

Gardens IV of St Andrews Park

Rules & Regulations

Gardens IV Rules & Regulations apply to and are for the benefit of all Owners and guests and are designed to maintain the buildings and property to the highest standards.

The Board of Directors is obligated to ensure that all Owners are in full compliance with all governing documents of the Association. Unit Owners are responsible for ensuring that they, and persons using their unit are in compliance with our Rules and Regulations, Restrictions of Use, Declaration of Condominium, Amendments to the Declaration, Articles of Incorporation and Bylaws.

Table of Contents

<u>Topic</u>	<u>Page</u>
Access Key	2
Assessments	2
Carport Doors	2
Dryer Vents	2
Exterior Modifications	2
Garbage & Recycling	2-3
Guest Policy	3
Holiday Decorations	3
Insurance - Liability/ Property/ Proof Of	3
Landscaping	3
Middle Unit Landings	3
Noise & Odors/ Smoking & Vaping	3-4
Parking	4
Pets	4
Propane Tanks	4
* Rentals	4
* Sale of Unit	5
Signs	5
Smoke Detectors	5
Sprinkler Heads	5
Unit Maintenance	5
Water Leaks	5
When Absent from G4	5

Access Key: Owners are required to provide the Property Manager with an access key or code to their unit which will be used in an emergency, or for scheduled inspection or service.

Assessments: Owners are required to pay any assessment issued by the Board of Directors of Gardens IV, St. Andrews Park and Plantation Management Association.

Carport doors must have a chain affixed to the back of the door to prevent it from damaging the exterior light fixture. Replacement of light fixtures damaged by doors without a safety chain are paid for by the owner.

When replacing carport door hardware, please select brushed nickel, not silver or gold, to help maintain a uniform appearance.

Dryer Vents: Owners need to regularly remove lint from their dryer.

Exterior Modifications: No change may be made to the common element or limited common element without written permission from the Board of Directors. An Exterior Modification Request must be submitted and approved for any alteration that is visible from the common element. This includes, but is not limited to screen doors, lanai enclosures, doorbells and shutters.

Since our buildings were built without **storm doors**, the addition of a storm door is an “exterior modification” that must be approved in advance by the Board. All replacement storm doors must be installed with all white framing and the center part of the screen door of glass and/or screen material. **Lower metal panels are prohibited** and will require replacement at Owner’s cost.

Garbage & Recycling: The garbage enclosure is located between 821 Montrose and 875 Tartan. It contains one large dumpster and several recycle bins. Only owners and occupants of Gardens IV units are authorized to use this dumpster. Should others be observed using our dumpster, please contact our Property Manager or a Board Member.

Sarasota County requires that garbage be placed in the dumpster in closed bags. Recyclables must be placed in the containers without bags. Cardboard boxes must be disassembled to a size less than 2’ X 3’ and placed in the recycle bins located behind the dumpster.

Large items such as chairs, tv’s tables, mattresses and other furniture can be left by the dumpster. Please call Waste Management (941.493.4100) and indicate that an item needs to be picked up @ the St Andrews Park dumpster at 875 Tartan. You may be charged for this pickup.

Please take all hazardous items to a Sarasota County Hazardous Waste Drop-off Center.

Contractor Clean-up: Contractors are not permitted to wash buckets or tools outside on Gardens IV property nor use our dumpster for construction debris. Fines may apply.

Owners, please inform your contractor that the contractor must haul out construction debris. They are not authorized to dump the debris in our dumpster.

Guests: For security reasons, we require that a unit owner who permits their unit to be occupied by relatives or guests while the owner is not in residence, complete a Guest Occupancy Form. This information is shared with Plantation Security, Argus Management and the Board of Directors.

Holiday Decorations: Exterior decorations and wreaths may be displayed (hung but not fixed to the building structure from 2 days after Thanksgiving through January 6th. Lights may operate from dusk until midnight and must be of continuous illumination. The Board, at their sole discretion, has the authority to have owners remove (at owner expense) any decoration determined to be in poor taste, excessive, offensive or intrusive.

Insurance:

Liability Insurance: Owners are responsible for obtaining liability and personal property insurance covering losses in and about their unit. Owners must insure any improvement within a limited common element assigned to their unit.

Property Insurance – Owners are responsible for insuring personal property within the unit, all improvements, appliances, finishing to inner walls, floors, ceilings, and doors and windows; you are also responsible for insuring any improvement within a limited common element assigned to your unit.

Proof of Insurance: New Owners are required to provide the Association with proof they hold such insurance. At the Board's discretion, and no more frequently than once per year, all Owners may be required to prove they hold such insurance.

Landscaping: Owners may not plant, injure or remove plants or bushes in a common area or the Environmental Preserve. With approval from the Board of Directors, owners may plant potted plants, whose quantity and location are subject to approval.

Middle Unit Landings - With joint agreement, and approval by the Board of Directors, owners may place no more than 2 chairs, one small table and doormat on their landing, as long as it does not impede access to units.

Noise & Odors: Residents, renters and guests must be considerate of others. TV's, radios, music devices and conversations must be moderate, to a sound level that will not invade your neighbors' privacy.

No resident may permit objectionable noises or obnoxious odors to emanate from their unit or the common element which may cause a nuisance to the occupants of any other unit in the sole opinion of the Board.

Smoking & Vaping: Smoking & vaping generate obnoxious odors and are not permitted on Gardens IV property. Specifically, that includes all Common Element and Limited Common Element areas.

Owners may smoke/vape inside their unit. Smoking is also permitted on Montrose Drive, Tartan Drive and Chalmers and in limited capacity at the pools. St Andrews Park manages and maintains the pools. the pool areas are managed and maintained by St. Andrews Park.

Parking: Each building has 16 parking spots. Each unit has one numbered space and may use a second space as needed.

Parking spots are for parking vehicles only. They are not intended for general storage. All vehicles must be in working order and properly licensed. No vehicle repairs may be done on Association property, except for emergency repairs required before removing the disabled vehicle from the property.

Overnight parking is restricted to passenger vehicles only. No commercial trucks, trailers, motor home, golf cart or boats permitted. Owners are responsible for any damage to parking spaces, including oil spots.

No vehicles containing business advertising are allowed except for vehicles owned or operated by professional, business or trade persons coming on the premises temporarily to perform services. No "For Sale" signs are to be displayed on vehicles.

Pets: One dog or one cat may be allowed in any unit. Visiting pets, no matter the length of the visit, must not cause the unit to exceed one dog or cat at any time. Caged birds and small marine animals in aquariums are permitted.

Pets must be kept on a leash and accompanied by their owner when outside the unit. No pet shall be left on a lanai when the condominium occupant is absent. Owners must pick-up after their pet.

An animal that becomes a nuisance or danger to others, in the sole opinion of the Board of Directors, shall be removed from the unit immediately.

Propane Tanks: Do not store propane tanks indoors or in a shed or carport.

Rentals: The minimal rental/lease period is 3 months. This policy is strictly enforced.

There is a one year waiting requirement for new Owners to rent/lease their unit. Owners may rent/lease their unit one year after the deed is filed with Sarasota County.

Rental/lease of a single room or less than an entire unit is prohibited. Condominium rentals are for single family occupancy only. Owners renting/**leasing** their unit are required to submit a

Rental Application Form to the Association 30 days prior to rental. The Board has final approval. Owners renting for less than 3 months are subject to fines.

Sale of Unit: Prior to the sale of a unit, the unit owner shall submit to the Association written notice, using the Sales Information Form. The Board has final approval over all sales.

Signs: No signs except security system decals and decals indicating that a pet is inside are permitted to be placed on any portion of common element or limited common element or any portion of the unit visible to the common element without written permission from the Board. FOR SALE and OPEN HOUSE signs are only permitted when used in accordance with St. Andrews Park rules that can be found on their website.

Smoke Detectors: Florida law requires smoke detectors near each sleeping area. Owners are responsible to ensure these are in operational condition throughout the year. Any detectors found to be non-operational must be repaired or replaced within 30 days at Owner expense.

Sprinkler Heads - As of January 1, 2021 all sprinkler heads in Gardens IV buildings are paint free. Any sprinkler heads that are subsequently painted will be replaced at owner cost. Sprinkler heads damaged by hanging items on them are also the responsibility of the unit Owner.

Unit Maintenance: Owner are obligated to maintain, repair and replace all aspects of your unit including doors, windows, electrical and plumbing which are not part of the common elements.

Owners are responsible to maintain the following: Entrance doors, storm, screen and patio doors, thresholds and windows. All locks, door and window seals, tracks, handles, frames, hinges, keys and weatherstripping. All exterior electrical outlets controlled by circuit breakers inside their unit. All HVAC equipment and hurricane pad. Any Board approved addition or improvement.

When Absent from Gardens IV: Recognizing that we are in a hurricane zone, owners are required to safely store all moveable items when they expect to be away from their unit for more than 7 days and when severe storms are forecast. This includes grills, bicycles, chairs, tables, flowerpots, etc. Owners are required to turn off the water to their unit if away for more than 24 hours. By law, propane tanks cannot be stored in a carport shed, if it contains any propane.

Water Leaks: Owners are responsible for damage caused by leaks from water hoses & lines connected to appliances such as water heaters, dishwashers, washing machines and toilets, etc.

For those units without interior shut-offs, owners should consider purchasing a lock-out device preventing an unauthorized individual from turning water back on. Owners are responsible for damaged caused by water leaks caused by an individual turning water back on.