

Casa Prima Condominiums Rules and Regulations 2024

General Rules:

- a) Repair to any damage in common areas caused by a resident, owner, renter, or guest, is the responsibility of the person causing it.
- b) All walkways must be clear of any personal items by order of the fire marshal. Bikes may be secured only on racks under stairwells.
- c) Any changes to landscape areas require board approval.
- d) No solicitation for any charity, political purpose or cause is permitted. No signs are allowed in windows.
- e) No exterior alterations are permitted without written approval of the board.
- f) The owner is responsible for maintaining and repairing the screen doors. The Association will incur no costs on screen doors. Screen doors should remain closed when not in use.
- g) Notification must be made to the manager of the length of guests' visiting. Guests visiting longer than 30 days will be considered residents and must apply, with an application fee and sign a lease. People not complying with this rule will be subject to expulsion and any legal fees incurred.
- h) Exterior of window coverings must be white or off white.
- i) Permits must be pulled for alterations to the interior wiring or plumbing with work done by licensed contractors. Plans for installing laundry facilities must be reviewed and approved by the board and the owner must provide a proof of insurance covering any water damage to their unit or other units or the building.
- j) If the water heater or air conditioner leaks, the owner is responsible for any water intrusion into other units.
- k) No bedding, towels, or clothing may be dried in any outdoor area or hung over walkway or deck railings.
- l) **NO LITTERING.**
- m) By the directive of our plumbing company the only things that should be flushed down toilets are waste, urine and toilet paper. **NOTHING** else, including items labeled 'flushable.' Anything else will cause pipe blockages. If plumbing retrieves any other items to clear a drain, unit owners may be responsible for payment.
- n) Walkway closets are for maintenance use only, not for resident use or storage.

Casa Prima Condominiums Rules and Regulations 2024

Rentals:

- a) Units may be rented on a 90-day minimum rental period. PRIOR TO MOVE IN, each new resident must have a signed application filled out and approved by the Association, along with an application fee and a signature indicating they have read and agree to the Rules and Regulations. Number of occupants is governed by state/county or city ordinances (2 adults per bedroom). If too many residents are residing in units, some may be required to leave. Should any applicant have any felony arrest on their criminal background check, they are subject to rejection.
- b) Only one vehicle per unit.

Smoking:

NO SMOKING WITHIN 10 FEET OF THE BUILDING, AS PER FEDERAL AND STATE LAW.

The Deck:

- a) **NO DOGS OR SMOKING ON THE POOL AREA/ DECK.**
- b) The pool and deck are reserved for use by residents and their guests at resident's discretion and at resident's or guests own risk. Guests must be accompanied by residents when using amenities. **NO EXCEPTIONS. Lounge chairs and tables must be put back in original position and umbrellas cranked down and strapped securely.**
- c) The grill must be covered after use. The propane grill on the deck is for all residents and gas is provided. If the gas tank is empty, the person using it must change the tank found in the first-floor closet. (see maintenance) If left on, the resident last using it is responsible for filling the tank.
- d) No boats can be anchored or tied to the deck. Bait buckets must be tied to eyelets on the end of deck, not to the railing. Clean deck after fishing. Remove fishing gear after use. Items left will be discarded.
- e) No outdoor furniture may be left on the deck other than furniture supplied by Casa Prima. Personal items left in the deck; pool areas will be disposed of.

Swimming Pool:

- a) **NO PETS OR SMOKING IN POOL AREA.**
- b) Pool furniture is not to be removed from the pool area.
- c) Clean pool area after use.
- d) Shower before entering the pool.
- e) **DO NOT TOUCH POOL HEATER CONTROLS OR ENTER THE POOLHOUSE.** If you detect a problem, contact management.
- f) No children in regular diapers or who are not toilet trained are permitted in pool.

Casa Prima Condominiums Rules and Regulations 2024

- g) Use of the pool and other facilities is done at your own risk. The Association, Board of Directors and management assume no liability for your use of the facility.
- h) Children under 10 must be accompanied by a parent or guardian.
- i) Pool hours are from 9:00am until dusk.
- j) Florida Statute prohibits glass or food containers in the pool area.

Parking:

ONLY ONE PARKING SPACE IS ASSIGNED PER UNIT. No resident's car is allowed in guest parking overnight. VIOLATORS WILL BE TOWED.

- a) **Residents must obtain parking permits from the management. Guest permits for overnight parking should be obtained from residents.**
- b) Guests are to park in Guest Parking only. Guest permits are for 2 weeks only.
- c) Washing and/or repairing vehicles on site is not permitted.
- d) All vehicles must be operable and legally licensed.
- e) On-site parking is limited to passenger cars, vans and small trucks in assigned places. Vehicle length cannot exceed parking space lines. No other type of vehicle is permitted. No commercial vehicles or vehicles with advertising allowed.
- f) Guest parking is for guest daytime use without a pass and not resident use.

Trash Containers:

- a) Onsite dumpsters are for trash secured in trash bags.
- b) **Furniture, appliances, and other large items must be disposed of at the owner's expense. Contact trash disposal company.**
- c) **Cartons or boxes should be folded, cut, or crushed before placing them in recycling bins.**

PETS:

- a) Residents may have a pet up to 40lbs. Two pets with a combined weight of 40lbs are allowed.
- b) All pets must be on a leash. The dog walk area and the area with grass are the only areas where pets may be walked. Pets of guests are not allowed. **ALL ANIMAL WASTE MUST BE PICKED UP AND DISCARDED IN GARBAGE CONTAINER.** No pets are allowed in the pool area or deck. Pets are allowed only if they do not create a nuisance or disturb residents or become aggressive. The Board has the right to direct the resident to remove the animal if complaints persist.
- c) No aggressive dog breeds such as Doberman, Pit Bull, or Pit Bull mix, German Sheperd, Rottweiler, Chow, will be allowed.
- d) The Association will fully comply with all rules and regulations of the State of Florida and the federal government regarding assistance animals. Management requires official documentation.

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The Rules and Regulations are a compilation of the reasonable requests of the Association and residents of Casa Prima. They are their interpretation of the documents and needs of the community in which they live. The primary purpose is to provide a living space of peaceful enjoyment, with consideration of all. These Rules and Regulations are periodically modified, changed, or added to per the Statutes.

All Occupant(s) must sign that they have received and read and agree to the follow the Casa Prima Rules and Regulations.

Occupant(s): _____ Date: _____

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