

## PALM AIRE "C" RULES & REGULATIONS FOR OWNERS, GUESTS, AND TENANTS

These Rules and Regulations have been established to assure the safety and quiet enjoyment for all residents, guests and renters, and are consistent with and supplement those contained in the Declaration of Condominium, the By-Laws, Manatee County and Florida laws and rules and regulations, all of which all members, guests and renters must be in compliance.

Recreation facilities, equipment and other personal property are for the exclusive use of owners, guests and renters.

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

1. GUESTS AND RENTERS. Owner's shall notify the corporate manager, (PCM, Association manager - 941-921-5393), with a copy to the Board of Directors in writing of the name(s), number of people, and arrival and departure dates. **No rentals shall be made to, nor may any unit be occupied by more than 4 adults.** All Rentals must be approved by the Board of Directors prior to renter(s) taking occupancy. Prior to taking occupancy, all adult renters must acknowledge in writing receipt of these rules and regulations and deliver same to PCM.
2. RENTALS. No owner may rent their unit for a period of less than one month. Renters shall notify PCM, within reasonable time upon arrival.
3. CHILDREN. Minors are not permitted to occupy a unit unless a parent or other responsible adult is in residence at the same time.
4. PETS. Owners and Renters are allowed 2 pets per unit, limited to 2 small dogs or cats. A small pet is defined as one weighing 20 pounds or less. Pets must be kept on a leash when outside the unit. Excretions must be immediately picked up by the pet's Owner and properly disposed of.
5. NOISE. Out of consideration for neighbors, the noise level of conversation, pets, radios, televisions, record players, electronic devices, musical instruments, etc. must be kept at a reasonable level at all times. Any renter, guest, or pet causing a repeated nuisance or disturbance shall be evicted or permanently removed from the premises.
6. PASS KEY. Owners must give duplicate keys to the PCM association manager for use in case of emergency. Florida law requires this.
7. 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 golf equipment.
8. TRASH. Apartment buildings & Villas - Refuse and garbage shall be deposited only in the designated areas provided for them. Garbage must be bagged and tied in plastic bags.
9. PARKING. Parking areas are restricted to conventional passenger type vehicles, and golf carts. No boats, boat trailers, campers, motor homes or other recreational or commercial vehicles may be parked on the premises for more than 24 hours per thirty-day period. *Parking on or driving over the common grassy areas is prohibited. Equipment required to maintain the various elements of the Association property are exempted, but must locate and avoid irrigation devices.* Commercial vehicles, or any vehicle bearing a business name, may be parked only during the time they are actually servicing a unit or common elements.

**10. RECREATION AREAS. ALL PERSONS USING THE POOLS OR OTHER RECREATIONAL FACILITIES DO SO AT THEIR OWN RISK.** Neither the Association, nor its corporate manager, is responsible for accidents or injuries; and neither provides lifeguard(s) at any time.

Members or renter must accompany guests and be able to produce identification. Guests who are not house guests may not use the pools more than twice a month.

All persons **MUST SHOWER** and remove suntan oil before entering the pools. Appropriate swimming attire must be worn when using the pools. Cut-off jeans are not permitted.

Children under the age of 12 must be accompanied, at all times, by a parent or other responsible adult. Children not toilet trained, or wearing diapers, may not use the pools.

Food and alcoholic beverages are not permitted in the pool areas.

Pets are not permitted in the pool areas.

Except for life-belts or other swim aids for children, floats, balls and equipment made of Styrofoam are not permitted in the pools.

Only non-breakable containers for non-alcoholic beverages, lotions, etc. are permitted in the pool areas.

After using chairs and lounges, replace them in proper position.

No rough play, running, ball playing or excessive noise is permitted. Only radios, or other audio devices, with headphones may be used in the pool areas.

Only authorized persons are permitted to adjust pool heater controls.

It is every owner's duty to see that the above rules are observed and to request compliance by members, guests, and renters.

**11. MAINTENANCE AND SUGGESTIONS.** Work orders for repair or maintenance must be made in writing and submitted to the Association maintenance manager.

**12. ALTERATIONS.** No plantings outside the building overhang or building alterations are permitted unless approved by the Board of Directors.

**13. SALES AND LEASES.** No sale or lease of a unit is valid without the prior written consent of the Board of Directors. Current Approved Consent and Application Forms may be obtained from PCM, the Association, or at [www.fairwaypointe.org](http://www.fairwaypointe.org)

**14. SIGNS AND LIGHTING.** No unauthorized sign is permitted to be displayed on the premises. No exterior lights may be installed on buildings or grounds.

**15. WATER** Water to any unit must be turned off when the unit will be unoccupied for a period of 3 days or more. Unit water is not to be used for the irrigation of plantings. Exceptions only with permission of the Board for new approved plantings. Unit water may not be used for washing any limited common areas or driveway. Car Washing limited to twice a month, or as further limited by Manatee County rules.

**PENALTIES.** The Board of Directors shall enforce these Palm Aire "C" Rules and Regulations. Violators shall be subject to the penalties approved and codified by the Board of Directors, the Declaration of Condominium, the Bylaws, Manatee County, and Florida law.