

GolfVista Condo Association Inc.

A Corporation Not-For-Profit
RULES AND REGULATIONS

1. Each unit shall be used solely for residential purpose. No business may be conducted in a unit that would impede traffic flow.
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 may not be visible from the building's exterior. Flags may be displayed only with brackets located by the front doorway area. Holiday décor may be displayed but must be removed within a reasonable amount of time.
3. Nothing is allowed in the front entrance or on the stairway that may impede ingress and egress.
4. No immoral, offensive or unlawful acts shall be made on Association property. All laws, zoning ordinances and regulations of all applicable government bodies and jurisdiction shall be observed.
5. No unit owner, guest or renter shall have any pets on common ground or in any units for any amount of time. Service animals and Emotional Support animals are permitted ONLY with required in-person medical authorization and prior Board approval.
6. No unit owner or other occupant shall allow anything to remain in or on the common elements which would be unsightly or hazardous. No rubbish, garbage, or trash shall accumulate in any place other than in the waste/recycle receptacles provided.
7. Grilling may be done on the concrete common areas ONLY. Grilling is prohibited in lanais and inside garages.
8. Units acquired prior to 22nd January, 2021 require a 3-month minimum rental period. Units acquired after 22nd January, 2021 cannot be rented for the first 24 months of Ownership and thereafter are limited to a 3-month minimum to 6-month maximum rental in any 12-month period. A Rental Application must be submitted to the Association at the beginning of each rental period at least twenty (20) days prior to occupancy.
9. A Guest Occupancy form must be submitted to the Association PRIOR to occupancy if the unit is being used when the Owner is not present.
10. A Sales Application must be submitted to the Association at least twenty (20) days prior to closing.
11. NO planting, removal of plants or pruning of any kind shall be done in or around the common grounds by Owners without PRIOR approval of the Board of Directors. NO flowerpots or garden ornaments are allowed outside the condo unit on common ground.
12. Maintenance fees are paid in twelve (12) monthly payments. Fees are due the first of every month. Maintenance fee payments that are not received by the tenth (10th) of each month will incur a late fee and interest.
13. There are approximately twenty (20) parking spaces for forty-four (44) condos. Units may not routinely utilize more than one exterior parking space between 1st November and 1st May. Garage overhead doors should remain in the closed position at all times unless an individual is present in and/or around the garage area.
14. No RVs or other recreational vehicles, commercial vehicles, vehicles with commercial lettering are allowed on Association property, except commercial vehicles that are providing service to the Association or unit owners.
15. All owners are required to provide the Association with a current key to their unit. The keys are used for pest control, necessary maintenance to common elements within the units, and emergencies.
16. Vehicles are only allowed on paved areas unless approved in advance by the Board

(Revised March, 2024)