

TERRACE VILLAS OF ST. ANDREWS ASSOCIATION, INC.
RULES and REGULATIONS

The following rules and regulations apply to and are for the benefit of all owners, occupants, visitors to and guests of Terraces Villas of St. Andrews and are designed to maintain the property and villas to the highest standards. These rules and regulations are a supplement, not a replacement, to the Declaration of Condominium.

1. Each unit shall be used solely for residential purpose.
2. Nothing shall be hung, displayed or placed on the exterior walls, doors, or windows of the unit except the lanai and front doorway area. Laundry drying on the lanai cannot be visible from the building's exterior. Flags should be displayed in the area next to the garage door. Holiday decorations can be displayed but must be removed within a reasonable amount of time.
3. Owners may plant in the bed directly adjacent to the villa, provided the plants are on the approved list and provided the owner removes any plant that is not healthy and attractive.
4. No potted plants and/or decorative items may be placed on the common property without prior written permission of the Board of Directors.
5. No nuisances shall be allowed on the condominium property, not any immoral, improper, offensive or unlawful use shall be made of the condominium property. Feeding of wildlife – including birds – is prohibited.
6. An owner may have one cat or one dog whose maximum adult weight does not exceed sixty pounds OR an owner may have two dogs and/or cats, provided the maximum combined adult weight does not exceed sixty pounds.
7. No unit owner or other occupant of unit shall allow anything to remain in or on the common elements which would be unsightly or hazardous or allow any rubbish, garbage, or trash to accumulate in any place other than the receptacle provided.
8. No rentals will be allowed for less than three (3) months. A Rental Application must be submitted to the Association for approval prior to occupancy. The Board of Directors must be notified in writing or by a Guest Occupancy form when the unit is being used when owners are not present. It is the unit owner's responsibility to ensure that renters, visitors, and guests are aware of, and abide by the Association rules and regulations.
9. No changes may be made to the outside of the building without prior written permission of the Board of Directors. This would be changing color or doors, porches, entrance ways, shutters, and outside walls; removal of shutters, doors, and lights to change the look of the patio home; and drainage of gutters with tile above ground, or cutting drainage ditches into the ground.