior to the initial date of occupying the unit by renter. Lessor agreements for periods in excess of one year must be obtained from Argus Management of Venice, Inc. 181 Center Road, Venice, FL, 34285, filled out completely and returned to Capri West Condominium Association, c/o Argus Management of Venice, Inc. at the above address. All applications require a non-refundable processing fee of \$100.00 at least thirty (30) days prior to the rental date. Applications received less than thirty (30) days prior to occupancy will be charged a \$50.00 late fee to be included with the application. The owner will be considered in violation and a fine of \$100.00 per day will be incurred if the unit is occupied prior to the receipt and processing of the proper application. Fining of delinquent owners will be in accordance with Capri West Documents.
4. No more than one (1) family may reside in an apartment and no such family may exceed four (4) members.
5. No sub-leasing will be permitted.
6. Renters are not allowed to have pets.

## PETS

Owners may keep a dog or a cat not exceeding 25 pounds on the premises. The pet must be on a leash at all times (this is a County Ordinance) and may not run unattended. Owners must pick up the animal's fecal material and dispose of it properly. No other pet will be allowed on the premises without the consent of the Board of Directors. Pets will not be allowed in the pool area nor be left in screen enclosures or lanais while the owner is away. If, in the opinion of the Board of Directors, the pet constitutes a nuisance, the owner will be notified and when so notified shall be required to remove the pet from the premises. Renters are not allowed to have pets.

## PARKING

1. The parking areas of Capri West are restricted, except by special Board permission, to private passenger vehicles. Vehicles must not exceed 235 inches nor have dual rear wheels. No motorcycles, mopeds, motorized scooters, or trailers will be allowed on premises. Motor homes will be allowed to park in the car wash area for a period not to exceed 48 hours. Vehicles may not have any exterior signs or markings other than factory or dealer decals.

2. Only minor repairs of an emergency nature may be made on vehicles while in the parking area.
3. Car washing is permitted only in the car was area near the south pool.
4. Parking will not be permitted on any lawn area. Parking will only be permitted in the assigned and unassigned spaces. **NO BACKED IN PARKING IS ALLOWED IN EITHER OWNER OR GUEST PARKING AREAS.**
5. Vehicles left unused for several days, especially over the summer, must be in running condition so that they can be quickly moved in case of emergency or work on the common elements. Vehicles must have sufficient fuel and batteries must be connected. Keys to the vehicles must be left with the maintenance staff or the Board. Vehicles may NOT be stored for a non-resident. Any vehicles left not conforming to the foregoing will be towed and stored at the owner's expense.
6. Parking under car ports will be for motorized vehicles only.

### COMMON ELEMENTS

1. All new door entry enclosures, window frames, and lanai enclosures may be of silver or white material.
2. No outdoor cooking units, lawn chairs, toys, bicycles or items of any kind are to be left unattended on the lawns, walks, or entryways. In addition, no lawn ornaments found objectionable by the Board are permitted in any of the Common Element areas and will be removed.
3. No resident shall plant, trim or remove any shrub or tree in the Common Element areas unless approved by the Board of Directors.
4. Placement of one wall decoration will be permitted. The decoration is not to exceed 20 inches in diameter and shall be suspended from the unit's exterior door light with a plastic S hook (available at craft stores). No holes shall be made in any exterior walls for mounting at any time. A floor plant or suitably approved decoration will be permitted adjacent to the unit entrance door, not to exceed 20 inches in diameter and 48 inches in height. No other decorations or plantings will be permitted.
5. The Board of Directors has approved a policy concerning selected limited areas at each building where planting of annuals would be possible. The Landscape Committee will select plantings to be used in the two growing seasons. If the unit owners (or one owner) of each building agree to plant, water and maintain the annuals in the selected areas, it would be uniformly lovely. If annuals are planted and die from lack of maintenance, they will be removed and not replaced.
6. Patio blocks are permitted at the exit door of the lanai (the rear of the unit) at the discretion of, and cost to, the individual owners. Said blocks will not exceed 18 inches square, not to exceed a total area of 36 inches by 144 inches.

7. Rollerblading and skateboarding are prohibited on any of Capri West sidewalks and/or paved areas.
8. Bicycles must be stored in the space under the stairwell of the owner's building or in the bike racks. Cookout and/or golf equipment must also be stored under the stairwell and not visible from the sidewalk. Bicycles shall have preference in the storage area and the space is not to be used for the long-term storage of any other items.

## DISTURBANCES AND NUISANCES

1. Televisions, radios, and or other electronic devices must be adjusted to a level of sound that will not disturb the neighbors nor invade their right of privacy and peaceful possession.
2. Other acts or activities may constitute a nuisance as determined by the Board of Directors and the responsible owner will be requested by the Board to discontinue the offending activity.
3. Any health related discrepancy, i.e., bug/rodent infestation, foul odors or mold, as a result of negligence on the owner's or renter's part will not be tolerated. Action to remedy the situation will be initiated by the Board of Directors and said owner will be responsible for any and all costs incurred.

## SIGNS

Except for one "Open House" sign at the location of the unit, only during the hours of the open house, no sign, billboard, or advertisement of any kind, including, but not limited to "For Sale" or "For Rent" signs shall be displayed to the public view on any portion of the condominium property.

## CONSTRUCTION WORK

1. No construction work on the Common Elements will be permitted without the Board of Directors authorizing an owner referendum which results in the approval of 66 2/3% of all votes cast.
2. Unit owners must notify the Board 30 days in advance of any alterations to the structure of the interior that affects the plumbing and/or electric service shared by other units and must be approved by the Board before construction begins. Such notification is to be made to the Board in writing and shall list the work being done and by whom. All work is to be done between the hours of 8:00 a.m. and 6:00 p.m. No work is to be done on Sundays. All proper permits should be obtained.

## MASTS AND ANTENNAS

No exterior masts or antennas or other similar structures for transmitting or receiving of radio or television signals shall be erected, permitted or maintained upon the exterior of any condominium unit or elsewhere within the condominium property, except as allowed by uniform rules and regulations.

## TRASH, GARBAGE AND RECYCLED ITEMS

Dumpsters for trash and garbage, along with Recycle Bins for specific items, are provided at each end of the Condominium property. Garbage must be in plastic bags and securely tied and placed in a Dumpster for pick up. Dumpsters are located in both of the storage buildings. Corrugated boxes are to be broken down and placed between the fence and the Recycling Bin outside of the south storage building and in back of the Club House. Smaller boxes and beverage cartons, along with newspapers and magazines, are to be placed in the light tan recycle bins in the same locations. Cans, plastic and glass bottles, etc. are to be placed in the dark brown recycle bins at the same location. A separate refuse can is provided for recycling the many plastic carrying bags used to bring home groceries, etc. Do not put in with the bottles and cans, etc. Recycled items are determined by the City of Venice. Plastics rated 1-5 or 7 are acceptable. PIZZA BOXES ARE TO BE REGARDED AS GARBAGE AND PLACED IN THE DUMPSTERS.

## LAUNDRY

No laundry, including wet pool towels and bathing suits shall be hung or draped to dry on the lanai, stairways or other common or limited common areas.

## PEST CONTROL

All units are commercially treated on the first Thursday of each month. Please mark your calendar and notify your renters or others temporarily using your unit of this monthly service.

## WASHING CARS

The only place owners and renters can wash cars is the parking lot area on Village Circle fronting the wall around the South Pool. A hose is provided which must be returned to its holder after thoroughly cleaning the area. Do not use more city water than necessary since the Association is charged by the City for its use.

## CLUBHOUSE

1. Everyone should treat this facility as his or her own. The clubhouse shall not be used for any group meeting and/or commercial purpose other than official meetings of Capri West or owners' social gatherings as approved by the Board. If the Capri West Board sees fit to allow the use of the clubhouse for other purposes, a rent of \$50.00 minimum is recommended. A charge of \$10.00 per hour for over five (5) hours is also recommended. Cleanup of the clubhouse shall be the responsibility of the user or a cleanup charge shall be assessed the user.
2. The Capri West clubhouse and any and all condo property shall be kept free from any and all advertising and/or personal notices other than postings by the Board, and notices of other owner events.

3. Owners should be provided a key to the clubhouse front door at closing. When leaving the clubhouse please lock the front door to maintain the security of the building.
4. The rest rooms in the clubhouse and at the north pool can be entered from the outside. Both doors of the rest rooms can be locked from the inside to ensure privacy of the occupant.
5. People with wet bathing suits, wet feet or using tanning oils or lotions on their bodies must not use the clubhouse or its furniture. If you are wet...STAY OUT!!
6. Clubhouse hours will be from 7:00 A.M. to 10:00 P.M. except for special functions requested in advance by owners by signing their name, time of use, and the unit number, on the clubhouse calendar on the date designated.
7. Hosts of private parties and special events shall be unit owners. Owners of the unit using the clubhouse must make certain that the facilities will be vacated in a clean and usable condition. All garbage, trash and recyclable items must be removed from the clubhouse and pool areas and property disposed of.
8. Association functions take priority over private use of the clubhouse and pool.
9. THERE SHALL BE NO SMOKING IN THE CLUBHOUSE OR WITHIN 30 FEET OF ANY OPEN DOOR.

## SWIMMING POOL RULES AND USE

Rules and Regulations governing the use of swimming pools, some mandated by the State or County, are posted in each pool area. For your safety, and the safety of others, it is most important that you review and comply with those Rules and Regulations as follows:

1. ALL persons (owners, renters, and guests) use the pools at their own risk. There will be no lifeguard on duty at any time. A "Buddy System" should be used if possible.
2. Always shower before entering the pool. Soap shower if using oils or tanning lotions.
3. No swimming before 9:00 A.M. or after 10:00 P.M.
4. Enter the pools through the locked, iron gates.
5. Proper swimming attire must be worn when using the pools.
6. Individuals wearing diapers must also wear tight fitting plastic pants.
7. Chairs and lounges must be covered with toweling if suntan oils or lotions are used.
8. No food or drinks will be permitted within four (4) feet of the pools' edge. (Florida State Law) Food and drink containers and lotion bottles must be of a non-breakable material.
9. Pets are not allowed in pool or pool area.

10. No floating objects (including rafts) are permitted in pool with the exception of safety flotation devices being worn by swimmers or those required for persons doing water exercises.
11. All children under thirteen years of age must be accompanied by parents or guardian. Older minor youths are not appropriate for this purpose.
12. Rough-house, running, pushing or ball playing is not permitted in the pool areas. Capri West Condominium Association will not be responsible for injuries.
13. Dial 911 for emergency assistance.
14. Smoking is not allowed in pool areas.

### ELECTRONIC RECORDING OF BOARD MEETINGS

Unit owners may electronically record Board meetings and Unit Owner meetings provided the meetings are not disrupted by light, noise or in any other manner. Said unit owners must notify the Secretary or Managing Agent a day prior to the meeting. The Board may request the original of the recording for the purpose of inspection or copying at the expense of the Association and in the presence of the unit owner.

### PAYMENT OF MAINTENANCE AND SPECIAL ASSESSMENTS

In the interest of all owners, maintenance fees and assessments must be paid on a timely basis. The following procedure is in effect for that purpose:

1. Coupon books with notice of quarterly payments shall be mailed to unit owners two (2) weeks prior to the beginning of the New Year.
2. Maintenance fees are due the first of the month of each quarter. When payment is fifteen (15) days past due, a past due notice shall be mailed.
3. When payment is thirty (30) days past due, an attorney will be authorized to send a letter informing the owner of the intent to file a Claim of Lien. Late fees will begin.
4. At forty (40) days past due the attorney will be authorized to file a Claim of Lien. All attorney costs, late charges and interest are to be included in subsequent payment.
5. If said Lien is not paid in full, the Association has the right to proceed with Foreclosure.