

# Sawmill Villas Condominium Association, Inc.

## Amended Rules & Regulations

Amended: May 19, 2022

These are the Amended and Restated Rules and Regulations of Sawmill Villas Condominium Association as approved by the Board of Directors on April 21, 2022. These Rules and Regulations do not reflect the full responsibility of condominium ownership or residency, Refer to the Declaration of Condominium, Articles of Incorporation and Bylaws for complete information.

### **Introduction:**

It is the purpose of the SMV Association to maintain safe, well-appointed and economically well managed Common Elements and Improvements. It is believed that these rules will aid in this purpose, Your Board of Directors will welcome the assistance of all the Owners in the enforcement of these regulations.

### **1.Occupancy and Use**

- a) All units shall be used for residential purposes only.
- b) No more than two (2) permanent residents per bedroom in each unit are allowed.
- c) When leasing your Unit, owners must provide their tenants with a copy of the Rules and Regulations and familiarize them with the Association's Bylaws. The owner must also submit an application to SMV association management of their intent to lease and get the Board of Directors approval prior to extending the lease offer. You, as owner, are responsible for the conduct and actions of your tenant and must register the tenant's vehicle with SMV Association management office. Tenants must display a guest pass or decal on vehicle dashboard. Tenants are not allowed to have pets during their lease period.
- d) No person who leases or rents is permitted to sub-lease.
- e) A Unit Owner who plans to be absent during the hurricane season must prepare his unit prior to his departure by designating a responsible firm or individual to care for his Unit and by furnishing the Association with the name(s) and numbers of such firm or individual.

- f) When leaving for the season and/or vacation owners shall turn off main water valve and remove all objects from lanais. Owner is responsible for securing outside water valve so no one can use their water and/or assign someone to monitor their water valve in their absence.
- g) No unit shall have any aluminum foil placed in any window or glass door or any reflective substance placed on any glass. The use of solar film is acceptable.
- h) No objects may be kept, placed or maintained on balcony ledges. No objects shall be hung from balconies or windowsills. No cloth, clothing, rugs or mops shall be hung upon, or shaken from windows, doors or balconies or terraces.
- i) Toilets and other plumbing shall not be used for any purposes other than those for which they are constructed. No sweepings, rubbish, rags or other foreign substances shall be thrown in them. The cost of any damage resulting from misuse shall be borne by the member responsible for the damage.
- j) No noxious or unusual odors shall be generated in such quantities that they permeate to other units or the Common Elements and become annoyances or become obnoxious to other Unit Owners. Normal cooking odors, normally and reasonably generated, shall not be deemed violations of this regulation.
- k) No waterbeds are to be brought into second-floor Units for any reason whatsoever.
- l) No motorized exercise equipment of any nature is permitted in any 2<sup>nd</sup> floor unit.
- m) If an owner is planning on having work done on their Unit that requires a permit such as electrical, plumbing or window replacement, they must notify SMV association management prior to the start of said work to be done. The work must be performed by a licensed contractor after all permits, insurance paperwork and SMV application forms are completed and approved by the Board of Directors.

## **2, Building and Grounds**

- a) Help keep the outside of our buildings clean by voluntarily sweeping steps and sidewalks and keeping webs from corners and ceilings in the immediate vicinity of your unit.
- b) Residents and guests only are permitted to fish in lakes, small children under the age of 12 must be accompanied by an adult.
- c) No tobacco products shall be disposed of in any manner in the hallways, stairways, walkways, parking areas, lawns or any other common areas of the Condominium. Smoking is prohibited in all common areas.

- d) No Unit Owner, tenant, guest, or invitee shall permit the washer, dryer, or stove to be in use while away from the Unit.
- e) The sidewalks, entrances, passages, patios courts, stairways, vestibules, and like portions of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the condominium property; nor shall any carts, carriages, chairs, tables, tools, toys, large flower pots or any other similar objects be stored therein.
- f) The personal property of Unit Owners must be stored in their respective units. Bicycles in good working order and small wheeled items such as dog strollers may be stored under stairwells as no other area has been provided, However, they must be clearly labeled with both name and address of owner and may not be chained to stairwell. Any bicycle which is not labeled and is non-operable will be tagged and the owner will be given 30 days in which to comply. Failure to comply will result in the bicycle being disposed of.
- g) No Flammable, combustible, or explosive fluids, chemicals or substance shall be kept in any unit or on the Common Elements nor shall any hibachi, grill, or similar device used for cooking, heating, or other purposes be used or kindled on any balcony or any lanai under any overhanging portion or within 10 feet of any structure. This is in accordance with Florida Fire Prevention Code, Section 10.10.6.1.
- h) Members shall be liable for all damages to the building caused by receiving deliveries or moving or removing furniture or other articles, to or from the building.
- i) Members are not permitted on the roof for any purpose.
- j) There shall be no solicitation by any person anywhere in the building for any cause, charity or any purpose whatever, unless specifically authorized by the Board of Directors.
- k) For access to the Clubhouse, please contact the Management Office.

### **3. Flooring**

- a) Unless expressly permitted in writing by the SMV Association, the flooring of all units above the first floor shall be carpeted except the bathroom's, kitchen, lanai, entry and hallway up to but not through the dining room.
- b) All carpets shall be at least medium heavy carpet and industry standard residential pads but not less than (50) ounce yarn per square yard. Please help reduce the noise levels in upper units by attaching pads to all furniture that is not on carpet.
- c) Lanai floors shall not be covered with carpeting; standard exterior colors shall not be altered.

#### **4. General Provisions**

- a) No electronic installation may be permitted in any unit which interferes with the electronic reception of another unit.
- b) No exterior antennae shall be permitted on the condominium property or improvements thereon, provided that the SMV Association shall have the right (but not the obligation) to install and maintain community antennae and radio and television lines and temporary communications systems. Satellite dishes may be used after an application to install them is received and approved by the Board of directors through the SMV association management office. Owners are responsible for all costs to install, remove, and repair any damage to outside of unit or roof.
- c) With the exception of holiday decorations, no sign, advertisement, notice or other lettering shall be displayed, painted or affixed in, on, or upon any part of the Condominium Property. Post card size "For Sale" or "For Rent" signs may be posted on the designated bulletin board for use by Sawmill residents only. All signs on bulletin board must be dated and will be removed after 60 days. Additionally, no awning, canopy or shutter shall be attached to, hung, displayed or placed upon the outside walls, doors, balconies, windows, roof or other portion of the building or on the Condominium Elements.
- d) Feeding of wild animals, reptiles and birds on the condominium property is strictly prohibited.
- e) The Board of Directors recommends owners have yearly maintenance performed on their Air Conditioning units (AC) by a qualified, licensed AC technician.

#### **5. Noise**

- a) No Unit Owner, nor his family, employees or visitors shall make or permit any disturbing noises in the building, nor permit any conduct by such persons that will interfere with the rights, comforts or conveniences of other Unit Owners, particularly between the hours of 10:00 p.m. and 8:00 a.m.
- b) If at all possible do not perform any repairs, remodeling, or construction on Sundays or holidays.

## 6. Parking Areas and Vehicles

- a) Except as set forth below, only conventional passenger vehicles may be parked in any parking area and only if the vehicle has a valid license tag and parking decal issued by the Association. A maximum of two parking decals per unit will be issued by the Association. Additionally, short-term "guest passes" will be provided by the Management office. A "conventional passenger vehicle" shall be limited to those vehicles which have a body style consisting of two doors, four doors, hatchback, convertible, non-commercial pickup trucks, station wagons, SUVs or minivans which do not exceed 18' in length, and providing that they are in condition substantially similar to that which existed when they were sold by the manufacturer and specifically excluding vehicles that have been modified by increasing their bumper height, off-road tires, roll bars and the like.
- b) All other motor vehicles, including but not limited to commercial vehicles (any vehicle primarily used in a trade or business or having advertising or promotional information, symbols, or materials affixed thereto, unless covered with a magnetic or other covering as approved by the Board), trucks (any motor vehicle designed or licensed principally for the carriage of goods and including a motor vehicle to which has been added a platform, a rack, or other equipment for the purpose of carrying goods other than the personal effects of the passenger). Vans exceeding 18' in length, boats, campers, recreational vehicles (vehicles having either kitchen or bathroom facilities), trailers, motor homes, mobile homes, and any and all other vehicles other than the afore described conventional passenger automobiles shall be prohibited from parking in any area.
- c) Notwithstanding the foregoing parking limitations, the following exceptions shall be made: (1) service vehicles may be temporarily parked in parking areas during the time they are actually servicing a home, but in no event overnight; (2) boats, trailers, trucks, commercial and recreation vehicles, and other prohibited vehicles may be temporarily parked in a parking area when they are being actively loaded or unloaded; (3) motor homes and other recreational vehicles may temporarily park their vehicle with the prior permission of the SMV Association, but in no event more than three (3) days. (4) Rented moving trucks such as U-Hauls must be removed within 24 hours.
- d) All vehicles are to be pulled in, NOT backed in except for brief periods for loading or unloading. No vehicle belonging to any owner or to a member of the

family of an owner, guest, tenant or employee of any owner shall be parked in such a manner as to impede or prevent access to another owner's parking space, The owners, their employees, visitors, and families will obey parking regulations which may be promulgated in the future for the safety, comfort and convenience of the owners. No vehicle which cannot operate on its own power shall remain within the property for more than 24 hours. In consideration of other Unit Owners, changing oil or repairing vehicles on the condominium property is prohibited. Car washing is allowed if vehicle is moved totally away from other vehicles. Each Unit Owner shall be responsible for the maintenance of his or her vehicle(s), as well as that of any tenant, guest or invitee in a manner as to prohibit damage to parking areas, walkways or carpeted hallways as a result of fluid leaks.

- e) Any and all vehicles parked or stored on the property which do not comply with the foregoing parking regulations shall be deemed "improperly parked vehicles" and are subject to towing at owner's expense,

## **7. Pets and Pet Owners Responsibilities**

- a) Owners are permitted to keep up to two (2) pets (cats and/or dogs). Each pet must weigh no more than 20 pounds.
- b) Known aggressive breeds of dogs are strictly prohibited.
- c) Pets (cats and dogs) must be kept on a leash at all times while being walked.
- d) When walking your dog, you must pick up after it,
- e) All pets (cats and dogs) must be licensed and wear a collar displaying the license tag and current rabies shot tag. Owners will provide the SMV Association with a veterinarian's letter stating the pets bred and weight for all pets - no exceptions.
- f) All Unit Owners pets must be fed inside the unit. Outside feeding is prohibited.
- g) If any pet constitutes a nuisance in the opinion of the Board of Directors, then the owner or occupant, upon written notice from the Board, shall remove the pet from the condominium property within 15 days.
- h) Tenants while leasing or renting are not allowed to have pets.

## **8. Children**

- a) There shall be no restriction as to the minimum age of children who may live in or visit the condominium except as stated in Declaration Of Condominium occupancy rules and 1b) of the Rules and Regulations. However, children will be the direct responsibility of their parents or legal guardians who must supervise them while they are within the condominium property to ensure they

engage in no activities that interfere with the rights, comforts, and conveniences of any unit owners.

### **9. Garbage**

- a) Trash is to be placed in the dumpster: All trash, except recyclables, must be placed in a plastic bag and tied securely before being placed in the dumpster. Recycle bins are in the dumpster area, you are required to recycle. Do not put recycled items in plastic bags.
- b) The SMV dumpster bin is not to be used by contractors working on owner's unit. Owners must ensure that all contractor waste is carried off property by contractors.
- c) Large items are to be left outside SMV dumpster bin. Owners are to notify SMV Association Management of the large item so a special pickup can be scheduled.

### **10. Pedestrians**

- a) Pedestrians always have the right of way on all walkways and sidewalks.

### **11. Keys**

- a) Every Unit Owner shall provide the SMV Association office an additional unit key. A Unit Owner will not alter any lock, nor install a new lock without notification to the SMV Management office and shall provide the office with a key or combination to the door. When no key or combination is given to SMV association management, any cost to repair door due to emergency forced entry will be at owner's expense.

### **12. Weapons**

- a) No one shall shoot a gun, slingshot or other weapon on the condominium property.
- b) No one shall throw rocks or other items at the buildings, birds, animals or persons.

### **13. Problems and Complaints**

Any Unit Owner or renter with a non-emergency problem should contact the SMV Association Manager. Complaints should be submitted in writing to the Association Manager.

Every Owner and occupant shall comply with these rules and regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the

Association, as amended from time to time. Pursuant to Section 5 (n) of the Association's By-Laws, as specified in Florida Statute 71 8,303 (3), failure of an owner or occupant to so comply shall be grounds for action which may include, without limitation, the authority to levy fines, to recover sums due for damages, injunctive relief, or any combination thereof. The Association shall have the right to suspend voting rights in the event of failure to so comply as stated in such documents. The Board of Directors shall be permitted (but not required) to grant relief to one or more Unit Owners from specific Rules and Regulations upon written request therefore and good cause shown in the sole opinion of the Board.