

IMPERIAL SOUTHGATE VILLAS CONDOMINIUM, SECTION III RULES AND REGULATIONS ----March 2017

These rules and regulations were drawn up to enhance the property, protect the privacy and promote the comfort of all members of the Association and whenever broken constitute infringements upon the rights of others, and will be followed by appropriate action by the Board of Directors.

According to Chapter 718 of the Florida Statutes, the **owner** is required to provide the potential purchaser with the following condominium documents as well as a key to the Clubhouse and pool:

Declaration of Condominium, plus amendments

By-Laws, plus amendments

Articles of Incorporation

Rules and Regulations (copy seller received at their interview)

Copies of any missing recorded documents will be provided to the owner for a fee of \$25.00. Charge for replacing a Clubhouse/Pool key will be \$5.00

ASSOCIATION/MAINTENANCE FEE

A. The maintenance fee can be paid quarterly or monthly.

B. Quarterly maintenance fees are DUE and payable on the first day of each quarter (Jan. 1, Apr. 1, July 1, Oct. 1).

C. Monthly maintenance fees are DUE the first day of every month

D. Whether paying quarterly or monthly, if not paid by the 10th of the month, a late fee of \$25.00 will be assessed at that time and on the FIRST OF EACH MONTH thereafter. This late fee also applies to any Special Assessments imposed by the Board of Directors.

E. If maintenance fee and late fees are not paid, the matter will be referred to the Association attorney for further attention.

This fee covers:

- *Basic Cable (Spectrum)*
- *Lawn Maintenance, which includes mowing, tree trimming, sprinkler system, watering lawns, pest control of lawns (does not include 3' around Villa this is for your personal flower bed if owner chooses and it is owner responsibility to maintain)*
- *Water (City of Lakeland)*
- *Sewer (City of Lakeland)*
- *Insurance on the outside of Villa (does not include tiled roof, owner responsibility)*
- *Garbage & Recycle Pick Up (City of Lakeland)*

- *Clubhouse, Pool, and Sauna; Suffle Board Court (owned & maintained by the Kelly Family, for Association Members & Guests Use)*
- *Painting Building & Front Shutters*

FINES FOR VIOLATIONS OF RULES AND REGULATIONS

- A. Fines shall be at least \$10.00 per day or per violation, not to exceed a total of \$1,000.00 during a 12 month period. Fine amounts are voted on by the Board of Directors.
- B. Rules and Regulations fines cannot become a lien against a unit (under Florida Condo Statute 718).

GARABAGE, RECYCLE, YARD TRASH

- A. Regular pickup day is TUESDAY, IF pickup days falls on a major holiday, generally one day later . NO parking on street on garbage day.
- B. Garbage must be placed in plastic bags that must be closed or tied off and placed in the GREEN bin for pickup.
- C. Bins may be placed after dark the night before pickup. Allow 3 ft. around bin for easy pickup. BINS ARE SPECIFIC TO ADDRESS.
- D. Use the BLUE bin for recycling of paper products, glass, plastic bottles, containers and tin cans. Cardboard boxes must be broken down .
- E. Use plastic bags or other receptacles for yard trash. Large amounts of limbs must be bundled and tied.
- F. After pick up, please take bins in promptly. Bins should be stored as inconspicuously as possible.
- G. Call the City at 863-834-8773 for special pickup of large items such as appliances , furniture or large amounts of yard trash.

HOUSEKEEPING

- A. Owner will keep villa area clean.
- B. No permanent clotheslines, hangers, or drying facilities shall be permitted or maintained on the outside of any unit. Do not allow clothes to remain out overnight.
- C. No wires, TV antennae, window air conditioner or aerial shall be installed.
- D. Carport and patio are not to be used for storage of unused

furniture, appliances, bikes, brooms or boxes, etc.

- E. Villa owner is responsible for maintenance and repair of the interior plumbing system (water and sewer) from within the villa, including the utility room, up to and including the outside water turn-off valve.
- F. The unit owner shall be responsible for all sewage problems from within the unit to the clean out. If the Association is responsible, a written report must be secured from a licensed plumber before the work is started and prior to the bill being paid. The Association will be responsible for any breakage or root damage in the sewer line.
- G. The unit owner shall be responsible for the electrical system, which includes electrical conduits, wires, switches, fixtures and equipment (including air conditioner handler).

SELLING UNIT

- A. Owners must notify the Board of Directors before they put their villa up for sale.
- B. Owners using real estate agents to handle their sale must inform agent that an **INTERVIEW** by the Board is **mandatory** before closing the sale of villa.
- C. During the interview, the Association will furnish per Florida Statutes the following documents: *Membership List, *Clubhouse/Pool Rules, *Rules and Regulations, *Frequently Ask Questions and *End of Year Financial Statement.
- D. Seller responsibility is to furnish Association Documents, Articles of Incorporation, Declaration of Condominium, the Amendments, By-Laws, Rules and Regulations (copy received at their Interview).

NOISE

- A. Electrical machinery or apparatus of any sort, shall not be used or maintained in any unit or part of the common elements which causes interference with radio or TV reception in other units. Occupants of the units shall not suffer, permit or maintain loud noises or obnoxious odors in or on their premises.

*current year

MEMBERSHIP LIST MAY NOT BE USED FOR PUBLICATION OR SOLICITING PURPOSES.

PAINTING/DESIGN

- A. All units shall be and remain of like exterior design, color and appearance. Any exterior changes to your villa MUST be submitted in writing to the Board of Directors for consideration and/or approval before work is commenced.
- B. Driveway aprons, carport floors and patios may be stained with approved color.
- C. The villa and all doors must remain white. Painting of same is the responsibility of the Association.
- D. Shutters may be placed on all windows of the villa, submit request in writing to the BOARD, written approval MUST be obtained. They must match the style and design that is already there. Maintenance of shutters, EXCEPT those on the front windows, is the responsibility of the villa owner. You may change the color of the shutters with the approved colors or black.

PARKING/VEHICLES

- A. Trailers, campers, RV's, boats, motorcycles or vehicles with loud mufflers are not allowed on any portion of the condominium property.
- B. Commercial vehicles are permitted only when rendering service. When moving in, these vehicles can only remain in an area that will not obstruct traffic or emergency vehicles. Any damage done to condominium property by a company vehicle or repairman while working privately shall be the owner's responsibility. This includes damage to underground wires, cables and water pipes, and sprinklers. Owner should make sure repair persons have proper insurance (general liability) and Workmen's Compensation.
- C. When vehicles cannot be parked in carport or driveway, one may be parked on the street. Guests are to follow the same regulations as unit owners. If parked on the street they must be located so as to permit an unimpeded flow of traffic around the vehicle.

This is very important: Emergency rescue vehicles, city garbage trucks, etc. must be able to drive through our section. They must be able to go around our curves and down our streets without problems.

D. No parking on the grass.

E. An operable vehicle without a current tag is not to be parked on villa property.

F. A non-operable vehicle with or without a current tag is not to be parked on villa property. Notice will be served on owner of such vehicle. If not removed within 10 days of this notice, the vehicle will be towed to storage at the owner's expense.

G. *No parking on the street is allowed on trash pick up day.*

PETS

A. Villa owners must abide with the City of Lakeland animal ordinances. At the interview, the villa applicant must provide information of pets owned. If a pet is acquired at a later date, notify the Board.

B. All pets, including cats, must be kept on a leash no longer than six feet and must be kept under control at all times. All droppings must be picked up and disposed of properly.

C. The maximum is two per unit. Each may weigh up to 20 lbs. Visitors will also abide by these rules.

PLANTS AND TREES

A. Owner will clean flower beds. If owner is to be out of town for any length of time, arrangements are to be made to have flower beds cleaned during their absence or it will be necessary for the Association to have this done at the owner's expense.

B. Any owner that purchases a villa with a large area of planting, must take care of same or plant sod at his/her expense.

C. Plantings under windows must be no higher than the window sills.

D. Do not extend any flower bed beyond 3 feet of the villa.

E. NO trees should be planted by anyone other than the Association.

F. Existing trees will be maintained, as needed by the Association.

ROOF

- A. Each villa owner is responsible for the **cleaning**, repair, replacement and maintenance of the cement tile/metal portion of the roof. Duplex villas have a flat roof between that is maintained by the Association.
- B. As an alternate to our present cement tile roofs, metal roofs are permitted.
Specifications:
 - 1. Color: Pearl White #70 Metro Roman Material: 26 gauge coated sheet steel covered with 100% acrylic resin base coat embedded with natural rock granules and a clear 100% acrylic over glaze.
 - 2. Rated: Class-A fire rated (non combustible). Can be walked on.
 - 3. Warranty: Class-4 hail impact (UL 2218) resistance, 120MPH wind warranty.
 - 4. 50 year limited warranty.
- C. Approval for new roof **MUST** be submitted to the Board prior to installation. The Association is responsible for damage caused by natural disasters.

SIGNS/FLAGS

- A. No signs of any type shall be displayed or maintained on any part of common elements of any villa where same may be visible. When a villa is up for sale, a "For Sale" sign may be placed in the front bedroom window. This sign must be professionally printed (not hand written) and no more than 24"X 30" in size.
- B. Under the Florida Condominium Statutes an owner may not be prohibited from flying the American Flag. The flag may be on a wall bracket or on a pole in the 3 ft. flower bed.
Decorative flags are allowed as long as they are not considered objectionable .

STORM SHUTTER (aka Hurricane Shutters)

- A. Storm shutters and/or plywood installed on windows and doors must be removed as soon as possible after the hurricane has passed. If plywood is used and the concrete surface of the villa is damaged, it is the owner's responsibility to repair.

USE OF VILLA

- A. Each villa shall be used as a one family residential dwelling with no more than 4 occupants as per City of Lakeland Ordinance.
- B. No business or trade shall be permitted or conducted.
- C. No soliciting of any nature is permitted on condominium property.
- D. Any person (s) not on the original interview form considering moving in on a permanent basis MUST go through the interview process. "Permanent " means someone who is not visiting.
- E. Garage sales, yard sales or estate sales may not be held at the villa site. They may be held at the Villa Clubhouse. A date must be scheduled by signing up on the calendar located in the kitchen area of the Clubhouse. A deposit of \$50.00 is required but will be refunded if Clubhouse is left clean.

Contact Judy Long @ 863-398-0647

WALKWAY COVERING AND GUTTERS

- A. A walkway covering and gutters may be installed at owner's expense. Submit request to the BOARD in writing. The owner MUST adhere to the specifications on file for the walkway covering. Repairs to the walkway covering and gutters are the owner's responsibility.

WATERING

- A. No automatic devices are to be connected to outside faucets. Sprinklers are put on twice a week and comply with water restrictions placed on us by the Southwest Water Management Division.
- B. Watering by hand is allowed only when new sod is installed, but not for a period longer than 30 days.