

ADOPTED 2020

**MANASOTA BEACH GARDENS ASSOCIATION INC**

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**RULES AND REGULATIONS**

**REVISED //2020**

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Manasota Beach Gardens Condominium Association  
Rules

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THESE RULES AND REGULATIONS ARE ESTABLISHED IN ACCORDANCE WITH ARTICLES OF INCORPORATION, ARTICLE II, SECTION 2 (E).

1. INFO TO BE PROVIDED TO PROSPECTIVE AND NEW BUYERS

Prospective buyers or their realtors must be provided:

Document	provider
A. Sale/rental/guest application	Seller or Management Co.
B. Rules & regulations	Seller
C. Frequently asked questions	Seller
D. Governing Documents: (Declaration of Condominium, Certificate of Incorporation, and bylaws)	Seller

In the event seller cannot furnish buyer a copy of the Governing documents, a copy will be made by the association manager, and the seller charged for it. A welcoming committee appointed by the board will visit all new owners and renters to welcome them to the community and explain the importance of the rules

2. LOCKS AND KEYS

The Association must (by Florida Law) retain pass keys for all units. Each unit owner is responsible for providing the key at any time a new lock is installed on the entry. All such keys shall be kept under strict security with access limited to the Association Manager and Board members. If you have a security system you must provide instructions to of how to disarm it. No unit is entered unless necessary for repair or maintenance. A representative of the Board or Management Company will be present in these circumstances. If entry is necessary and provided key does not work the owner will be required to bear the cost of locksmith entry and a fine of \$50.

3. MEMBERSHIP PROCESSING FEE

At closing the buyer will be assessed a \$100 membership processing fee and seller will provide a key to the clubhouse and key/ instructions for entry to the pool

4. QUARTERLY MAINTENANCE ASSESMENT RULES

Payment of quarterly maintenance assessments shall be made payable to the Association and are due by or before the 1<sup>st</sup> day of each quarter, i.e., January, April, July, and October. A late fee of \$50 shall be assessed on payments more than 10 days late, the fee will increase to \$100 if over 20 days. In addition, interest at the rate of 18% per annum shall be assessed on amounts unpaid 30 days or more

5. UNIT OWNERS RIGHT/PERMISSION TO SPEAK AT MEETINGS

Unit owners shall be permitted to speak about agenda items at all Unit Owners", Board and Committee meetings for a maximum of five minutes as provided under Rule 718.12.7of Florida Condominium Law.

6. OWNERS CURRENT CONTACT INFORMATION

Unit owners are required to maintain current contact information with the Association Manager. This means any change in mailing address, phone number and or email address

Owners contact information will be published in a directory each year. One copy of the directory will be provided to each owner each year. This directory is for the owner's sole use and must not be shared with anyone else.

Owners must make a request to the Management Company or Board President if they desire to be left out of the directory.

7. RENTAL POLICIES

Rentals and guest occupancy in the absence of the unit owner shall be for a minimum of 30 days with 4 occupants maximum. Tenants will be required to provide a copy of a photo ID and names and Phone number for emergency contacts.

Owners must register their tenants with the Association Manager and submit the \$100 rental fee, at least one week prior to the arrival of their occupants.

The Owner is responsible for providing **a current copy of the Association rules for their tenants.** This may be done by leaving a clear copy in the unit or having the Association Manager deliver one, at the owner's expense.

Family members and close friends of the owner may occupy the unit for periods of less than two weeks, with no fee. The management com[any and trustees must be notified at least one week in advance providing names and phone number for emergency contacts.

Pool and common area rights are transferred to the tenants by the owner. Guests of the owner or tenant must be accompanied by the owner or tenant while using pool and clubhouse and must obey all posted rules.

8. WATER SUPPLY SHUTOFF

Main water supply and power to the hot water tank must be shut off in all units remaining vacant for more than 72 hrs. Damage resulting from violation of this rule shall be the responsibility of the owner of the unit in violation.

9. WET WIPES

Use of “Flushable” sanitary wipes is not permitted.

10. PETS NOT ALLOWED

No owner, tenant or guest shall house or maintain a pet of any kind in their unit at any time. (service animals exempted)

11. RECYCLING REQUIRED

Sarasota County regulations control the mandatory recycling program. Single stream solid waste is collected in the dark blue rolling containers.

The following items are to be recycled: Aluminum and steel cans, empty and rinsed food and beverage cartons, bottles and jars, mixed paper – flatten boxes, rinsed and recapped kitchen laundry and bath bottles.

The following items are not to be recycled: plastic bags, food and liquids, wires and hoses, diapers, flushable wipes, (put in trash) Hazardous waste paint and chemicals must go to county hazardous waste site in Venice.

Food waste and other trash including wipes and “flushable” wipes must be placed in the green trash dumpsters.

12. PARKING

Automobiles owned by an owner, tenant, or guest shall be parked only in the assigned parking space. An additional automobile owned by an owner, tenant, or guest shall be parked only in a visitor’s space.

13. PARKING UN-USED CARS

No automobile shall be parked on condominium property for more than 60 days without being used unless specific permission is obtained from the Association President or a designated member of the Board. Automobile owners not in residence are required to make a key available for these automobiles to the Association President or a designated member of the Board upon leaving. Any towing costs necessitated by locked cars blocking maintenance or operations will be at the expense of the owner.

14. VISITOR PARKING

Visitors must park in visitor parking spaces only, unless the owner or tenant wishes to give up his/her space to the visitor. Owners must inform contractors working on their property to use visitor spaces.

15. PARKING OTHER THAN CARS

Pick-up trucks are allowed on condominium property. However, no trucks which have commercial equipment, commercial advertising, or private maintenance or construction materials as well as recreational vehicles, boats, trailers or motorcycles shall be parked overnight on condominium property unless approved by the Association President or his/her designated representative. During a 48 hour period recreational vehicles may be parked on MBG property to allow owners or tenants to move in or out during season. Parking of these vehicles must be in a manner not to inconvenience other owners. No motorcycle, motorbike, or bicycle shall be operated on the condominium property except for ingress and egress.

16. RULES FOR EXTERIOR OF UNITS

No owner or tenant shall permit anything to be hung from windows, stairways, railings, corridors, etc. No lines, clothing, curtains, rugs, blankets, mops, towels etc. shall be hung or shaken from any windows, doors, lanais or walkways. Flower baskets may be hung from archways, provided that they are of a type which does not shed leaves and petals frequently, which cause a slipping hazard. At the end of the season entry mats and flower baskets must be removed when not occupied. Walkways, stairwells, and entrance ways must always be maintained clear of obstructions.

17. COMMON AREA USE

Common areas of the buildings and grounds are to be used only for the general purpose intended. No owner or tenant shall leave or permit to be left personal property in these areas at any time.

18. OWNERS RESPONSIBLE FOR DAMAGE

Each owner is solely responsible for the repair of damages to the common elements done by himself, members of his/her family, guests, agents, employees, and tenants.



## 19. APPROVAL NEEDED FOR ANY UNIT ALTERATIONS

Any alteration or additions to an owner's units excluding interior finish must be sent to the Board of Directors and Association Manager for approval. Please allow two weeks for approval. There will be no structural alterations of any kind done to the interior or lanai without the permission of the Board of Directors. No owner shall alter or cause to be altered the appearance of those portions of his/her condominium unit visible from the exterior. All applicable building codes must be complied with and copies of permits and completion documents must be provided to the Management company.

### 19.2 NO ANTENNAS ALLOWED ON EXTERIOR WALL

No owner, renter or guest may install any radio or television antenna or any wiring for any purpose on the exterior all of the building or on the roof without permission of the Board, tenant or guest shall experiment or operate any apparatus that interferes with radio, television, or telephone reception of other owners or residents.

### 19.3 STORM/HURRICANE SHUTTERS AND PROTECTION

Specifications for types and Installation of Storm/Hurricane Shutter and Other Hurricane Protection.

A request form (obtainable from the Association President, his designated representative or Association Manager ) including illustrative brochure, technical specifications, installation data, material, color, wind test data and building code accord must be submitted for Board approval. All applications must include contractor information, license number and certificate insurance (liability and workmen's compensation). Owners may install shutters on their own, but all installations must conform to specifications as enumerated above. Should self-installed shutters fail to be consistent with Board directives, the shutters will be subject to removal at the owner's expense.

Shutters must consist of either roll-up, accordion, removable panels or other State of Florida or Sarasota County approved design and material. Color of said shutters and frame must harmonize with condominium colors and must have Board approval, the color of choice must be a shade of brown that does not conflict with the condominium building color scheme.

Shutters must be installed on the outside of windows and the inside of the screened lanai. Mounting frames shall present a neat appearance when in place. If removable panels or any other removable material is used, the condominium owner shall make arrangements to have shutters removed (if there is no damage to the condominium) within three (3) days after a tropical storm/hurricane has dissipated.

Unit owners may install hurricane windows in place of the current sliding glass doors and windows.

All submitted forms and data would become a part of the application, which shall be submitted to the Association President, Secretary, or a designated Association

representative. A copy of approval or disapproval will be returned to the unit owner.

19.3 Shades

Shades may be installed on the lanai. Color of said shades must harmonize with condominium colors and must have Board approval, the color of choice must be a shade of brown that does not conflict with the condominium building color scheme.

20. NOISE RESTRICTIONS

No owners, tenant or guest shall make, or permit to be made, any noises in his/her condominium unit, or common spaces, which would interfere with the rights and comfort or convenience of other residents. In consideration of neighbors, radios and TV's should be turned down after 10 PM. Use of any hard surface flooring in second floor bedrooms and living rooms is discouraged due to sound transmission to units below. If hard surface is used in these areas sound deadening underlayment must be used and at least 75% of the area must be covered with area rugs.

21. LAWFUL USE ONLY

No owner or tenant shall use or allow the use of his/her condominium in such a way as to violate any applicable Federal, State, or County regulation.

22. SIGNS NOT ALLOWED

No owner, tenant or guest shall display or permit to be displayed any sign, advertisement or notice of any kind or type on the exterior of his/her condominium unit.

23. NO GRILLS ON LANAI OR WALKWAY

No owner, tenant or guest shall operate a charcoal grill, cooker or stove fueled by propane or any other flammable gas in his/her unit, on the lanai or on the walkway adjacent to his/her unit. For fire prevention.

24. NO FLAMABLE LIQUID STORAGE

No owner, tenant, or guest shall keep or permit to be kept any type of flammable liquid or explosive in his/her unit or on common elements except those kept in legal containers, but no liquids or fuels shall be in excess of one (1) quart

25. USE OF CLUBHOUSE

Use of the Clubhouse is reserved for unit owners and their guests. Its use will be on a first-come, first-served basis. If the clubhouse is used for other than an association function, the Association President or his designated representative shall be notified of the date, time, and purpose. If a unit owner wants to use

his/her key to open the clubhouse, it is his/her responsibility to relock all doors, restore the clubhouse to its prior condition, and turn off the lights before exiting.

26. USE OF POOL AND SPA

Pool rules posted in the pool area must be obeyed by all owners, tenants and guests.

Open Dawn to Dusk

Adult quiet swim dawn to 10AM

No food or beverages in pool or on pool deck

No glass or animals in the fenced pool area

Bathing load Pool 12 persons Spa 3 persons

Shower before entering pool or spa

Maximum spa water temperature 104°

Children under the age of 14 must be accompanied by an adult 18 or older

No children under the age of 14 allowed in spa

Pregnant women, small children, people with health problems and people using alcohol narcotics or other drugs that may cause drowsiness should not use pool or spa without first consulting a doctor

Maximum spa use 15 minutes

Do not swallow pool water

No beach toys, rafts, water guns or ball playing allowed. Noodles are allowed in pool

No diapered children allowed in pool or spa.

No diving or jumping

27. WASHING 2<sup>ND</sup> FLOOR LANAIS

No second-floor occupants are allowed to use a hose or pressure washer when cleaning their lanai, as it can cause damage to lanai and closet below

28. FINE FOR VIOLATION

The Association Board of Directors may assess a fine up to \$100 against any owner for breach or violation of the above Rules and Regulations. a second offence will incur a fine of up to \$150

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