

**VILLAGE ON THE GREEN**

**CONDOMINIUM II ASSOCIATION, INC.**

**CONSULT THE DECLARATION OF CONDOMINIUM, ARTICLES OF INCORPORATION, AND THE BYLAWS FOR COMPLETE RULES**

<p><b>Florida Statutes 718.111 Para. 5</b></p>	<p>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.</p>
<p><b>Florida Statutes 718 13.19</b></p>	<p>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.</p>
<p><b>Art. XV</b></p>	<p>It is the responsibility of contractors to remove all debris from any unit being repaired or renovated, and no such materials may be placed in Association dumpsters. Unit owners are responsible to contact the City of Clearwater to schedule and/or inform the city of large items to be picked up. The city will provide a specific date and time for pickup. Items must be placed outside and to the side of the dumpster.</p>
<p><b>Art. XVII And Art. XVIII</b></p>	<p>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.</p>
<p><b>Art. XVI Common Elements</b></p>	<p>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.</p>
<p><b>Art. XVIII</b></p>	<p>Attic space located above each unit is a Limited Common Element and can be used by the Unit Owner for storage of personal property.</p>
<p><b>Art. XIX Section 2</b></p>	<p>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.</p>
<p><b>Art. XIX Section 3</b></p>	<p>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.</p>
<p><b>Art. XIX Section 4</b></p>	<p>A maximum total of one (1) indoor cat shall be permitted in any of the Units and prior proof that any cat has been spayed or neutered must be provided to the Association, as well as annual proof of vaccinations.  <b>Pre-approved SECA dogs are also permitted (see procedure for accepting SECA animals).</b>                      Birds, such as canaries or parakeets, and fish, such as goldfish 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.</p>

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<b>Art. XIX Section 5</b>	Unit owners, their families, guests, invitees or lessees shall be responsible for any damages to the common elements or limited common elements.
<b>Art. XIX Section 6</b>	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.
<b>Art. XIX Section 7</b>	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.
<b>Art. XIX Section 8</b>	All occupants of Units shall exercise extreme care about making noises, or the use of musical instruments, radios, television, and amplifiers that ay tend to disturb other occupants during the hours of 10:00 P.M. to 8 A.M.
<b>Art. XIX Section 9</b>	No nuisance shall be allowed upon the property, nor any use or practice that is the source of annoyance to residents, or which interferes with the peaceful enjoyment and proper use of the property by its residents.
<b>Art. XIX Section 13</b>	Commercial vehicles shall not be permitted to be parked or stored at any place on the Common Elements. This prohibition of parking shall not apply to temporary parking of motorcycles, commercial vehicles used for pick up, deliveries and/or other commercial services during the period of approved construction. Recreational vehicles, including campers, motor homes, boats, boat trailers, house trailers or other trailers are not permitted with the exception of loading and unloading and shall not to exceed four (4) consecutive hours. For purposes of this section, a "commercial vehicle" is defined as one that has a company logo or slogan affixed to any surface of the vehicle; displays tools or equipment used to provide services of any kind to a company or individual; is used for the delivery or pickup of goods; or is oversized so as to not fit in a parking space or driveway. Owners' trucks are permitted as long as there is no signage visible on the truck and are not to exceed 9 feet in width by 18 feet in length or 7.5 feet in height due to the size of the designated parking spaces. Emergency response vehicles such as police, EMT or other emergency response vehicles are allowed to park on Condominium Property. Vehicles parked in violation of the Section may be towed by the Association
<b>Art. XIX Section 10 Section 14</b>	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.

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<b>Art. XX Section 1</b>	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).
<b>Art. XX Section 6</b>	Occupancy of the unit in the absence of the record Owner or approved Tenant is allowed only for a period of up to thirty (30) consecutive days, with prior written notification provided to the Board of Directors and prior written approval granted by the Board of Directors based upon reliable information as may be requested by the Board to establish that the individual is in fact a family member as defined in this section. There is no limitation imposed by this section on the length of stay of an individual who is residing/occupying the unit while the record Owner or approved tenant is in residence and occupying the unit so long as the occupancy is otherwise in compliance with the other terms and conditions of this Declaration such as maximum occupancy limitations or length of stay for persons under the age of eighteen as set forth in Article XIX, Sections 10 and 11.
<b>Recreation Association</b>	Be familiar with and abide by Village on the Green Recreational Association rules and regulations which may be found in the VOG dial directory.