

Mirabella Condominium Association Inc.

Rules and Regulations

Adopted by the Mirabella Board of Directors 5/4/2023

This document summarizes the Declaration of Condominium, Articles of Incorporation, By-laws and Rules of the Mirabella Condominium Owners Association, Sarasota Health Department Regulations, County Fire Regulations, and Insurance Policies. All owners, renters and guests are requested to abide by them. It should answer most common resident and owner questions.

Introduction

Mirabella Condominium, consists of seven buildings, each with eight units totaling fifty-six residential family units. Also included are detached assigned garages (one per unit), a clubhouse and pool.

Amenities include a clubhouse, pool, trash facilities, regular grounds, walkways and guest parking.

Our Board of Directors is comprised of five-unit owners, and their meetings are scheduled monthly prior to the close of each board meeting or as otherwise needed. All owners are encouraged to attend the meetings and/or be involved with one of our standing committees:

- Landscaping and Grounds
- Social

Any change in the exterior appearance of any dwelling, lanai, building, fence, wall, pavement, swimming pool or other structure or improvement, any material change in landscaping and any change in the finished ground elevation must be approved in writing by the Board of Directors of the Association.

Architectural Control

- **Separate or detached structures of any kind are not permitted. i.e.: storage bins**
- **Screened garage doors are not allowed**
- **Aluminum foil, reflective film or similar treatment placed on windows or glass doors are not permitted.**
- **Fences are not allowed around plantings**
- **Solar devices of any nature are not allowed**
- **Attachments to the exterior of dwelling are not permitted, with the exception of the United States Flag**
- **Window air conditioners are not permitted**
- **Storm shutters are allowed but must conform to models and duration of attachment approved by Board of Directors. Lexan XL Clear Hurricane Shutters are the community approved storm shutter and will be allowed to stay on during hurricane season. Unit owners may install them in April. Storm shutters may be used from April 1 to November 30 but must be removed from December 1 to April 1st each year.**
- **Awnings are not permitted**
- **Lattice work on entrance screen doors is not permitted.**
- **All changes or exterior alterations in the common areas are not allowed unless approved by the membership.**
- **Changes a in common areas are not allowed unless approved the Board of Directors**
- **Exterior antennas and satellite dishes are not allowed**
- **The exterior appearance of the lanai walls and floor may not be changed.**

General

- **During hurricane season or extended absences residents are asked to place lanai furniture and decorations inside or in their garage**
- **All garage doors shall be kept closed except when: A.) a vehicle or other article is being placed or removed from the garage. B.) owner is working in the garage or driveway**
- **Clothes hanging devices exterior to a dwelling are not permitted.**
- **Signs within the property are not permitted i.e. For Sale or For Rent**
- **Holiday decorations are allowed but must be removed after the holiday period.**
- **Gas and charcoal grills are not permitted on lanais or within 10ft. of a building.**
- **Trade, business or other commercial activity is not permitted except for realtors showing dwelling for sale or lease.**
- **The sale of any unit requires completion of a Request for Approval to Sell form and requires a \$75 non-refundable application fee.**
- **Nothing that may be illegal or become a nuisance or source of embarrassment, discomfort or annoyance to the other residents is permitted, including inappropriate activity at the pool.**
- **Animals are not permitted for commercial purposes. (including breeding)**
- **Any animal which exhibits aggressive behavior or becomes a nuisance may be ordered to be removed from the property after a hearing before the board. (i.e. feces collection)**
- **Owners are allowed to keep two animals per unit.**
- **No poisonous animals are permitted.**
- **All pets shall be kept on a leash outside the owner's dwelling and shall be under the control of the owner at all times. Dog walking is encouraged on the outside perimeter of the complex and feces must be picked up.**

- **The uses of skateboards, roller blades, “trick bikes” etc. are not permitted on sidewalks.**
- **Vehicles must be parked in designated parking spaces and shall not block traffic flow.**
- **Boats, trucks, trailers, RVs, motorcycles and commercial vehicles are allowed but such vehicles shall be parked within a garage with the door closed for overnight parking.**
- **Unit owners and/or renters planning an absence of 48 hours or longer must turn off the unit water during their absence to assure no potential water damage due to leaks.**
- **All outdoor lights shall use only bulbs supplied and maintained by the association.**

Landscaping/Irrigation

- **Lawn type ornaments are allowed only within lanai areas. Not in court yards or outside the lanai.**
- **No “Malibu” garden lights are allowed.**
- **The landscaping originally installed may not be altered.**
- **Alterations/activities that would hinder lawn care, mowing, or grounds upkeep are not permitted.**
- **Gravel and stone are not permitted around lanai or base of stairs.**
- **Flowers and small bushes around lanais or base of stairs may be permitted by the board and must be maintained by the owner.**
- **Flower baskets, vegetable pots and decorative ornaments hanging from the exterior of the lanais or trees are not permitted.**
- **Mulch will only be installed and maintained by the Association.**
- **No potted plants, artificial plants, lawn ornaments, etc. are permitted outside of the lanai or on stairs to second levels.**

Pool/Clubhouse-

The Clubhouse and swimming pool are only for use by Mirabella residents and their guests. The reservation and deposit form is available in the clubhouse and on the Argus website. Residents may host private social events to which non-residents may be invited. Residents may not sponsor commercial, community or other civic events, other than events intended to invite public officers or candidates for public office to appear and speak. Requests for exceptions to the restrictions can be made in writing and may be granted only by the board of directors.

Use by un-authorized non-residents should be reported to the Association's office (during business hours). If an incident occurs after business hours, you should call the police at their non-emergency number. 486-2444

- **Clubhouse hours are 6 am to 10 pm.**
- **Pool hours are Dawn to Dusk-no nighttime swimming permitted.**
- **A \$100 refundable damage deposit is due in advance for owners' private use of the clubhouse.**
- **Clubhouse furniture may not be removed from the clubhouse for personal use.**
- **No one under the age of 14 is permitted to use the pool without supervision of a parent or guardian. It is the responsibility of all owners, renters and guests to supervise their children in the pool area.**
- **No glass or breakable objects are permitted in, near, or on the swimming pool deck area.**
- **Smoking is not permitted in the clubhouse or in, near or on the swimming pool deck.**
- **Towels are to be used on all chairs and lounge pool furniture.**
- **Animals are not allowed in the pool, on the pool deck area or in the clubhouse.**
- **Loud music on pool deck area is prohibited. Please use headphones in consideration of others.**
- **Everyone should shower before using the pool.**

Renters/Guest

- **Units shall not be leased for a term of less than three months.** A rental application form and \$50 non-refundable fee must be presented to the Board of Directors for approval at least 30 days prior to occupancy.
- **Units may be used as single family units only. No subletting.**
- **Only the entire unit may be rented and may not be subdivided, and that the occupancy thereof shall only be by the lessee, his family and guests.**
- **Renters/Guests are not permitted to have a pet in the owners dwelling.**
- **Rental agreements may contain addition requirements as directed by the board or directors. For example: renters may have two cars but one must be parked in the garage. See rental form for Mirabella**

The Mirabella Condominium Owners Association, Inc., Covenants and By-Laws specifically address the above issues.