

Revised October __ 2022

MARILYN PINES I

RULES AND REGULATIONS



Owners must provide Lessees with a copy of these Rules & Regulations

THIS REFERENCE BOOKLET MUST REMAIN IN YOUR CONDOMINIUM.

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ARTICLE I

SWIMMING POOL REGULATIONS

- A. Use of pool is restricted to owners in residence, lessees (who are properly registered and comply with residence requirements) and their guests.
- B. Suitable footwear must be worn to and from the pool area.
- C. Men in topless attire, persons in bathing suits or without foot covering are not permitted in the recreational hall.
- D. Bathing suits only are permitted to be worn in the pool. Pool capacity limited to seventeen (17) persons. (State Law)
- E. Persons using the pool area must respect the rights of others. Chairs and lounges must be released when leaving the pool area and place back in the original position.
- F. All persons must shower adequately to remove all suntan oils before entering the pool.
- G. ONLY non-styrofoam life-reserving equipment such as small arm and back bubbles, waterwings, small rubber ring or canvas covered vests will be permitted in the pool. No other objects of any kind will be allowed.
- H. Running and loud, boisterous conductor noise (including radios) is prohibited. Positively NO DIVING permitted.
- I. Persons of all ages wearing hair collar-length or longer must wear bathing caps. All hairpins and bobbypins must be removed while using the pool to protect the filtering system.
- J. Children under three (3) years of age using the pool must wear diapers and rubber/plastic pants. Persons under sixteen (16) must be accompanied by an adult who must remain the pool area with the child at all times.
- K. Glass containers of any kind are not permitted in the pool and terrace areas. Only beverages in the soft containers or cans are permitted in the Recreational Area. All trash must immediately be put in the trash receptacles. Food is prohibited in the Recreational Area.
- L. Removal of furniture from the Recreational Area is strictly prohibited.
- M. Animals and bicycles are not allowed in the Recreational Area.
- N. Owners will be held responsible for all actions of their children, guests or lessees.
- O. Papers, cigarettes, cigars and refuse must be deposited in the receptacles as provided.
- P. Discharging of bodily fluids into the pool is prohibited.
- Q. Pool will be open 1 hour after sunrise to 1 hour before sunset but may be closed at any time without notice because of necessary maintenance, repairs or inclement weather.

- R. No Life Guard.....

ARTICLE II

SAUNA ROOMS

- A. Use of these rooms is restricted to apartment owners, guests and legitimate lessees only.
- B. It is suggested that before using the Sauna Room you have a checkup and ask your doctor whether or not you should use it. **USE AT YOUR OWN RISK.**
- C. Operating instructions for the use of the Sauna Room are posted near the entrance and must be followed.
- D. Turn off the master switch when you are the last to leave.

ARTICLE III

RECREATION BUILDING FACILITIES

- A. Use of these facilities is restricted to owners, lessees and their guests.
- B. Persons under sixteen (16) years of age are not permitted in the Recreation Room unless accompanied by owner or lessee.
- C. After using kitchen facilities, clean up garage, trash (cups, napkins, paper dishes etc.) After using rooms empty ashtrays and replace chairs and table original positions.
- D. Any owner or lessee who desires to use the Recreation Rooms for a private party may do so by making a request the joint Board of Directors three (3) days in advance. Such party shall be social in nature and for promotional or commercial purposes. When permission is granted, a notice shall be posted on the entrance door. Host must remain with their party at all times and be responsible for cleanup and damage.
- E. Use of the recreational facilities of the common elements will be in such manner as to respect the rights of other apartments owners. Use of particular recreation facilities will be controlled by regulations to be issue from time to time, but in general, such use shall be prohibited between the house of 11 p.m. and 8 a.m.

ARTICLE IV.

SHUFFLEBOARD RULES

- A.. Playing is prohibited to persons under fourteen (14) years of age unless supervised by an adult.
- B. DO NOT WALK ON PLAYING BOARD. The surface is easibly chipped.
- C. All equipment must returned to locker????

ARTICLE V.

PETS

- A. Apartment owners may have one (1) dog or one (1) cat provided the weight of such dog or cat does not exceed twenty (20) pounds and provided it is confined to the owner's apartment.
- B. Excessive barking or noise by a pet which causes annoyance to other residents may be cause for an order from the Board of Directors to dispose of the pet.
- C. Pets are not allowed in the recreation or swimming pool areas.
- D. Under no circumstance may a pet run loose. All dogs or cats, when taken out, **MUST BE ON BE ON A LEASH**, either around the perimeter or in the roadway. In any event owner **MUST PROMPTLY DISPOSE OF THE PETS WASTE.**

ARTICLE VI

LAUNDRY ROOMS

- A. Laundry rooms are to be use only between 7 a.m. and 11 p.m.
- B. Clothing must be emoved from the washers and dryers when finished to avoid inconvenience to the next user.
- C. The laundry room and all machines must be left clean (i.e. remove lint from dryers).
- D. Turn off lights when finished if no one is utilizing laundry room.

ARTICLE VII

TRASH AND GARBAGE DISPOSAL

- A. Garbage and trash are to be place in receptacles furnished by the City of Clearwater.
IF YOU HAVE FURNITURE OR LARGE ITEMS TO DISPOSE, PLEASE CALL THE CITY OF CLEARWATER AT 727-562-4920 AND TELL THEM YOU HAVE LARGE ITEMS TO BE PICKED UP. GIVE THEM THE RECEPTICLE #197737. THEY WILL PICK UP ON THURSDAYS.
- B. The kitchen garbage disposal unit is for food wastes and liquids. Do not put grease down the sink as it will stick to the sides of the drain pies causing backups and flooding.

ARTICLE VIII

CAR PARKING

- A. Cars must be parked with the space assigned to the unit or in the VISITOR ("V) spaces or in the front parking lot.
- B. Owners with two (2) cars must park second carts in the front parking lot.

- C. Owner parking, lessee and guest parking is restricted to private passenger cars, non-commercial vans and minivans and clean noncommercial pickup trucks weighing a maximum of one-half (½) ton.
- D. All motor bikes motorcycles and scooters are only allowed to be driven in and parked. The front parking lot is to be utilized by pickup trucks weighing more than one-half (½) ton, campers, recreational vehicles and marine equipment for no more than forty-eight (48) hours of parking. Vehicles shall not be stored.
- E. All excessive noise from vehicles is prohibited.
- F. Major repairs on vehicles are NOT permitted. Washing of cars is NOT permitted.
- G. Owners, lessees and guests are NOT allowed to use other owner's designated parking space or carports without written permission of the owner.
- H. Unauthorized vehicles will be towed away at owner's expense.
- I. Individual requests for modification of these parking rules can be handled on an individual basis upon concurrence of a majority of board members who can be contacted. Contact will be made from one board member to another.

ARTICLE IX

GUESTS

- A. If house guests, including relatives, are to occupy an apartment when the owner is not in residence, this occupancy must be registered by the owner with the Management Company. This request must be submitted by the unit in a letter stating the name of each guest to occupy the unit, their estimated length of stay and confirming that the guests so named are bona fide guests and are not paying for the use of the unit on a transient basis. Immediately upon arrival ALL GUESTS must notify the Management Company. Guests should be provided with a copy of this document which should be retained in the unit.
- B. Violation of the Rules and Regulations or damage to the common property by guests will become the responsibility of the owner.
- C. Depending upon the size of the unit, total occupancy will be limited to a reasonable number. For the purpose of this paragraph "reasonable number" shall be defined as:
One (1) bedroom – four (4) persons
Two (2) bedrooms – six (6) persons
- D. In the owner's absence, approved house guests may NOT have overnight guests of their own without written permission of the owner.
- E. An owner is responsible for the guests' behavior and conformity with these Rules and Regulations.
- F. Guest pets: REFER TO ARTICLE IV.

ARTICLE V

LEASING AND SALE OF APARTMENTS

- A. Each apartment unit is hereby restricted to residential use by the owners, lessees, their immediate families and guests. No owners or lessees of any apartment unit shall permit use of the same transient hotel or commercial purposes.
- B. Each unit has the right to sell or lease their apartment unit provided that the proposed purchaser or lessee is first approved by the Condominium Associate as provided in the Declaration of Condominium.
- C. A lessee is not permitted for less than three (3) months since our premises are not intended to be used by transients as a hotel or motel. A lessee may not sublease at any time. No home business may be operated by lessees or owners.
- D. The owner must furnish written notice to the Management Company of the names of persons who will occupy the premises.
- E. All leases must be submitted to the Management Company together with screening documents and must be for a minimum three (3) month period. If lessee vacates prior to expiration of lease, not other lessee is allowed during the period of original lease.
- F. Violation of these rules will result in a fine. (SEE ARTICLE XIII)
- G. Any violation of the Rules and Regulations or damage to the common property by lessees will become the responsibility of the owner.

ARTICLE XI

ATTIRE

- A. Owners, lessees and their guests shall not appear in or use the recreation rooms in any attire other than street clothes. Footwear must be worn at all times in the recreation rooms. Shirts, robes or jacket tops must be worn at all times except at poolside.

ARTICLE XII

GENERAL CONDITIONS AND INFORMATION

- A. Each occupant shall maintain their apartment unit in good condition and repair, including internal surfaces within or surrounding their apartment, including their window, doors, door frames and hardware, and maintain and and maintain and repair the fixtures therein as soon as possible. Owner shall promptly pay for all utilities which are metered separate for their apartment. Common areas of the building, such as walkways, stairs, stairwells, landscaped and grassy areas, shall be use for the purposes intended.
- B. Individuals utilizing barbeque grills are permitted on the grassy perimeter – PLEASE USE CAUTION.
- C. Each apartment unit shall be used for only the purpose of a single-family residence and for no other purpose whatsoever. Each apartment unit occupancy shall maintain their apartment in a clean and sanitary manner. The balconies, patios and walkways shall not be use of hanging garments or other objects, or for cleaning of rugs or other household items. No drying of laundry

will be permitted outside the occupant's apartment except in the laundry storage room. Due to the fact that Marilyn Pines I shall not be responsible for maintaining personnel, each person shall be responsible for maintaining the outside appearance of their own unit.

MARILYN PINES I will provide yellow light bulbs for each owner's outdoor light. Please contact _____ to obtain a yellow light bulb.

D. Apartment owners are reminded that alterations and repairs of the building is the responsibility of the Condominium Association, except for the interior of apartments. No altering of any kind is to be done upon exterior walls or upon interior boundary walls without first obtaining the approval required by the Declaration of Condominium.

E. No occupant may make or permit any disturbing noises in the building nor on the condominium property, whether made by themselves, their family, friends or guests or servants, nor do permit anything to be done by such persons that would interfere with the rights, comforts other conveniences or other occupants.

No occupancy may play or suffer to be played???? Any musical instrument, stereo, radio or television in their apartment or in or about the condominium property between the hours of 11 p.m. and the following 8 a.m. or at any time if the same shall in any manner disturb or annoy the other occupants of the condominium.

F. No radio or television antenna or antennas, or any wiring for any purpose, may be installed on the exterior of any building or upon the condominium property without prior consent of the Condominium Associate.

G. All apartments shall be and remain carpeted?????

H. Disposition of garbage and trash shall be only by use of garbage disposal units or by use of receptacles supplied by the City of Clearwater. All garbage must be wrapped or bagged before being placed in the receptacles.

I. No signs, advertising or notices of any kind or type whatsoever shall be permitted or displayed on the exterior of any apartment, except for a small "FOR SALE" sign.

J. All notices placed on bulletin boards are to be confined to condominium business sanctioned by the Board. No other notices are permitted.

K. It is a duty of any owner to either quietly speak to any person who is in infraction of our rules or report in a signed letter to be delivered to the Board of Directors and/or the Management Company.

L. Bicycles shall be stored in the storage shed provided for same. Bicycles will not be stored on walkways or common areas of the condominium.

M. Any criticism of maintenance work or conduct should be reported to the Board of Directors and/or the Management Company.

N. Owners are responsible for damage to common areas, including streets, parking lots, stairs and walkways caused by movers and/or deliverymen performing as their agents.

O. Infraction of the Rules and Regulations will be the responsibility and obligation of each unit insofar as execution and monetary value is incurred.

ARTICLE XIII
PENALTY FOR VIOLATION OF RULES AND REGULATIONS

A. Any breach or violation of the foregoing Rules and Regulations can result in prosecution in a court of law as per Page 19, Item 13.3 of the Declaration of Condominium and/or a fine levied by the Association not in excess of \$250.00 per occurrence. Failure to pay a fine can result in a lien on the unit.

ARTICLE XIV
MAINTENANCE FEES

A. Any delinquency of thirty (30) days or more will result in a lien being placed on the unit by order of the Board of Directors.