

EMERGENCY FACILITIES

Emergency.....911

Fire911

Rescue - Manatee County.....911

Manatee County Sheriff Emergency.....911

Emergency Ambulance Service.....911
(You must designate the hospital of your choice or you will
be transported to the nearest facility.)

Doctors Hospital.....342-1100

Sarasota Memorial Hospital.....917-9000

Manatee Memorial Hospital.....746-5111

Blake Medical Center.....792-6611

Lakewood Ranch Medical Center.....782-2100

PCM Management.....921-5393

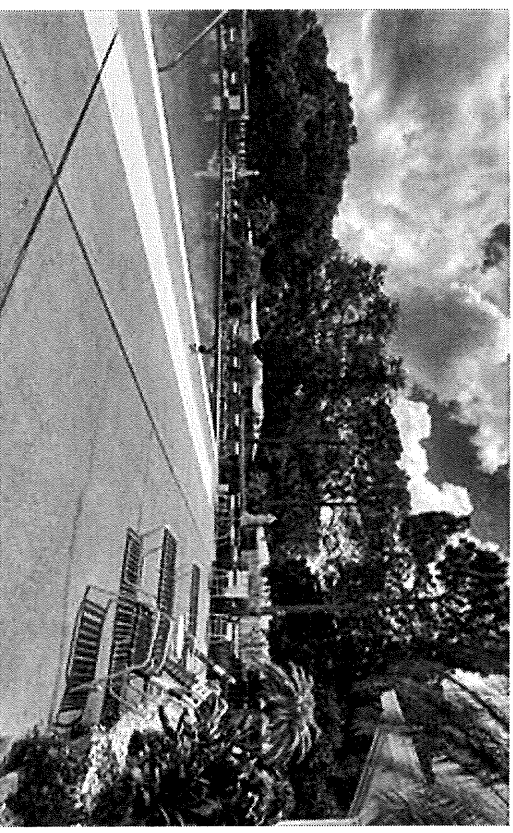
Palm Aire 'D' Maintenance (Dave's Office).....355-7395

Manatee County Sheriff's Office.....747-3011
(non-emergencies)

**PALM AIRE AT SARASOTA
CONDOMINIUM
ASSOCIATION 'D', INC.**

QUICK REFERENCE

**RULES, REGULATIONS
and
INFORMATION**



As adopted by the Board of Directors on May 15, 2020
and for the benefit of all unit owners and guests.

*Please leave a copy of these Rules and
Regulations in a prominent place when
guests or renters are occupying your unit
during your absence.*

**PALM AIRE AT SARASOTA CONDOMINIUM ASSOCIATION 'D',
INC.
RULES AND REGULATIONS
FOR OWNERS, GUESTS AND RENTERS**

These Rules and Regulations have been established to assure pleasant and harmonious enjoyment for all residents, guests and renters, and supplement and/or implement those contained in the Declaration of Condominium and the By-Laws.

EACH OWNER SHALL BE RESPONSIBLE FOR THE OBSERVANCE OF THESE RULES AND REGULATIONS BY THEIR GUESTS AND RENTERS.

1. SALES, PURCHASES AND LEASES

No sale, purchase or lease of a unit is valid without the prior written consent of the Board of Directors. A processing fee must accompany each application. The exact amount of the fee is written on the Application. * Renters who have rented here in previous successive years are exempt from this fee.

2. RENTALS

No owner may rent his/her unit for a period of less than one month. No rentals shall be made to groups of three or more unrelated people. Owners are required to complete a **Rental Application**, * submit it to the Board of Directors and receive approval from the Board **PRIOR** to renters occupying the unit. No unit may be rented more than three times each calendar year. For purposes of definition, a "rental" is any lease, rental, occupancy or agreement between an owner and a person or entity that may occupy an owner's unit in return for the payment of a fee, gratuity, or emolument, providing a service, or agreeing to a reciprocal occupancy (such as house-swapping.)

3. GUESTS IN OWNER'S ABSENCE

In the owner's absence, all guests (family and/or friends,) must submit a **Guest Registration Form** * with the Board of Directors and/or PCM Management **PRIOR TO OCCUPANCY**, including names, number of guests, and arrival and departure dates. In an effort to avoid "revolving door" occupancies, we request that any one occupancy by family and/or friends, be limited to no more than one stay per month (no matter the amount of time of any one stay,) when an owner is absent, and no more than three stays per year unless approved in writing by the Board of Directors.

4. DISPLAY OF PALM AIRE 'D' RULES AND REGULATIONS

Owners shall display a copy of the Palm Aire 'D' Rules and Regulations prominently so that guests and/or renters abide by them. Owners are responsible for the actions of their guests and/or renters, including noise levels and/or disturbance of peace of adjoining units and neighbors. Owners will also be held liable for any damage incurred by guests and/or renters in common areas.

* All applications and forms are available either in the Maintenance Office, on our website, www.fairwayband.com, or from PCM Management Co.

**2020 MANATEE COUNTY
RECYCLING DO'S & DON'TS CON'T.**

Unacceptable Recycling Items

The following household items will not be accepted for recycling at this time. *Please do not place any of these items in your recycling bins, as this could result in the waste hauler not picking them up on your scheduled collection day.* Please review the previous list of acceptable recycling items.

Unacceptable Glass Items

Ceramics and dishes, Coffee pots, Crystal, Drinking glasses, Eye glasses, Light bulbs, Mirrors, Plate glass, Vases and Pottery, Windows, or Windshields.

Unacceptable Metal Items

Food stained aluminum foil/pie pans, Aluminum siding, Appliances, Auto parts, Deli trays, Kitchen utensils, Lawn furniture, Machines, Metal building materials, Paint cans, Tin Roofs, Tools, Toxic material*, or Window frames.

Unacceptable Paper Items

Egg cartons, Food wrap, Gift wrap, Paper mixed with food or wax, Paper plates, cups or napkins, Paper towels, Greasy pizza boxes, Tissues or Tissue paper.

Unacceptable Plastic Items

Any items that do not have #1 through #7 stamped in the recycling symbol on the bottom of the container, including, but not limited to: Cellophane, Clothes hangers, Diapers, Herbicide or pesticide containers*, Lawn furniture, Plastic bags (recycle at the grocery store), PVC, Toxic materials*, or Toys. (Even though plastic bags and Styrofoam have a recycling triangle symbol with a number, we do not accept them in our curbside recycling program. Please find an alternative method to recycle these items.)

When in doubt, throw it out!!

****Empty containers may be placed in regular trash.
For containers with hazardous waste material, please use the
Household Hazardous Waste Collection Program.***

**2020 MANATEE COUNTY
RECYCLING DO'S & DON'TS**

Acceptable Recycling Materials

Each Villa residence is issued one large (1) recycle container to be used for recycling and each Condominium Building has 3 large recycle containers. All recycling materials can be co-mingled in any of the recycle containers. Please review the items below, which are acceptable recycling materials. Please do not place unacceptable recycling items in the recycle bins, as this could result in the waste hauler not picking them up on your scheduled collection day.

Paper and Cardboard Products

- Newspaper, phone books, junk mail, shredded bills, magazines, envelopes, brown paper bags, shopping ads and other paper.
- Fiberboard - cereal, cracker, frozen food, soda and beer boxes.
- Cardboard: Break down all cardboard boxes and place them in your bin. They must be loose fitting in the bin and may not extend over the top of the bin more than six inches.
- Office and computer paper - all colors.

Metal, Plastic and Glass Products

- All plastic containers with #1 through #7 in the recycling symbol on the bottom.
- All glass bottles and jars (all colors of glass accepted) Please remember to remove lids and tops from bottles.
- Juice & milk cartons of all shapes & sizes.
- Aluminum (Beverage) cans.
- Steel (soup and vegetable) cans and steel jar lids.
- Empty aerosol cans.
- Clean Aluminum foil and pie pans (non-food stained)
- Please do not place containers with hazardous waste in this bin. Please use the Household Hazardous Waste Collection Program.
- Please make sure all items are rinsed out properly. No plastic bags or Styrofoam accepted in recycle bins.

See www.myanatee.org for future updates

5. CHILDREN

A person/persons under 18 years of age shall not be left in charge of a residential unit in Fairway Bend for longer than a 24 hour period

6. PETS

Pets are limited to one dog or two cats per unit. Pets must be kept on a leash when outside the unit, and are not allowed to run free anywhere on the property. Pets may not be walked near the two story buildings, except for entering and leaving. Pets may be walked in the islands between two story buildings and Fairway Bend Lane, and along all of the streets in the complex. Excretions must be picked up by the owner and disposed of.

7. NOISE

Out of consideration for others, the sound level of party conversation, radios, televisions, record players, musical instruments, etc. must be reasonable at all times. Any pets causing a nuisance or unreasonable disturbance shall be removed from the premises.

8. UNIT KEY

Owners must give a duplicate key to the PCM manager for use in case of emergency. Florida law permits this request.

9. RAILINGS

Railings must be kept clear at all times and may not be used for drying or airing towels, bathing suits, clothing, household furnishings or sports equipment. Also, walkways in the condominiums must be clear of all obstacles and/or obstructions at all times.

10. TRASH - CONDOMINIUMS

Refuse and garbage shall be deposited only in the areas provided for in the condominiums. All garbage must be bagged and tied in plastic bags. Recyclable containers are supplied for your use. Please do not put trash in the recycle bins!!! (See recycle rule sheet included in this booklet.)

11. PARKING - CONDOMINIUMS

Only passenger vehicles, pickups, and vans with seats and windows are considered passenger vehicles. No passenger vehicles are permitted with advertising. Each unit is provided with only one designated, numbered parking space. However, there are extra spaces available at each building which can be used for residential or guest use of passenger vehicles or golf carts. If an owner or renter has more than two vehicles, provision must be made to park/store the vehicles off-site. No boats, trailers, motor homes, or other recreational vehicles may be parked on the premises for more than 24 hours. Commercial vehicles may be parked only during the time they are actually servicing a unit or the common elements. Extra guest parking is available behind the recreation center, if needed. There are no designated parking areas for the villas.

12. RECREATION CENTER

- Recreation facilities are for the exclusive use of Palm Aire 'D' owners, guests and renters. All persons using the pool or other recreational facilities do so at their own risk. The Association is not responsible for accidents or injuries.
- All guests visiting on a daily basis must be accompanied by an adult resident 18 years of age or older. Resident guests or house guests need not be accompanied by a resident.
- Please shower before entering the pool.
- Proper swimming attire must be worn when using the pool (cut-off jeans are not proper swimming attire.)
- Children under the age of 12 must be accompanied by a parent or other responsible adult.
- Children in diapers or individuals suffering from incontinence must wear leak proof swim pants.
- Please cover your lounge with a towel if using suntan lotion.
- No food, glass, or animals allowed in the pool or on the pool deck.
- No rough play, running, or excessive noise is permitted.
- Only noodles and small personal flotation devices are allowed in the pool
- Please be respectful of others when using cell phones.
- Smoking is not permitted anywhere near the Recreation area, Pool or Clubhouse.
- Only authorized persons are permitted to adjust pool heater controls.
- The posted rules and hours of operation of the pool and recreation facilities must be strictly observed.
- **POOL HOURS ARE 7:00 A.M. TO 9:00 P.M.**
- **CLUBHOUSE HOURS, including restrooms, showers and side rooms are 7:00 A.M. to DUSK.**
- After using chairs, tables and lounges, please lower umbrellas to prevent damage.

IT IS EVERY OWNER'S DUTY TO SEE THAT THE ABOVE RULES ARE OBSERVED AND TO REQUEST COMPLIANCE BY OWNERS, GUESTS AND RENTERS.

13. CLUBHOUSE

The clubhouse is available to owners and approved renters for private parties upon application to the Maintenance office and/or approval by the Board of Directors. The reservation should then be posted in the Clubhouse. The user is responsible for clean up and any damage that may occur. The reservation system for parties does not give anyone the exclusive use of the facility. It is hoped, however, that residents will recognize the desirability of using the clubhouse for such purposes and respect the privacy of the users insofar as possible.

14. ALTERATIONS

No change in plantings outside the atrium or building overhang are permitted unless approved by the Board of Directors. All building exterior alterations and interior structural alterations must be approved by the Board of Directors.

15. SIGNS AND LIGHTING

No unauthorized sign is permitted to be displayed on the premises. No exterior lights may be installed on the building or grounds without the approval of the Board of Directors.

16. MAINTENANCE AND SUGGESTIONS

All requests for repair or maintenance must be made in writing and submitted to the Maintenance office. Request forms are available at the maintenance office. Leave your request in the box on the door at the Maintenance office.

17. SECURITY

All suspicious occurrences should be reported immediately to the Manatee County Sheriff (phone number is shown on the last page.)

18. PENALTIES

It is the obligation of the Board of Directors to strictly enforce these Rules and Regulations as well as those contained in the Declaration of Condominium and the By-Laws. Violations shall be subject to the penalties provided in the Declaration of Condominium and the By-Laws, including civil court action and fines.

19. OTHER NOTES

PLEASE DRIVE CAREFULLY and observe all speed and stop signs as we often have elderly folks, walkers (with and without pets), bicyclists, and small children in our area.