

STRATFORD GLEN OF ST. ANDREWS PARK ASSOCIATION, INC.

MANAGED BY: ARGUS MANAGEMENT OF VENICE, INC.
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Rules and Regulations

The purpose of these Rules and Regulations is to establish an orderly and harmonious community and to remind us of our mutual responsibilities toward the attainment of these goals. All residents and guests shall abide by these Rules and Regulations. Complaints, violations and emergencies are to be reported to the management company, Argus Management of Venice, Inc. Any phone problem must be followed up in writing. Board members do not handle requests or complaints individually.

Common Elements

1. Outside solicitation is not permitted on condominium property.
2. Only St Andrews Park or Stratford Glen events and official notices may be posted on bulletin boards.
3. The feeding of wildlife on common elements is not permitted, as this attracts pests and vermin and causes unpleasant odors.
4. Damage to common elements caused by owners or occupants shall be repaired and billed to the unit owner.
5. St Andrews Park nor Stratford Glen is not responsible for personal property left on any part of the common elements.
6. Garbage/trash is to be placed curbside for Friday pickup by Waste Management.
7. Barrels and recycle bins are to be returned to inside garages by the end of the day.
8. Cannot conduct tag or garage sales.

The following cannot be completed without prior written consent of the Association Board of Directors.

1. Erect any exterior lights or signs, place any signs or symbols in windows or on any exterior surface.
2. Erect or attach any structures or fixtures within the common elements.
3. Make any structural additions or alterations (except the erection or removal of non-support carrying partitions wholly within the unit) to any unit or to the common elements.
4. Fasten any objects to the walls or ceiling of a unit unless they may be removed without substantial damage to the wall or ceiling structure.
5. Painting or otherwise changing the appearance of any exterior wall, door, window, patio or any exterior surface.
6. Place any sunscreen, blind or awning on any exterior opening.

Architectural

1. Any modification to the exterior of a building or common area requires completion of a Request for Exterior Modification (see attachment) prior to installation. Such as skylights, screen doors, screen cages, entry screen cage, etc.

If the modification meets with the appropriate specification, it will be acted upon (approved or rejected) within 30 days of receipt by the Board of Directors. If the modification is a special variance it could take the Board of Directors more than 30 days from the receipt to be acted upon.

It is the unit owners' responsibility to meet applicable County, State and Federal code requirements. It is suggested that you contact the management company to inquire whether approval is needed and to obtain the required form before proceeding with any modification.

2. No unit owner may erect, construct, or maintain any wire, antennae, garbage or refuse receptacles, structures, or other equipment on the exterior of the building or on any common elements, except with the written consent of the Board of Directors.

Grounds

1. Stratford Glen borders a "Preserve" which is protected by the State of Florida and Sarasota County. Unit owners, tenants or guests are not to enter into this area nor remove anything from this area. Our landscaper knows what trimming of brush and trees that can be done in this area and if you have any questions regarding this area please contact our management company and they will be able to answer your question or handle the problem.
2. A special request for the alteration, removal or addition of trees, shrubbery or plantings must be made with a Request for Exterior Modification to the management company who shall forward the request to the Board of Directors.

The Board of Directors shall notify the applicant of their decision. No vegetation may be altered or removed without such a review.

Vehicles

The **SPEED LIMIT** in all of St. Andrews is **15 MPH**. It is important that **ALL** vehicles obey the speed limit and traffic signs within the property. It is the responsibility of each owner to advise guests, tenants and contractors of the speed limit.

Parking in common areas of St. Andrews Park, which is parking at the clubhouse, the Montrose Pool and the Tartan Pool shall be limited to those vehicles of owners and guest using the amenities and only during the time owner and guest is physically at the facility. Short term parking for owner with guests or owner moving in or out of a unit in St. Andrew Park will be allowed with prior approval of the Board of Directors. In no instance shall common area parking be used by owners as an extra parking space for vehicles.

PETS

Stratford Glen of St. Andrews Association, Inc. does not allow any animals to be kept in the unit other than one dog or one cat, caged birds, and small marine animals in aquariums, all of which shall be kept in conformity with the rules and regulations of the Board of Directors of the Association, provided that in the event any animal becomes a nuisance to the other unit owners in the sole opinion of the Board of Directors, such animal shall be removed from the unit immediately, or allow any authorized pets to use the common elements except when on a leash accompanied by its owner and then only so long as the pet does not make a mess or otherwise disturb the common elements.

Droppings are to be picked up by the person walking the animal, securely tied in a plastic bag and disposed of in trash receptacles.

Pets shall not be permitted in the Clubhouse or pool areas.

Pool

The **POOLS** are for the enjoyment of the owners of St. Andrews and their guests. **NO FOOD or GLASS CONTAINERS** are allowed within four feet (4 ') of the pool edge as per Florida State Law. When leaving the pool area remove all trash and lower the pool umbrella. There are three (3) pools available to all St Andrews Park residents: Montrose Drive, Chalmers Drive (Clubhouse) and Tartan/Woodbridge. The pool rules are posted at each pool and you are encouraged to obey them, they are there for you and your guest's safety.

1. The Pool hours are from dawn to dusk Please respect these hours.
 - a. From April 1 to October 31 - the pool will not be heated
 - b. From November 1 to March 31 the pool will be heated.
 - c. We will make every effort to maintain a temperature of 82 degrees when the heater is on.
2. Please shower before entering the pool.
3. Please accompany and supervise minor children (under the age of 16) at all times.
4. No running, diving, jumping or horseplay of any kind.
5. No lounge or chair floats (except Styrofoam noodle) in the pool.
6. No ball playing in the pool.
7. Be considerate and do not play loud music.
8. When using pool furniture please return it to the appropriate location. Keep the areas looking neat and orderly, and cover furniture with a towel when using oils or lotions.
9. Hanging of towels on railings is forbidden.

Clubhouse

The **CLUBHOUSE** is for the enjoyment of all owners, but may be reserved for Association meetings, scheduled activities or reserved for private parties. Please refer to the clubhouse calendar for scheduled activities. All use of the clubhouse must be scheduled through Dorothy Paquette at dapcap917@comcast.net.

1. Under no circumstances will the Clubhouse be available for business solicitations or any other purpose not in the best interest of St. Andrew/Plantation Community Association, Inc.
2. Wet bathing attire is forbidden.
3. There will be no smoking in the Clubhouse.
4. St. Andrews/Plantation Community Association, Inc. and/or one of our 14 sub associations will take precedence over reservation requests.

Unit Residency

1. Cannot use the unit for other than residence purposes.
2. Rent or lease a single room or less than an entire unit.
3. Lease a unit for a period of less than three months.
4. Permit loud and objectionable noises or obnoxious odors to emanate from the unit or the common elements which may cause a nuisance to the occupants of other units in the sole opinion of the board.
5. Make any use of a unit which violates any laws, ordinances or regulations of any governmental body.
6. Fail to conform to and abide by the Declaration, the Articles of Incorporation and By-Laws of the Association, and the uniform rules and regulations in regard to the use of the units and the common elements which may be adopted from time to time by the Board of Directors, or fail to allow the Board of Directors access to the unit as permitted by the condominium act.

7. Permit or suffer anything to be done or kept in his condominium unit or in the common elements which will increase insurance rates on any unit or on the common property.
8. Commit or permit any public or private nuisance in the unit or in or on the common elements.
9. Divide or subdivide a unit for purpose of sale or lease except to the owner of an adjacent unit (however, a unit may be combined with an adjacent unit and occupied as one unit).
10. Obstruct the common way of ingress or egress to the other units or the common elements.
11. Hang any laundry, garments or other unsightly objects which are visible outside of the unit.
12. Allow anything to remain in the common elements which would be unsightly or hazardous.
13. Allow any rubbish, refuse, garbage or trash to accumulate in places other than the receptacles provided therefore, and or fail to keep the unit and the limited common elements appurtenant thereto in a clean and sanitary condition at all times.
14. Allow any fire or health hazard to exist in or about the unit.
15. Make use of the common elements in such a manner as to abridge the rights of the other unit owners to their use and enjoyment.
16. Store a golf cart in any place other than in that unit's garage.
17. Enclose a lanai or patio without the written consent of the Board of Directors as to installation and design of the enclosure. Once any such enclosure is installed, maintenance thereof shall be the sole responsibility of the unit owner.
18. Discharge saline or other regenerating solution from water softening equipment or any other chemicals into any street, easement, surface water drain or portion of the common elements so as to harmfully affect any lawn or landscaping or pollute The Plantation drainage system.

Specifications

Storm Doors

The Board of Directors approved a door that can be purchased from Home Depot: Andersen 2000 Series Clear Glass, with Brass handles and hardware in 36" Forest Green. A Request for Exterior Modification must be submitted to the Board of Directors for approval prior to purchase and installation.

Hurricane Shutters

Shutters may be installed as allowed by Florida statute. Unpainted steel or aluminum panels cannot be covering any opening (doors, windows, patio doors, etc.) for more than 30 consecutive days. The only protection that can be put up for a period longer than 30 consecutive days, during hurricane season (June 1 - December 1), must be clear panels or (white/off white) panels either removable, roll up or manifold. Hurricane membrane material, such as that made by 3M, cannot be dark or colored to noticeable change exterior color of windows. The Board of Directors of St. Andrews must approve any other protective material.

Exterior Paint Colors

When it is time to paint our buildings we will contact each unit Owner for his/her choice of paint color that has been approved by the St Andrews/ Plantation Community Association, Inc. Board of Directors. Each sub association board has the ability to choose from more color schemes.

Screened Cages

The only approved frame color is white. Request for Exterior Modification must be submitted to the management company for Board of Director's approval.

Some exterior modifications that an association wishes to approve for their owners must be submitted to the St Andrews/Plantation Board of Directors. This would include changing hurricane shutters, exterior paint colors, screened cages, light fixture types, changing window types or adding large decorations to the exterior of the units.

Collection Policy

A copy of the Stratford Glen collection policy adopted by the Board of Directors at their meeting on February 21, 2008 is included in the attachments.

Request or Exterior Modification, Rental Application and Sale Application

These completed forms must be submitted to the management company for submission to the Board of Directors for approval, rejection and/or comments or conditions for approval.

A copy of these forms is included in the attachments.

Donation Policy (adopted by the Board of Directors on October 18'h, 2012)

The response of the Association in case of death of a unit owner or resident shall be limited to the sending of a card of condolence to the family. Flowers, donations and other expressions are beyond the responsibility of the Association, and may be addressed by individuals as they see fit.