

# IMPERIAL SOUTHGATE VILLAS CONDOMINIUM ASSOCIATION (SECTION II), INC.

The Condominium Board has the right to adopt local rules and regulations provided the unit owners are informed 14 days before adoption at any Board meeting.

**THESE RULES AND REGULATIONS SHALL BE SUBJECT TO THE  
ASSOCIATION DECLARATION, BYLAWS, ARTICLES OF  
INCORPORATION, FLORIDA STATUTES, AND THE FLORIDA  
ADMINISTRATIVE CODE, WHICH SHALL GOVERN ANY CONFLICT  
THEREWITH.**

PLEASE READ CAREFULLY AND KEEP THESE REVISED RULES AND REGULATIONS IN THE MANILA ENVELOPE WITH YOUR OTHER ASSOCIATION DOCUMENTS.

**PLEASE DISCARD ANY PREVIOUS RULES AND REGULATIONS YOU MAY HAVE.**

Thank you,

Board of Directors, Section II

Revised 11/27/2023

All changes to the exterior of the home must be approved by the Condominium Board. Any alterations to the home that require a permit must be approved by the Condominium Board.

### 1. GARBAGE, YARD TRASH AND RECYCLE

- (a) All garbage must be placed in plastic bags that can be closed or tied off and placed in green EZ can for pickup.
- (b) EZ cans may be put out the afternoon before pickup, but owners are responsible for any clean up that may be needed if cans are turned over.
- (c) EZ cans must be stored as inconspicuously as possible, out of sight from the street. Single units must store the EZ cans neatly on the carport.

### 2. VEHICLES

- (a) Each unit is allowed two (2) cars. One car should be parked in the carport.
- (b) **MOTORCYCLES OR MOTOR SCOOTERS OF ANY SIZE ARE NOT PERMITTED.**
- (c) No vehicles of any type may be stored on Villa property.
- (d) No RV's, utility trailers, box trucks, commercial vehicles, oversized vans, or boats may be parked overnight on Villa streets, under carports, in driveways, or in the overflow parking lot. There is a two (2) day maximum for loading and unloading.
- (e) Vehicles should be parked so that their registration tag can be seen from the street.

### 3. PARKING

- (a) Households with a second vehicle may park it in one of the overflow lots, if necessary.
- (b) There shall be no overnight parking on the streets for any reason.
- (c) There shall be no parking on the grass. This may damage the sprinklers and grass.
- (d) Vehicles should not be parked on the streets or aprons (driveways) of the following streets: Fonda Court, Erie Court, and Kelsey Court. This will facilitate traffic and emergency access.
- (e) Owners must have written permission to park in someone else's carport.
- (f) Vehicles parked on aprons (driveways) must not extend into the street.
- (g) An operable vehicle without a current tag is not to be parked on Villa property. A non-operational vehicle with or without a current tag is not to be parked on Villa property. Notice will be served on owners of such vehicles. If not removed with five (5) days of notice, the vehicle will be towed to storage at the owner's expense.

- (h) Non-resident RV's, boats, trailers, or any other oversized vehicles must not be parked on Villa property.
- (i) Guests must follow the same rules and regulations as unit owners.

**4. Additional Actions/Situations not allowed:**

- (a) No folding or stationary lawn furniture, hoses, etc. are to be left out on the grassy areas when not in use.
- (b) No soliciting of any nature is permitted on Villa property.
- (c) **Garage sales, Yard sales, or Estate sales may not be held at unit sites.**
- (d) No clothing is allowed to be hung on the outside of the villa.

**5. HURRICANE PROTECTION:**

- (a) Shutters: Complying with Florida Statutes 718.113 (2)(5) on 4/01/1992, the board of directors approved the specifications for white roll-down shutters. "Lexan" XL 10 shutters made of polycarbonate are also approved for installation.
- (b) Owners must first get a copy of the approved specifications and turn in a copy of the purchase order showing that the shutters adhere to those specifications.
- (c) Plywood may also be used.
- (d) Unit owner must remove shutters or plywood in a reasonable length of time. If plywood is used, the concrete wall must be repaired to original surface.

**6. WALKWAY/WALKWAY COVERS:**

- (a) Walkway floors may be painted or covered in pavers or tile. Painted walkways should be gray. Sparkles added to the paint are permitted. Concrete designs are permitted. All changes to the walkway floor need approval from the Condominium Board.
- (b) Walkway floors should be kept clean and free of stains, mildew, and insect homes.
- (c) Hanging baskets are limited to four (4) in the walkway. The owners are responsible for any wall or other damage they might cause.
- (d) Dead plants must be removed in a timely manner and empty pots stored out of sight.
- (e) Keep enough room on the walkway for EMS personnel to gain access to the unit.
- (f) Owners are responsible for repair and replacement of walkway covers since they were an addition by a unit owner.

## **7. CARPORTS:**

- (a) Carport floors can be painted, coated or sealed. If painted, the carport floor must be painted a solid grey. No paint sparkles or designs are permitted. Apron (driveway) must remain "as is" asphalt or concrete, no color change is permitted. All changes to the carport floor need approval from the Condominium Board.
- (b) Carport floors should be kept clean and free of stains, mildew, and insect homes.
- (c) Two (2) chairs, a small table, and plants are permitted on the carport. Any other type of furniture must have approval from the Condominium Board.
- (d) The carport is permitted to have a curb or "stopper" for each unit.
- (e) Do not use carport for any type of storage.
- (f) Single unit homes with no patio may have one low-profile Rubbermaid-type storage container in the carport. The container must be made of weather resistant material in a neutral color (gray, beige, white). The container must be maintained in good condition and be kept closed when not actively in use.

## **8. PATIOS:**

- (a) If painted, the patio floor must be gray. Adding paint sparkles is permitted. Concrete designs are permitted. All changes to the patio floor need approval from the Condominium Board.
- (b) Patio floors should be kept clean and free of stains, mildew, and insect homes.
- (c) To hide the trash and recycle bins, no fencing that is secured to the wall or floor is permitted. Bins may be stored in a Rubbermaid-type storage container. The container must be made of weather resistant material in a neutral color (gray, beige, white).
- (d) Tall Rubbermaid-type storage containers are permitted on the patio. The container must be made of weather resistant material in a neutral color (gray, beige, white). Please seek approval from the Condominium Board.
- (e) Awnings: In addition to the existing metal awnings, a retractable fabric awning is permitted with approval from the Condominium Board. The awning should be between 8-feet and 12-feet wide. The awning must be solid gray.
- (f) Patio doors: Sliding doors, sliding doors with French windows, and French doors are permitted with approval from the Condominium Board.
- (g) Nothing should be leaning, touching, or hanging on the vinyl divider
- (h) The divider must be kept clean of dirt and algae.

## **9. WINDOW SHUTTERS AND DOOR:**

- (a) Window shutters must be window length. Those in violation of the size at this time are "grandfathered in".

- (b) Pre-approved colors from the Condominium Board are:
  - Sherwin Williams paint: Tricorn Black-SW 6258, Redbud-SW 6312, Amalfi (Blue)-SW6783, Intense Teal-SW 6943, Kilkenny (Green)-SW6740, Afternoon (Yellow)-SW 6675, African Gray-SW9162
- (c) Unit owners may submit other individual color choices for shutters to the Condominium Board for approval.
- (d) The maintenance of shutters, except for those on the front window, shall be the responsibility of the unit owner.
- (e) At the time units are painted, the front shutters will be painted any of the pre-approved colors listed above. If unit owners have colors other than the pre-approved colors listed above, they will not be painted by the contractor for the Condominium Association.
- (f) Doors must remain white or be painted to match the unit's shutters.

#### **10. LANDSCAPING:**

- (a) To maintain a beautiful community, the front landscaping of the unit must not have visible dirt. Flower beds should have a ground cover, such as mulch or rocks. If there is no flower bed, sod should be placed up to the unit.
- (b) Shrubbery in the flowerbeds shall be the responsibility of the unit owner. No trees can be planted by anyone other than the Condominium Association.
- (c) To avoid contact with the building at maturity, any new plants shall be situated at least 2 feet from the building. Existing plants shall be trimmed so they do not touch the building or eaves.
- (d) Plants situated under windows shall be trimmed so as not to extend in height above the windowsill.
- (e) Normal replacement of existing plants is expected. Any additional plants or major changes to the landscaping must be approved by the Condominium Board.
- (f) DO NOT EXTEND ANY FLOWERBED BEYOND 5 FEET OF THE VILLA.
- (g) When you plan to be gone more than four (4) weeks, please arrange for someone to trim the shrubbery and weed the flowerbeds.
- (h) There will be periodic inspections of the grounds and violation letters sent if adequate landscaping is not adhered to.
- (i) Gutters should be cleaned twice a year.

#### **11. FLAGS:**

The Florida Condominium Act, Chapter 718, provides the right of unit owners to display a portable United States flag or the official flag of the State of Florida, the flags of the Armed Services, or the POW-MIA flag. A written request stating where a flag will be hung must be submitted to the Board. The flag may be on a wall bracket or on a pole in the flowerbed.

Decorative flags are allowed in the flowerbed provided they are not considered objectionable. Any changes to the Florida Condominium Act regarding permissible flags will be adhered to.

#### **12. DAMAGE TO ASSOCIATION PROPERTY:**

- (a) Damage to Association property done by a repairman while working privately for any Owner shall be the Owner's responsibility. This includes damage to underground wires, cables, and water pipes. **Owners should make sure repair personnel have proper insurance (general liability and workman's compensation).**
- (b) All owners shall be financially responsible for any damages to common or limited common areas caused by the unit occupant, family members, relatives, or pets.

#### **13. OCCUPANCY OF UNITS:**

Any person(s) not on the original interview form considering moving into the unit on a permanent basis must go through the interview process prior to moving into the unit. "Permanent" means someone who is not visiting.

#### **14. PETS:**

- (a) Unit occupants must abide by the city animal ordinances.
- (b) Owners are to provide information on pets owned at the time of the application process. If a pet is acquired after purchase, the owner must notify the Condominium Board. Inoculation, neutering, and weight records are required.
- (c) Pets must not be allowed to run free. Pets must be controlled on a hand-held leash when outside the unit. The leash must not be anchored in the lawn or tied to a tree.
- (d) All droppings are to be picked up immediately.
- (e) The maximum number of pets is two (2) per unit. Each pet may weigh up to 25 pounds at adult weight. Do not allow visitors to bring pets that would not qualify.
- (f) Pets are not to be a nuisance by their actions, including visitor's pets.
- (g) Any pet that might be considered exotic must have Condominium Board approval before bringing into the unit. If you are not sure, ask.

## 15. PLUMBING, SEWAGE, ELECTRICAL AND ROOFS:

- (a) The unit owner shall be responsible for all **plumbing** from the “cut-off” valve (valve for fresh water) to the interior of the unit, including the utility room.
- (b) The unit owner shall be responsible for all **sewage** problems from within the unit to the main trunk. The Association is responsible for any breakage or root damage in the sewer line. There needs to be a written report from a licensed plumber before the work is started and prior to the bill being paid.
- (c) The unit owner shall be responsible for the **electrical** system, which includes electrical conduits, wires, switches, fixtures, and equipment located within the unit itself or on the unit side of the electric meter.
- (d) The unit owner shall be responsible for all repair or replacement of their **roof** due to normal wear and tear. This refers to the roof of the dwelling portion of a unit above the concrete block. This includes all roofs covering carports, ceilings, storage areas within carports, and walkways.
- (e) The Association is responsible for roof damage caused by natural disasters.
- (f) Specifications for roofs:
  - (1) Tile roofs must be white tile or white steel, not any tile painted white.
  - (2) Steel roofs:
    - a. Material must be 28-29 gauge coated sheet steel.
    - b. Class-A fire rated (non-combustible), can be walked on.
    - c. Class-4 hail impact (UL 2218) resistance, 160 MPH wind warranty.
    - d. 50-year limited warranty
    - e. Specifications may change with industry standards.

## 16. DOCUMENTS FOR NEW OWNERS/OCCUPANTS:

Documents are available on the website: [www.southgatevillas2.com](http://www.southgatevillas2.com). Copies of any document can be provided at \$0.40 per page. If the unit is sold, the seller is to provide the buyer with the folder of association documents. They will be checked at the interview.

## 17. MAINTENANCE FEE:

- (a) The maintenance fee is due monthly or quarterly. After the 10<sup>th</sup> of the month, there will be a late fee of \$25.00. Checks showing postmark on the 10<sup>th</sup> of the month will be considered as timely received. The process of a lien will begin when the unit owner has accrued \$2,000 in fees. Upon filing the lien, in addition to late fees, interest will accrue at an 18% annual rate.

(b) Call an Executive Board Member if you have a problem making your payment.

18. Violations of these rules and regulations can result in a fine of \$100 per day, or per violation for a continuing violation, not to exceed a total of \$1,000 per violation. If the Board of Directors votes for a fine, a committee of peers will then decide whether to impose a fine or not.