## A Florida Not-For-Profit Corporation & 55-years and Older Community

## VILLAGE ON THE GREEN

## CONDOMINIUM II ASSOCIATION, INC.

## SUMMARY OF RULES, REGULATIONS AND RESTRICTIONS

Florida Statutes 718.111 Para. 5	The unit owner shall allow the Board of Directors or the agents and employees to the Association to enter any unit for the purpose of maintenance, inspection, repair, replacement of the improvements within the unit or the common elements, or to determine compliance with these restrictions, reservations, covenants, conditions and easements and Bylaws of the Association.
Art. XIX Section 2	All unit owners and lessees shall keep and maintain the interior of their respective units in good condition and repair, including the entire air-conditioning and heating systems.
Art. XIX Section 3	No unit owners shall cause any signs or lawn ornaments of any nature whatsoever to be posted or affixed to any of the common elements, limited common elements, or in the respective unit, if such sign may be seen from any portion of the common elements; except for name plates which shall be uniform in size and design, or approved by the Board of Directors, or except during "Open House" on two consecutive days if a sales agent or the owner will be present during such period of time.
Art. XIX Section 4	No dog, cat, or other pet shall be permitted in any of the units or on the common elements or limited common elements, <b>except pre-approved SECA animals</b> (see procedure for accepting SECA animals. Birds, such as canaries or parakeets, and fish, such as gold fish or tropical varieties, may be kept by a unit owner in the owners' respective unit provided that no such birds and/or fish shall be raised for commercial purposes.
Art. XIX Section 5	Unit owners, their families, guests, invitees or lessees shall be responsible for any damages to the common elements or limited common elements.
Art. XIX Section 6	All common areas shall be kept free for their intended use by the unit owners in common, and shall in no event be used as storage areas by the individual unit owners, either on a temporary or permanent basis.
Art. XIX Section 7	No clothing, bedding or other similar items, shall be dried or aired in any outdoor area or within the unit or any limited common element if same can be seen from the common areas.
Art. XIX Section 8 and 9	All occupants of unit shall exercise extreme care about making noises, or the use of musical instruments, radios, televisions and amplifiers that may tend to disturb other occupants.
Art. XIX Section 10	Unit owners, or unit owner's approved lessees, shall be permitted to have visitor occupants of any age for up to three weeks during any six-month period, or a maximum of six weeks in any twelvemonth period; provided that at no time shall any two-bedroom unit be occupied by more than six individuals. The six-month periods shall commence on the date of filing of this declaration.
Art. XIX Section 13	No trucks or commercial vehicles (except during the period of approved construction), motorcycles, campers, mobile homes, motor homes, boats, house trailers, boat trailers, or trailers of any other description shall be permitted to be parked or to be stored at any place on the common elements. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as pick-up, delivery and other commercial services. Automobiles shall be parked only in parking spaces established for such purposes. Also, it is against the rules and regulations to back-up in your parking space, unless it is for loading or unloading your vehicle.

Village of the Green Condominium II Summary of Rules, Regulations and Restrictions (continued from page 1)

Art. XVI Common Elements	Board of Directors' approval is required prior to the planting of any trees or shrubs in the common area. Residents are required to keep their respective assigned carport and storage area clean at all times.
Board rule supported by Art. XVI And Art. XVIII	If you currently own or plan on purchasing a propane gas barbecue grill, you must submit a work order to begin the process of requesting approval for the gas grill, showing its location. (see procedure for approval of barbecue grills)
Florida Statutes 718 13.19	There is a limit to a maximum of two (2) cars per unit to be parked in the limited common areas incorporating assigned parking and guest parking.
Board rules (supported by Art. XIX Sections 10 And 14)	As recommended by the Wildlife Rescue and Rehabilitation Association, residents and guests are prohibited from feeding any wildlife, including ducks, raccoons, squirrels, etc. on common grounds. Flatten all boxes and cartons before placing in the dumpsters. Secure garbage in plastic bags to minimize odor. Do not leave anything outside the dumpsters.
Art. XX Section 1	Prior to the sale or transfer of a Condominium Parcel, any unit owner desiring to sell or transfer his or her Condominium Parcel shall first submit the name of the proposed purchaser and the contract for sale together with a completed application form for approval of the purchase agreement as provided by the Board of Directors, and a fee determined by the Board of Directors up to and not to exceed the maximum allowed to be payable to the Association (\$100.00).
Recreation Association	Be familiar with and abide by Village on the Green Recreational Association rules and regulations which may be found in the VOG dial directory.
	CONSULT THE DECLARATION OF CONDOMINIUM, ARTICLES OF INCORPORATION, AND THE BY-LAWS FOR COMPLETE RULES.
	I have read the Summary of Rules, Regulations, and Restrictions and affirm that I will abide by all conditions and terms as now enacted or will be duly enacted or amended in the future,
Revised: 04/20/2018	(Name) (Date)
	Applicant: Remind contractors that it is their responsibility to remove all debris from Condo II unit being repaired or renovated and no such materials may be placed in Condo II dumpsters.
	Revised: October 15, 2018