



Plantation[®] **Golf & Country Club**

Amended & Restated

Rules & Regulations

of

Westchester Gardens

At The Plantation

2. General Rules and Regulations

The individual condominium associations within The Plantation have similar use restrictions governing the condominium units and the common areas. Use restrictions are designated to maintain the appearance of the areas, to assure the enjoyment of all owners, to prevent unreasonable interference with the use of the units, and to protect property values and high quality of life at Westchester Gardens.

USE RESTRICTIONS

Use Restrictions are presented in detail in The Declaration, Article IX and summarized below for easy reference. If there are any discrepancies between these Use Restrictions and The Declaration, the Declaration shall prevail. The Guidelines, which follow the Use Restrictions, are provided as a general reference guide.

- 1. Individual Units** - No owner, tenant or other occupant of a condominium unit shall;
 - (a) paint or otherwise change the appearance of any exterior wall, door, window, hurricane shutter, patio, screened terrace, or other surface visible from the outside of the unit; place any awning on any exterior opening; plant any trees, shrubs, or flowers outside a unit; erect any exterior lights or signs; place any signs or symbols in windows; display any flags or banners except as permitted by law, erect or attach any structures or fixtures within the common elements; make any structural additions or alterations (except the erection or removal of non-support interior partitions wholly within the unit) to any unit or to the common elements, without the prior written consent of the Association's Board of Directors;
 - (b) fasten light fixtures, shelving, pictures, mirrors, objects d'art, curtain rods and similar household items to the walls of a unit unless they can be removed without substantial damage to the support or structural walls of the building
 - (c) permit loud and objectionable noises or obnoxious odors to emanate from the unit which may cause a nuisance to the occupants of other units in the sole opinion of the Board;

- (d) make any use of a unit which violates any laws, ordinances and regulations of any governmental body;
- (e) fail to conform to and abide by the provisions of the By-Laws and the Declaration 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. The Board of Directors or its designated agent shall have the right to enter any condominium to determine compliance with regulations of the Association;
- (f) erect, construct or maintain any wire, antennas, refuse/garbage receptacles, or other equipment or structures on the exterior of the buildings or any of the common elements, except with the written consent of the Association's Board;
- (g) permit or suffer anything to be done or kept in a condominium unit which will increase insurance rates on any unit or on the common property;
- (h) divide or subdivide a unit for purpose of sale or lease except to the owner of an adjacent unit, although a unit may be combined with an adjacent unit and occupied as one unit;
- (i) hang any laundry, garments, towels (or other unsightly objects) that would be visible outside the unit;
- (j) allow anything to remain in the units or common areas which would be unsightly or hazardous or which would impede ingress and egress to a unit or the common elements;
- (k) allow any rubbish, refuse, garbage or trash to accumulate in places other than the receptacles provided therefore; each unit and the common elements shall at all times be kept in a clean and sanitary condition; garbage shall be disposed of through the kitchen garbage disposal so far as possible and other trash shall be placed in a plastic container or similar containers before being placed in the appropriate receptacles. Bottles, cans and newspaper shall be placed in designated recycle receptacles,
- (l) allow any fire or health hazard to exist;
- (m) make use of the common elements in such a manner as to abridge the equal rights of the other unit owners to their use enjoyment;

- (n) lease or rent less than an entire unit nor lease or rent a unit for a period of less than one month at a time, as provided in the Declaration, and in accordance with the limitations on number of people occupying the unit, Article IX (9.18) page 21;
- (o) discharge saline or other regenerating solution from water softening equipment into any street, easement or common area so as to harmfully affect any lawn or plants;
- (p) park on the property for more than 48 hours a commercial vehicle or truck, boats on trailers, trailers, camper, recreational vehicles, or motorcycles; illegally parked vehicles will be towed at owner's expense;
- (q) keep or bring a pet (such as a dog or cat) to reside on the premises which exceeds twenty (20) pounds in weight, nor shall there be more than two (2) pets occupying a unit; See Article IX page 22, for other pet guidelines;
- (r) use the pool without complying with all pool rules (posted at pool), including use of pool shower to remove suntan lotion or oils before entering pool.
- (s) use an electric machine or apparatus of any sort in any unit which cause interference with the television or radio reception in other units;

2. Rentals/Leasing – All rentals require approval of the association's Board of Directors. The minimum length of time an owner may rent is one month, unless otherwise provided in The Declaration, Article IX (19.7) page 21.

3. Outdoor Cooking – Grills, other than electric grills, shall not be placed or operated on balconies, lanais, stairwells or parking areas. Associations provide poolside grills, and grills at each end of the complex property for use by tenants.

4. Access to Individual Units – Access by management to individual units is necessary to permit exterminators to carry out their assigned tasks and to perform any reasonable repairs.

5. Recycling/Trash Pick-Up – Check with your property manager (941-408-7413) if you do not know the collection days for recyclables and trash. Pick-up for each is weekly and sanitary considerations require regular removal of trash from your home. It is imperative that renters and guests be made aware of the recycle and trash collection procedures that apply. Because of rodents and insects, all garbage must be secured in a plastic liner before being placed in dumpster.

6. Exterior plantings – Any alteration or addition to external plantings requires approval of the Board.

7. Maintenance Staff – Residents are strongly urged to avoid giving instructions or suggestions to maintenance employees, or engaging them in lengthy conversations. Requests or complaints should be directed to the Property Manager's office.

8. Request/Complaint Forms – these forms are provided inside the pool area and when completed should be inserted in the drop box provided there. The property management company will respond to each in the order of urgency.

9. Proper Attire – Swimwear is considered acceptable only in the pool areas. Cover-ups, robes or street clothes should be worn while going back and forth to the pool. Shirts must be worn while walking, playing tennis, biking, jogging or engaging in similar activities on the premises of The Plantation.

GENERAL INFORMATION

The following guidelines are provided for the occupants of individual units to use in maintaining their units and to assure a safe, attractive environment for all residents.

A. Vacant Units

In order to prevent damage to the units(s) and common elements due to water and sewage intrusion, whenever a unit is vacant for a period exceeding thirty (30) days,

the unit owner shall arrange for a review of the unit's interior space. The review shall occur on a weekly basis or about the 15th day of each month that the unit is vacant and the owner or his representative shall deliver a written report of the unit to the Association prior to the end of the month in which the visit occurred. **Unit owners who choose not to comply with the requirement will be liable for all expense to their unit and the neighboring units due to the unit owner's neglect.**

B. Pest Control

Each unit shall be treated on a regular monthly basis for insect/pest control; owners who elect not to permit the Association's pest control contractor inside the unit must provide insect/pest control at their own expense, adhering to the Association's treatment schedule and **shall provide the Association, on a regular basis, with written documentation.**

C. Insurance

1. Responsibility - The Association's documents outline the responsibility of the Association to provide liability, casualty, and workman's compensation insurance coverage for the common elements of Association property. It is the individual condominium owner's responsibility to obtain homeowners insurance for the interior of the unit and the owner's personal household effects. **Florida law specifies which elements are the responsibility of the Association and the individual unit owner.** Your insurance agent or property manager is able to advise you as to your area of responsibility.

2. Claims - The Board of Directors has authority to compromise and settle all claims against the Association or upon insurance policies held by the Association. **The unit owners shall have no personal liability upon any such claims,** and nothing herein contained shall in any way be construed as imposing upon the Association a duty to assess unit owners for the purpose of remaining insufficient funds to discharge any liability insurance covering losses which may occur in and about his particular unit.

D. Electrical System The following is a description of the basic elements of the electrical system in the condominium properties in The Plantation.

1. Voltage

Units are wired for both 110 and 220 volts. Electrical wall outlets in the rooms and the lightning system are on 110 volts, as are the dishwasher and refrigerator. The range, air conditioner/heating unit, and hot water heaters are on the 220-volt system.

2. Circuit Breakers

The electrical system employs circuit breakers located in the distribution panel. The room areas and/or appliances served by each breaker are listed inside the door to this panel. In the event an overload is created in a circuit, the breaker will trip to an "OFF" position, then after a short time it may be turned back to "ON". It may be necessary to repeat the process. The reason for the overload should be identified and eliminated. **(Never attempt to force a breaker to remain in the "ON" position.)**

3. Disconnect Switch

The main disconnect switch for electrical power is part of the electric meter located outside the building. **The main switch is to be used only by employees of the utility company.** Owners may turn off all electrical power in a unit by using the circuit breaker system to switch the power "OFF".

4. Electric Lamp (bulb) Replacement

The electrical fixtures in each unit were originally supplied with lamps of the wattage and size recommended by the manufacturer. For maximum efficiency and safety, replacement lamps should be of the same wattage and size. Outside lighting is provided by the Association. Non-functioning lights at entranceways, walkways, and carports or at the rear of buildings should be reported to the property management company.

E. Water System

1. Shut-Off Valves

On three-story units, there are two valves above the hot water heater. The valve closest to the wall is the main water “shut off” valve to the unit. The valve should be turned off when leaving the unit for a long period of time. Outside water cutoffs for each two story building are adjacent to the first floor patio area. A tag identifies the individual unit number. The water should be turned “OFF” when the owner leaves for two weeks or longer. Three story buildings are marked in front of the building at the air conditioner condenser area marked by a blue cover. This valve shuts off three units in line over each unit, first floor, second floor, and third floor.

2. Hot Water Heater

To operate the hot water heater the appropriate circuit breaker should be in the “ON” position and the cold water valve located at the top of the unit should be open. In the event of a malfunction, the cold-water valve should be closed and the electric power turned to the “OFF” position.

3. Water Closets

Toilets should be monitored to insure proper working order and to change interior parts that can fail without notice and cause flooding in the unit and neighboring units. Consult with a plumber as to when a wax ring should be changed; defective or worn rings could cause considerable damage due to flooding.

4. Interior Pipes

Replacement of pipes within units is the responsibility of the unit owners. Owners should use qualified, licensed contractors to assure that all replacements or repairs conform to current Sarasota County building codes.

F. Cooling/Heating System

The air conditioning/heating unit is designed to operate automatically. For greatest efficiency, the thermostat should be set on "auto", the temperature desired and "heat" or "cool" selected. The system will then function automatically to maintain the selected temperature. If continuous circulation of air is preferred, the setting "on" instead of "auto" is used. This will maintain the desired temperature, but the fan will run continuously. The system has been balanced to provide an even flow throughout the unit. Adjusting the vents located in most rooms can make changes in air distribution.

The air conditioner should not be used with any windows or outside doors open. The intrusion of outside air causes condensation to accumulate on the vents and drip down the walls, damaging paint and wallpaper. If it should be necessary to introduce outside air to dissipate smoke, etc., check the air conditioning vents for accumulated moisture that should be removed. The air conditioning condensation line (for moisture the unit removes from inside air) must be routinely checked to insure that it is working properly, i.e. has not become plugged up. Schedule maintenance is suggested every six months. Such plugging will cause a water backup problem for your unit or the unit below. The filter for the system is located in the return air vent. The filter should be checked and cleaned (permanent type filter) or changed (disposable type) regularly, i.e., every three months or less depending on use.

G. Appliances

The information that follows is presented in general layman's terms. For more detailed instructions, reference should be made to the appliance manuals.

1. Refrigerator

In most instances, a flexible cold water supply line located behind the unit feeds the automatic icemaker in the refrigerator. In the event the refrigerator has to be moved, or if a malfunction occurs, the supply line valve should be shut off.

In most instances this shut-off valve is attached to the flexible copper tubing or under the sink.

2. Garbage Disposal

A power cord to an electrical receptacle, below the sink, connects the garbage disposal unit. If the unit ceases to operate, check the electrical connection, then the circuit breaker, and press the reset button on the disposal.

3. Dishwasher

To ensure efficiency and to minimize problems, only detergents manufactured for use in automatic dishwashers should be used.

4. Cable Television

Each unit is wired for cable television (Comcast). Pre-wired outlets are located throughout each residence. To activate the initial system, report problems, or install additional cable outlets the owner should contact Comcast. 800-266-2278

H. Dryer Vent

In order for your clothes dryer to work effectively, the vent must be clear. The vent should be cleaned at least quarterly or more frequently depending on its use. The clothes will not dry on normal settings when the vent is plugged up.

I. Interior Floors

Residents above the first floor must install a sub-floor (noise barrier) before installing tile or wood as per Sarasota County building code.

J. Security

Security is provided by Wackenhut, a professional security service, from 6:00 P.M to 7:00 A.M., seven days per week and from 8:00 AM to 6:00 PM, Monday through Friday. Security patrols cover all residential and related areas along with The Plantation Golf & Country Club facilities (excluding the golf courses). Contact with the security service can be made by calling 941-921-4475 or 941-809-4632 after 6 P.M. Security problems can also be reported to The Plantation Master Association Property Manager (941-408-0287) or by calling "911".

K. Speed Limit

All drivers should keep a careful eye out for children, golf carts, bikers, joggers and walkers. Observe the posted speed limit signs within Westchester Gardens and within The Plantation as a whole.

L. Plantation Golf Course and Lakes

Under no circumstances is anyone permitted to wade or swim in the lakes or ponds. There are alligators that roam the lakes. All our wildlife is protected, and contributes to the tropical environment, but please remember they are wild and *can be dangerous*. No bikers, joggers or walkers are permitted on the golf course or cart paths when the course is in use during golf course operating hours.

Please do not fish from the golf course side of the lakes when the course is in use.

Note: Fresh-water fishing licenses are required.

IMPORTANT LOCAL TELEPHONE NUMBERS

- FLORIDA POWER AND LIGHT..... (800) 266-3545**
- PEST CONTROL (notify Argus Mgmt)...(941) 408-7413**
- SARASOTA COUNTY UTILITIES.....(941) 861-0620**
- VENICE POST OFFICE..... (941) 483-4195**
- WACKENHUT SECURITY..... (941) 921-4475 or (941)809-4632(after 6 pm)**
- WASTE MANAGEMENT..... (941) 629-1106**
- VENICE HOSPITAL..... (941) 485-7711 (non emergency)**
- SARASOTA/BRADENTON AIRPORT (941) 359-5200**
- SOUTHWEST REGIONAL AIRPORT (239) 590-4800**

OTHER _____

OWNER'S "GOING AWAY" CHECKLIST

Listed below are suggestions for a routine to be followed when an owner prepares to leave a residence for an extended period

REFRIGERATOR/ICEMAKER: Remove perishables from the refrigerator. Turn the icemaker to "OFF", if applicable, but leave the refrigerator on "LOW".

GARBAGE DISPOSAL: Run garbage disposal and check to make certain it is cleaned.

HOT WATER HEATER: Turn off the hot water heater and the main water supply. When you return, make certain that the water is turned back on before turning on the electric supply to the water heater.

TELEVISION: If the television set is equipped with a low voltage transformer and "instant on", leave it plugged into the outlet. Otherwise, unplug the set.

THERMOSTAT: Set the thermostat on "cool" with temperature between 80 and 82 degrees, and the control on "automatic". If the unit is to be vacant for an extended period of time, particularly during hot weather, you may consider installing a humidistat. This device will operate your air conditioning system according to the humidity in the residence.

HUMIDIFIER: Humidifiers should be turned on and set at 60-65 degrees.

DOORS: Leave all inside doors ajar. Check all exterior doors and windows to be certain they are locked.

FURNITURE: Bring all patio furniture inside the unit or storage shed.

DRAPERIES/WINDOW TREATMENTS: Pull draperies to minimize the fading effect of the sun on carpeting and furnishings.

TIMING DEVICE: Consider using a timing device to switch certain lights on and off during the course of a day. Otherwise, turn all lights off, but DO NOT turn off the electrical power.

INSPECTING REPRESENTATIVE: Owners are required to have a qualified person inspect their units monthly for leaks and other malfunctions that may cause damage to neighboring units, which could add expense to the Association and/or the owners.

ARGUS MANAGEMENT of VENICE, INC., 181 Center Road, Venice FL 34285
Telephone: 941-408-7413, Email Robert@argusmgmt.com, Website: www.argusmgmt.com
: Notify our Association's Property Manager that you will be away for an extended period of time and if you wish to permit access to the unit for package delivery, redecoration work, etc., and to authorize Argus to release the key to your residence. The Property Manager should also be notified of any guests who will occupy the residence in the owner's absence.