

**STRATHMORE  
RIVERSIDE VILLAS  
ASSOCIATION, INC.**

**SARASOTA, FLORIDA**

*A Residential Community for Persons 55 Years of Age or Older*

***Rules and Regulations***

IMPORTANT NOTICE

Residential Applicants MUST have read the Rules and Regulations before an interview will be arranged. If it is determined at the interview that the applicant(s) have NOT read the Rules and Regulations, the interview will be concluded and a new interview will be scheduled.

AS ADOPTED BY

The Board of Directors November 2025

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## STATEMENT FOR OWNERS, RENTERS AND GUESTS

THESE RULES AND REGULATIONS (R&R) HAVE BEEN ESTABLISHED TO ASSURE SAFE AND HARMONIOUS LIVING FOR ALL RESIDENTS AND THEIR GUESTS. THEY ARE BASED ON, AND SUPPLEMENTAL TO, THE DECLARATION OF CONDOMINIUM AND THE BYLAWS.

THESE RULES AND REGULATIONS WILL BE STRICTLY ENFORCED AS PROVIDED IN **PARAGRAPH 8.16 OF THE DECLARATION OF CONDOMINIUM.**

MANY OF THESE RULES AND REGULATIONS CONCERN PERSONAL SAFETY AND SANITATION. ALL RULES AND REGULATIONS CONCERN LIVING WITH CONSIDERATION FOR ONE'S NEIGHBORS.

YOUR FIRST RESPONSIBILITY TO YOUR NEIGHBORS IS TO BECOME FAMILIAR WITH THE RULES AND REGULATIONS. YOUR NEXT RESPONSIBILITY IS TO ADHERE STRICTLY TO THE RULES & REGULATIONS AND TO SEE THAT YOUR GUESTS AND SERVICE PEOPLE DO THE SAME. OWNERS ARE RESPONSIBLE FOR ASSURING THAT THEIR RENTERS ADHERE TO ALL RULES AND REGULATIONS.

CONDOMINIUM LIVING IS DIFFERENT FROM OWNING YOUR OWN HOME. ADJUSTMENT TO THIS DIFFERENCE IS NOT ALWAYS EASY. HOWEVER, YOU WILL FIND THAT THE RULES AND REGULATIONS ARE REASONABLE, AND EASY TO LIVE BY.

ALL REQUESTS AND/OR COMPLAINTS BY RESIDENTS MUST BE IN WRITING AND SUBMITTED TO THE OFFICE ON AN SRV SERVICE REQUEST FORM.

INDIVIDUAL BOARD MEMBERS DO NOT HANDLE COMPLAINTS OR SERVICE REQUESTS.

**WELCOME TO STRATHMORE RIVERSIDE VILLAS!  
THANK YOU FOR YOUR COOPERATION  
BOARD OF DIRECTORS**

**Strathmore Riverside Villas Association, Inc.**

### **RULES AND REGULATIONS**

Owners are responsible for their tenants and guests adhering to all Association Rules and Regulations.

## **SECTION I Clubhouse and Recreational Facilities**

### **A. The Clubhouse and shuffleboard courts: Hours of operation:**

- a. Open daily from 6:00 am to 11:00 pm

Villa Owners who lease their villas relinquish their right to the use of the Clubhouse and Recreational Facilities, Marina, and Pool during the duration of the lease.

The Clubhouse key should be given by the Owner only after closing to the buyer or to the Renter after interview approval. An additional key may be obtained from the office for a \$25.00 fee. A charge of \$25.00 will be made for the replacement of any lost key.

Office hours can be found posted on the office door as well as on the appropriate bulletin boards, website and in the News & Views.

### **B. The following rules have been established because of the capacity constraints of the recreational facilities, especially the pool.**

1. House guests will NOT be permitted to use the pool/recreational facilities, unless they are accompanied by a resident.
2. Houseguests RESIDING IN Sarasota or Manatee Counties will NOT be permitted to use the pool/recreational facilities, unless they are accompanied by a resident.

### **C. Children under eighteen (18) years of age are NOT permitted in the Clubhouse building, marina or pool, except under the direct supervision of an adult. They must not use the exercise room, sauna, or pool table under any circumstances. (Refer to Swimming Pool Regulations under Section II)**

### **D. An owner, with Clubhouse Chair approval, may borrow for a specified time a folding table and/or folding chairs for personal use in their villas. The resident must sign a liability waiver when borrowing such items. Pick-up and return of such borrowed items are the resident's responsibility.**

### **E. The Clubhouse is primarily for the use of the residents. It may be reserved for private parties. An Application for Use of Clubhouse form should be completed and submitted to the SRV Office for approval. It is not to be used for business or commercial purposes by residents or outside groups.**

SRV Residents may rent the clubhouse for private family social functions such as but not limited to birthdays, anniversaries, weddings, confirmations, christening, Bris, Bar/Bat Mitzvahs, memorial services, etc.

Guidelines for the use of Clubhouse Recreational Facilities are included in the Application for Use of Clubhouse Form, which must be completed for each use. The form must be completed at least one week prior to the event. The form includes information on event insurance and alcohol usage at private parties.

A liability waiver must be signed and on file at the SRV office, whereby the Applicant agrees to defend, indemnify, and to hold harmless Strathmore Riverside Villas, Inc. (SRV), its residents, officers, employees and Association members against any claim, expense, loss or liability whether or not litigation ensues that occurs as a result of any act or omission on the part of the Applicant, Applicant's Agents, Applicant's servants, Applicant's employees, Applicant's invitees, Applicant's visitors or Applicant's guests.

The applicant is required to obtain an event insurance policy including liquor liability if serving liquor (\$1,000,000 per occurrence/\$2,000,000 aggregate), with SRV named as the Additional Insured. This is a one-day policy from the individual's insurance company. Refer to the Application for Use of the Clubhouse form for details.

Private resident parties/functions (i.e. invitation only) shall make a refundable security deposit of \$300.00, plus a non-refundable amount of \$100.00 (subject to change at any future time) for usage to cover the cost of utilities and clean-up. Damage caused by the function will be deducted from the \$300.00 deposit. If damages exceed this fee, the using party is responsible for payment of those costs. After the party, a Clubhouse inspection will be conducted by a member of the Clubhouse Committee. If no violations are found, the deposit check will then be promptly returned.

**USE OF THE POOL OR EXERCISE EQUIPMENT IS NOT INCLUDED IN THE RENTAL OF THE CLUBHOUSE.**

SRV sponsored organizations, such as, but not limited to, the SRV Boating Club and SRV Golfers may use the Clubhouse without the above financial obligations. However, the organization must complete an application to Use Clubhouse form and is responsible for appropriate cleanup and any damages incurred.

- F. Residents and guests must use every precaution while using the pool and recreational facilities. Such usage is at their own risk.
- G. No one can enter the Office, Clubhouse Social Rooms, or Kitchen in bathing suits or bare feet.
- H. No smoking or vaping is allowed within the gated pool area or inside the clubhouse.
- I. No pets are allowed in the Clubhouse.
- J. **.Alcoholic Beverages**

No alcoholic beverages may be SOLD anywhere in the condominium complex. Please note there are restrictions regarding alcohol usage for private parties. Please refer to the Application for Use of Clubhouse form.

When Clubhouse activities permit the use of alcoholic beverages and those participants bring their own beverage, each person shall be responsible for his or her own behavior.

The Association shall NOT be liable for any injury to or caused by a person who has been drinking alcoholic beverages, or for damages caused by such a person.

- K. Bicycles parked at or near the Clubhouse MUST be parked in the designated bike racks. Bicycles are not permitted in the pool area or clubhouse.

## **SECTION II    Swimming Pool**

- A. Swimming Pool and Pool Area hours:

½ hour after sunrise to 12:00 pm - Adults ONLY  
12:00 pm to ½ hours before sunset - Adults and Children

- B. Children under eighteen (18) years of age MUST be accompanied by, and under the continuous supervision of a responsible adult.
- C. Swim diapers must be worn by bathers that are incontinent, lack toilet training, or are otherwise lacking voluntary control of excretory functions.
- D. No bather is permitted to cause contamination.
- E. Children are not to be in the pool except for the times listed for children.
- F. For health reasons, bathers must use the pool shower prior to each entry of the pool. Anyone having open wounds should not use the pool.
- G. Diving, or jumping, from the edge of the pool is prohibited.
- H. Running, or rough play, in the pool or pool area is prohibited.
- I. Courtesy towards, and awareness of, other bathers and swimmers is required at all times.
- J. Only approved flotation devices, such as noodles, arm bands, and back supports are allowed in the pool.

- K. Appropriate swim attire, bathing caps, sun shirts (tee shirts), and hats for protection against the sun are the only apparel permitted to be worn in the pool.
- L. No crockery or glassware, including glass bottles, will be permitted in the pool area.
- M. Food and drinks, including alcoholic beverages, are prohibited in the pool.
- N. No pets are allowed in the pool area.
- O. Persons using suntan oil or lotions must cover the furniture with a towel or other suitable covering.
- P. All pool furniture must be returned to its proper location, and umbrellas should be closed after use.
- Q. The rope across the middle of the pool must remain in place except when a swimmer is swimming laps. This is required under Florida Statutes. The lap swimmer is responsible for reconnecting the rope immediately upon completion of lap swimming.

### **SECTION III Marina**

- A. Subject to availability, villa owners with boats may lease a boat slip on a first come first served basis. The maximum size of a boat is 24 feet in length (current leases are exempt except any boat added after 2025). The boat manufacturer's spec sheet for the model of boat will determine the length. An Application for Boat Slip (Boat Dock Lease form) should be submitted to the SRV Office. Long term lease (one year lease) renters will also have the opportunity to lease a boat slip if any are available. Villa owners have priority over renters.
- B. Once a villa owner has been granted the use of a boat slip, the owner has 45 days to place their vessel in the designated slip and provide proof of ownership of said vessel to the SRV Office Manager. If they cannot show a photo of the vessel, proof of ownership, insurance and Florida registration, the slip will be given to the next person on the list. As long as the villa owner has proof of ownership of a vessel and it is legally registered in the State of Florida, that slip will be available to that villa owner.
- C. Villa Owners who lease their villas relinquish their right to the use of the Marina during the time the lease is in effect.
- D. A waiting list will be established when the Marina is full. To get on the list a non-refundable fee of \$250.00 will be charged, this fee will be applied towards your lease. When an applicant on the waiting list is offered a boat slip, they have (7) days to make a decision to lease the slip. If the applicant declines the slip, the \$250 fee is

forfeited. Should a villa owner be on the waiting list, and a renter with a boat slip has their lease come due, then the villa owner will have priority rights to that slip. The renter then may be placed on the waiting list for a boat slip. This notification shall be by letter from the Board of Directors. The renter must remove their vessel from the Marina with ten (10) days of receiving the letter.

- E. A boat slip is never sold, gifted or transferred with a Villa. Any owner who sells his villa and/or vessel may not promise a boat slip to the purchaser. Once an owner has sold a villa or vessel, the owner will have ten (10) days to remove their vessel and floating dock (if applicable) from the Marina. The SRV Office Manager will provide a notification letter to the next person on the waiting list that a boat slip is available, and that person's forty-five (45) day period will begin.
- F. Any illegally or unapproved docked vessel is a violation of SRV rules and will be subject to appropriate legal action. All vessels shall be kept in good running order and be legally registered and marked in the State of Florida with current decal visible on the boat. All vessels, their Florida Registration and appropriate Insurance information MUST be filed with the SRV Office annually and be updated when renewed or changed.
- G. The cost of leasing a boat slip is subject to change by the Board of Directors and is payable annually or pro-rated based upon the date of signing the dock lease. The annual boat lease is due on January 1st and past due after January 10th of each year at the SRV office. The Board of Directors shall have the sole authority to grant extensions of time in writing for the removal of a vessel. However, this time limit may not be extended past thirty (30) days.
- H. Floating docks may be installed in a boat slip upon prior approval of the SRV Board of Directors; however, they may not be attached in any manner to the dock or pilings. As part of the approval process, the Request to Modify Condominium Property form must be submitted with an attached picture and/or diagram of the proposed floating system. The owner will be responsible for all maintenance of said floating system, and it must be removed within 10 (ten) days of the expiration or termination of the slip lease.
- I. The Marina area is for the use of all SRV owners who wish to view aquatic life, fish, watch sunsets, etc. However, at no time should boats be boarded or molested. Family members or guests of SRV owners 18 years old or younger are only allowed in the Marina area under the direct supervision of an adult.

## **SECTION IV Animals**

- A. Only two (2) animals are permitted per occupied villa.
- B. Animals permitted are dogs and domesticated cats. No dog shall, when fully grown, exceed fifteen (15) inches in height at the shoulder. Dogs must be registered with the SRV Office. If SRV determines any dog is exempt from the SRV Declaration maximum of 15 inches, documentation stating the exemption will be filed in the SRV Office.
- C. Other species, such as caged birds and aquarium fish, are permitted as long as they are kept within the villa.
- D. Animals must be kept on a controlled leash when on common elements and must not get closer than five (5) feet of any villa.
- E. Exercising animals on common elements is permitted provided excrements are picked up and removed to the villa of the animal's owner. Residents must use common courtesy as to where dogs relieve themselves. Animal waste is a nuisance and possible health hazard to residents, grounds workers, and others walking on the common elements.
- F. Animals are not permitted in the Clubhouse, swimming pool, pool area, shuffleboard court, or any boat slip (except to board a boat).
- G. No one may keep a dog or any other animal that annoys any resident by unreasonable or continuous barking or noise or shows any tendency toward viciousness. No one may keep any other pet that annoys any resident by unreasonable or continuous loud sounds.
- H. Animals loose on common elements are subject to removal by the Sarasota County Animal Control Unit. Please report all situations directly to them at (941)861-9505 or (941)861-9500.
- I. The ground feeding of birds, squirrels, or stray animals, including but not limited to, cats and dogs, is prohibited on condominium property for health and nuisance reasons.
- J. Bird feeders and bird baths of reasonable size shall be permitted only to the extent that they are approved by the Board of Directors and do not become an unreasonable nuisance to the community.

Bird Feeders, if approved, are permitted within the villa overhang, or in the keyhole area, provided only bird seed is used. They should be stored during hurricane season.

Birdbaths, if approved, are allowed on the owner's side of the keyhole area or in an area that will NOT become an unreasonable nuisance to the community, including ground maintenance personnel.

## **SECTION V    Automobiles and Parking**

- A. SRV Vehicle Identification Stickers (VIS) are **MANDATORY**. The SRV sticker must be visible at all times. No unit may have more than Two (2) vehicles on the property unless approved by the Board of Directors.
- B. SUVs with a pick-up backend, trailers of any description, campers, personal watercraft, boats, mobile homes, recreational vehicles, motor homes, motorcycles or any vehicle not in operable condition or validly licensed and registered, are not permitted to be kept on Condominium property without prior written Board of Directors approval. Refer to SRV Declaration 8.10 Motor Vehicles; Commercial Vehicles; Parking.

If granted, such approvals will be limited in duration to two (2) weeks in any six (6) month period. Such vehicles may only be parked in the Clubhouse south parking lot and must display a valid Visitors Parking Permit.

- C. No vehicles shall be permitted to be worked upon on any street or parking area within the community except in an emergency and only on a temporary basis.
- D. For emergency identification and owner notification, it is MANDATORY that all vehicles owned or used by SRV Owners and Renters, must be Registered in the SRV office and receive an SRV Vehicle Sticker. The registration and the VIN registration must include Owners/Drivers Name, Villa Number, Driver's License Number, Insurance Company and License Tag State and Number. All guest and temporary use vehicles (rentals) staying in SRV or being used over 24 hours must also register with the SRV office. No Villa is allowed to have more than two (2) vehicles on the property unless approved by the Board of Directors. If a vehicle is found with an expired tag from any state and the owner cannot be located, that vehicle will be towed at the owner's expense as posted at each SRV entrance.
- E. All vehicles must be parked in Association designated parking areas. Parking on streets or lawns is prohibited.
- F. No part of any vehicle parked on a carport apron can be in the roadway or road gutter.
- G. Maximum speed limit is 15 MPH, except in a 5 MPH zone. All speed limits and stop or yield signs must be obeyed.
- H. SUVs, Station Wagons, and Vans of the type commonly used as private passenger vehicles may be parked in approved parking areas ONLY. Vehicles longer than

nineteen (19) feet in length or exceeding seven (7) feet in height and seven (7) feet wide, excluding side mirrors are NOT PERMITTED IN THE CARPORT AREA and must be parked in areas designated by the Association for oversized vehicles.

- I. No commercial trucks or vehicles, other than those temporarily present on business, may be parked within the condominium complex. Such vehicles are not permitted to remain overnight or after normal working hours except in cases of emergency.

A commercial vehicle includes, but is not limited to, vehicles used in a trade or business, vehicles with commercial writing, advertising, or logos on the exterior, or vehicles that carry tools, equipment or ladders that can be viewed from the exterior.

- J. At no time may any vehicle, camper, or motor home be utilized as an overnight residence while parked on SRV property.
- K. Vehicles are prohibited from blocking access to units, creating a safety hazard to ingress and egress throughout the community roadways, driveways, or parking areas.
- L. Washing of cars is prohibited anywhere on Strathmore Riverside Villas property. Whether it be carport or parking lot or any other common elements.
- M. Car covers may only be used on vehicles parked under the carport.

## **SECTION VI Villa Maintenance and Structural Changes**

- A. See SRV Declaration Article 6 Section 6.2(B) - Responsibilities of Owner

B. Owners must obtain Board of Directors/Designated Committee approval prior to beginning any modifications to SRV Condominium property. The Request to Modify Condominium Property form is available from the SRV Office. The owner must include a description of proposed modification and any additional information supporting the request, as well as the contractor's name and address, contractor license number, proof of liability insurance, county permit (if required), etc. All modifications to SRV Condominiums must be approved by SRV **prior** to start of work.

C. For all portions of the SRV Condominium Property that are the responsibility of the Association to repair or maintain, All contractors shall notify the SRV office and supply the SRV office with a Certificate of Insurance with minimum liability coverage of \$500,000 bodily injury and property damage and coverage for workers compensation.

D. Ownership is described in the SRV Declaration Section 4.1 Unit Boundaries, and the individual Plat. Please note that it includes the Roof, Mansards, Annexed Carport, and Porch (Lanai).

E. Definitions of Common Elements (Association Owned) are included in the SRV Declaration, Section IV 4.2 F, which states:

"All outside surfaces of walls except for glass or screened surfaces of windows, doors or enclosures of the various Units, which said glass and screened surfaces will be a part of each Unit and are not common elements. Covering, replacement or modification of all such surfaces, however, must be approved in advance by the Association hereinafter mentioned."

F. No external changes may be made to a villa, including covering, replacement, or modification of any glass or screened surfaces, without prior approval of the Board of Directors, the Building Committee, and/or owners, if required.

NO internal alterations, such as wall removal or change of basic structure of a villa, may be made without the prior approval of the Board of Directors or the Building Committee.

The Request to Modify Condominium Property form is available from the SRV Office.

Any changes made without the specific approval of the Board of Directors, Building Committee, and or other owners, if required, will result in a request to restore the villa to an acceptable structure at the expense of the owner.

G. Any damage caused by, or due to, a change/alteration to a villa made without Board, the Building Committee, and/or other owners, if required approval, or any unauthorized items left on the common element, is the responsibility of the owner.

H, **Solar film** installed on windows must be removed if air bubbles or other visible deterioration appears.

Caution: Some types of glass can be damaged when villas are washed preparatory to painting. The Association will provide adequate notice before painting; however, the Association is not responsible for any damage to the glass.

I. By the Association: The Association shall maintain, repair and replace at the Association's expense all portions of the Common Elements. All incidental damage caused to a Unit by work performed in maintaining the Common Elements shall be an Association expense. Notwithstanding the foregoing, the Association shall have the right to make rules regarding the maintenance of various Units as determined by the Association from time to time.

J. **Outside light fixtures** are the responsibility of the owner. All fixtures are to be white in order to maintain the common look as required by the SRV Declaration.

- K. **Hurricane Shutters.** Written approval from the Board of Directors or Building Committee is required for the installation of hurricane shutters. The villa owner **MUST** submit a Request to Modify Condominium Property, with a sketch of the proposed installation. The request will be given to the Building Committee for processing and approval. Following the installation the villa owner must notify the SRV Office so that a final inspection may be made by the Building Committee.

Outside roll shutters (with storm bars, if needed) or corrugated metal or heavy plastic panels or other technologies may be installed for hurricane protection, security, shade, and energy conservation after receiving Board of Directors or Building Committee approval. They must be white in color and not change the appearance and common look of the villa (i.e. impact location of front shutters).

- L. **Roofs.** It is the responsibility of the owner to maintain or replace the roof of the villa, laundry room, and carport. Article VI of the SRV Declaration covers Association and Owner maintenance responsibilities. When one side of the laundry room roof leaks, both villas share the repair or replacement costs. Clean-up of any tar on the mansards or other damage resulting from repair is the owner's responsibility. Villa owners are responsible for damage from leaks to beams and structure. Villa owners are required to use the Request to Modify Condominium Property form for approval of Board of Directors or Building Committee to repair/replace roof before work commences. It is the responsibility of the owner to maintain or replace the roof of the villa, laundry room, and carport. Article VI of the SRV Declaration covers Association and Owner maintenance responsibilities.
- M. Installation of any appurtenances on the roof of a villa, such as a Satellite Dish, must have the prior approval of the Building Committee or the Board of Directors.
- N. **Carports.** The carport is included in the ownership of the Unit to which it is annexed. Where a carport is shared with another Unit, one-half is the responsibility of one Unit, and the other half to the other Unit. Unit owners are responsible for maintaining the roof, ceilings, structure and floor. When one side of the carport roof leaks, both villas share the repair cost. Villa owners are required to use the Request to Modify Condominium form for approval of Board of Directors or Building Committee to repair/replace roof before work commences.
- O. **Carport Surface.** Villas which share a carport must have the entire floor the same color and material. Colors must be in an earth tone or a blend of earth tones. Carpeting is not allowed as carport flooring. The villa owner must submit a Request to Modify Condominium Property,
- P. **Termites.** There are two (2) types of termites that affect villas. Subterranean and dry wood. Subterranean termites nest outside the villa on common elements. The Association pays for treating the grounds outside the villa. Dry wood termites nest inside of the Unit and are the responsibility of the villa owner. In this case tenting of the entire structure, including other attached Units, is recommended. All owners

included in the tenting process will share in the cost without regard to where the infestation was found.

An alternative "No Tent Treatment" is available by some vendors and may be used instead of tenting. In this case, the owner with termites pays for treatment of their villa. If no termites are present in the villa mate's villa, the villa mate does not have to treat their villa and has no financial responsibility for the other villa being treated. The Association is responsible for treatment and inspections for subterranean termites and owners are responsible for damage/repair to villa.

- Q. **Gutters and Downspouts.** To help carry off rainwater from a Unit roof, only white gutters and downspouts may be installed, subject to the prior approval of the Board of Directors or Building Committee. Owners must take into consideration where the water will flow. Improperly installed gutters and downspouts may cause problems to an adjacent Unit or common area and must be corrected at the expense of the owner installing the system. A request to modify form and a sketch of the proposed installation must be submitted for approval before installation.
- R. **Plumbing, Fixtures.** Each owner is responsible for maintaining the plumbing system within the Unit in good condition and repair. This includes water and sewer pipes, sanitary facilities, fixtures and equipment. "Plumbing System" includes all pipes from the trunk line connection to the villa. If obstruction is between the "Y" and main trunk, it is the responsibility of each owner, if villas are connected.
- S. **Electric Wiring System.** Each owner is responsible for the electric system. This includes any electric conduit, wire, switches, fixtures and equipment located in the Unit or on the Unit side of the electric meter servicing the Unit. Accordingly, the Unit owner is responsible for the main electric switch box containing the circuit breakers and the air conditioning compressor/heat pump outside the Unit. All wires running on the exterior of the villa MUST be enclosed in a white PVC pipe and is the responsibility of the villa owner.
- T. **Porches (Lanai).** Screened porches may be replaced by vinyl or glass windows with prior approval of the Board of Directors or Building Committee. Owners must submit a Request to Modify Condominium Property form, including a sketch of the proposed replacement, showing the kind and color of material to be used, how the windows will function, and what they will look like when installed. Owner must receive approval by the Building Committee/Board of Directors prior to commencement of work. The contractor or owner must obtain a building permit from the county, when necessary, as part of the approval process for any repair or replacement. Any work done must conform to county requirements. No material changes to the outside walls without modification approval from the Board of Directors or Building Committee is allowed.

- U. **Painting.** In order to maintain the common look of SRV, as required by the SRV Declaration, painting of exterior walls, mansards, and shutters of each Unit is the responsibility of the Association. Painting includes the exterior of the trash closet, but not the main entrance door to the Unit. Older wood Utility room doors will be painted unless the Unit Owner stipulates otherwise.
- V. **Window Replacement.** All replacement windows must meet the current Florida Building Code requirements for egress, wind and impact resistance. Owner must submit a Request to Modify Condominium form. The SRV approval process, which includes preliminary discussion, use of licensed/insured contractor, appropriate building permit and completion of necessary forms, must be followed.

Approved windows must be white in color and will include the following types:

1. Two panels: Either horizontal sliding or swing out openings (Recommended for bedroom windows).
2. Three panels: Swing out openings for bedroom windows. Other rooms can have horizontal or swing out openings.

**W Fireplaces.** Only electric fireplaces are allowed within a villa with appropriate Building Committee or Board of Directors approval.

## **SECTION VII Villa Activities – Permitted and Prohibited Adjacent to Unit**

- A. Prior approval from the Grounds Committee is required for planting of additional flowers, shrubs, plants or trees and/or placement of garden ornaments on Condominium property. If permission is granted, the owner shall maintain the plantings in an acceptable manner. The shrubs along all sides of the villa and carport sides of the villa are the responsibility of the Association. Owners are not to remove them without prior approval.

To facilitate mowing, there are to be no permanent blocks or decorative borders around the palm trees.

**Plant Removal:** Live plants will not be removed unless there is a safety issue or a hazard problem. Plants having a root system which are a potential problem to the villa structure will be removed by SRV.

**Red Ribbons:** Should be used to indicate plants around the villa that the resident does not want to be trimmed. Place the red ribbon around one of the branches. SRV will not trim them, unless they are causing a problem such as growing over the roof or touching the mansards.

### **Clippings:**

1. Yard Debris pick up will be on Wednesdays.

2. Yard Debris must be placed in brown paper bags or in a garbage / trash container. Not the new garbage carts. No plastic bags allowed.
3. If trimming bushes, branches need to be cut in 4' length and no more than 40 lbs. The pickup crew must be able to lift the bundle. The truck does not have a claw. It is not necessary to bundle but must be placed neatly at curbside.

**B. Irrigation System.** The irrigation system will be installed, maintained, and monitored by SRV. Residents should notify the SRV Office promptly if there are problems with the irrigation system via maintenance request form.

Side or back yard irrigation systems previously installed by Owners are the responsibility of the owner to maintain, and Owner must adhere to Sarasota County watering restrictions and scheduling.

**C. Carport walkways** must be kept free of obstructions at all times. Plants or furniture in the carport must be placed in such a manner that they do not impede emergency or service personnel, or others, from being able to enter the villa safely.

**D.** Attachment of permanent ornaments or other fixtures to the outside walls of villas is in violation of Article VIII (8.1) of the Declaration of Condominium. Reasonable fixtures, with prior approval by the Board of Directors, are allowed within the carport, and must be stored during hurricane season.

**E.** Use of a charcoal broiler, gas grill or other smoke-producing equipment in a carport is not permitted. Such cooking units may only be used and stored in keyhole area. Single units and units without a keyhole contact Building Committee for approval. Seasonal owners, who are not here during the hurricane season, must empty propane/gas tanks and store them in the Trash Room. Cooking units should be stored inside the Utility Room. All such items must be prepared and stored properly before the owner leaves SRV for the season.

**CAUTION** Empty propane tanks still have a small amount of propane in them and are hazardous if stored in a closed area such as the Utility Room. The Trash Room provides better ventilation (louvered doors) for empty propane tanks.

**F. Trash and recycling containers** MUST be retrieved from the roadside following pick-up. These containers should not be placed at the roadside any earlier than sunset on the evening before trash day. They should be placed so as not to block the roadside gutters and separated by 3 feet.

**G. Garbage is to be placed** inside the trash and recycling bins provided by Sarasota County. No other garbage is allowed unless you call for special pickup. Here is a link to their website for more information.

<https://www.scgov.net/government/solid-waste/a-fresh-start-to-solid-waste-collection/fresh-start-with-a-cart>. The Villa resident is responsible

for removing any debris left after the trash/recycling pick-up. Residents must follow Sarasota County government recycling and garbage collection procedures.

- H. Items, such as lawn furniture (folding or stationery), hoses, ladders, tools, fire extinguishers, etc. placed on limited common elements such as a carport or keyholes, must be removed when severe weather is expected or when no one is in residence.
- I. **Clothes lines, hangers or drying facilities** are not permitted anywhere outside the villa if they are visible from the front of the villa or an adjacent common area. Clothes, rugs, drapes, spreads, or household articles or goods of any sort cannot be dried, aired, cleaned or dusted by hanging or extending the same from any window, door or placed on shrubs or lawns.
- J. **Only the American Flag** may be displayed from an appropriate bracket on a support column of the carport. American Flags **MUST** be displayed in a clean and neat manner, in accordance with the flag code of the United States. Any flag, either torn or faded, should be given to the SRV office, local veterans' organization, or ACE Hardware for disposal. Unless lighted by a 100W bulb or comparable fluorescent light, flags **MUST** be removed at sunset. An owner may display a service flag of the Army, Navy, Air Force, Marine Corps, or Coast Guard on Armed Services Day, Memorial Day, Flag Day, and Veterans Day. The service flag may not exceed four and one-half (4-1/2) feet by six and one-half (6-1/2) feet in size.
- K. **No signs or banners** of any type will be maintained, kept or permitted on any Unit where the same may be viewed from the common elements,
- L. Signs designating Unit number and / or owner's name need written approval from the Board of Directors.
- M. **No wires, TV antennas, including satellite dishes or skylights**, air conditioners, aerials or structures of any sort can be erected without prior permission of the Board of Directors or Building Committee.
- N. **All condominium Units MUST remain of like exterior design, shape, color and appearance as other Condominium Units of the same class or type, unless approved by the Board of Directors or Building Committee.**
- O. **Hurricane Preparedness:** Detailed planning information is included on the website or at the office.

Seasonal owners, who will not be in residence during the hurricane season, must remove and store, within their villas, all items which potentially can become "flying missiles" during a hurricane. This includes, but is not limited to, BBQ grills, hanging and potted plants, furniture and other loose items in the keyhole and around the villa.

Please note that all propane tanks must be emptied before storing. Please refer to Section VII of these Rules for additional information on storing propane tanks.

Any items deemed by the Board of Directors to be a hazard during a hurricane emergency will be removed and confiscated. Disposition is at the Board's discretion.

**P. Storage Pods, Dumpsters, Bagsters & Contractor Trailers:** A resident may place any of these items in the villa driveway or carport for no more than 72 hours while loading or unloading the Pod. The placement of these Pods must not restrict the ingress or egress for the villa mate. None of these items shall be placed upon common grounds. For good cause shown, the Board of Directors or Building Committee may extend this time limitation upon the prior written request of the resident.

**Q. Christmas Holiday Decorations approved as follows:**

- Timeframe: Thanksgiving Day to January 6
- Lights on bushes, plantings and along the villa roof line
- Wreaths on doors and around front light
- Ornamental decorations in front of the villa must not interfere with lawn service. (Association not responsible for damage by lawn service personnel.)
- No blow-up decorations are allowed.

## **SECTION VIII Villa Appearance**

**A. Common Element in Front of Villa:**

- No decorative ornaments, potted plants, large shells or large stones are allowed in front of the villa.
- Seasonal decorations will be allowed based on Board of Directors approval.
- Decorative ground lights, with the Board of Directors approval, are allowed within three feet of the villa, directly in front of the bushes or plants. The Association will not be responsible for any future damage.

**B. Villa Sidewalks**

- Must be kept clear of all obstacles at all times.
- Non-skid tile may be used to cover the sidewalk. The tile should tie in with the previously approved floor colors (refer to Section VI of these Rules). It is preferred that sidewalks of adjoining units be covered in the same manner. Approval of Directors or Building Committee is required.
- Indoor/outdoor carpeting is not allowed on sidewalks.
- No more than three (3) removable potted plants may be hung from the carport ceiling along the sidewalk. Please note there is an overall limit of five potted plants (3-gallon maximum) allowed. These must be moved into the villa at the time a hurricane warning is issued or when the owner is away at any time during the hurricane season.
- One wind chime is allowed so long as the villa mate and neighbor villas approve.
- No potted plants are allowed on the sidewalk.

- One 3-gallon potted plant is allowed in front of the carport posts.

### **C. Planting area between sidewalk and villa wall**

#### **Planting area on side of carport (single unit):**

- Bushes or plants between the side of the villa wall and the carport may be removed and replaced with planting approved by the Grounds Committee at owner's expense. Owners will be expected to maintain any such plantings at their own expense.
- In ground plantings are preferred in this area.
- However, up to five 3-gallon potted plants are allowed in this area. Again, please note that a maximum of five potted plants are allowed overall (hanging or on ground).
- Furniture items are not permitted in this area.
- One decorative item may be placed on the ground near the villa door. It must be of a size that allows the owner to store it in the utility room during a hurricane warning or when away at any time during the hurricane season.
- Small stones, shells, rocks, or mulch may be used for ground cover.
- Mulch must be the same type and color as other areas in the community. Prior approval must be obtained from the Grounds Committee. Extra mulch will be at owner's expense. Mulch type and color will be determined by the Grounds Committee.
- Wall decorations are allowed in this area with prior Board of Directors or Building Committee approval.
- No artificial plants – plastic or otherwise – are permitted.
- An owner's name placard may be placed at the front of this area, subject to prior approval by the Board of Directors. Size should be no greater than 16" X 10" and no more than 2 ft. above the ground.
- Two-villa units may attach a garden hose to the wall no more than three feet from the ground and preferably behind a bush or plant. Single units and multi-unit villas may attach a garden hose to the wall by the storage room but not in front of the villa.
- When needed, a mailbox may be attached to the wall near the front door or put on a post by the door.
- In addition, a religious object (3" side, 6" high and 15" deep) may be attached to the mantle or frame of the door.

### **D. Carport**

- The carport floor may be painted according to the approved color schemes as specified in Section VI. of these Rules. Both sides must be painted the same color.
- The carport floor must be cleaned of car oil drippings and rust spots on a regular basis.
- Carpeting is not allowed as carport flooring.

- No more than two bicycles may be chained against the utility room wall. Additional bikes must be stored in the unit.
- Wall decorations are allowed on outside wall area with Board of Directors or Building Committee approval prior to hanging. It can be no bigger than 25" by 25" (625 square inches) and must be removed from wall and stored during hurricane warning or if resident is away during hurricane season. Submit a form for approval for wall decorations. The form is available in the Office.
- No decorative items are allowed on or in front of the carport posts.

**E. Walkway between villa door and utility room (two-villa units)**

- Outdoor furniture such as a small table and two chairs, or a two-seater, are allowed against the wall in this area.
- NOTE: This is the only area where any kind of furniture is allowed in the carport area on a permanent basis.
- At the time a hurricane warning is in effect, this furniture must be moved by the owner into the villa or when no one is in residence for an extended period of time.

**F. Single Carport Units**

- a. Outdoor furniture such as a small table and two chairs, or a two-seater, are allowed against the back wall in this area.
- b. NOTE: This is the only area where any kind of furniture is allowed.  
This furniture must be moved by the owner into the villa in the event of severe weather, or when no one is in residence for an extended period of time.
- c. At the time a hurricane warning is in effect, this furniture must be moved by the owner into the villa.

## SECTION IX Villa Activities – Interior

- A. **Nuisances:** No nuisances shall be allowed on the Condominium property nor any use or practice which is a source of annoyance to the residents or which interferes with the peaceful possession or proper use of the property by its residents, such as loud noises or obnoxious odors, or conduct or conditions giving rise to safety concerns.

Further, no immoral improper, offensive or unlawful use shall be made of the Condominium property nor any part thereof and all valid laws, zoning ordinances and regulations of all government bodies having jurisdiction thereof shall be observed.

No electric machine or apparatus of any sort will be used or maintained in any Unit which will cause ongoing interference with the television reception in other Units.

No business, commercial activity or profession that results in client visits and/or product delivery or picking up from any Unit may be conducted from any Unit.

- B. **Maintenance:** Each owner, lessee, or occupant must maintain the Unit in good condition and repair at all times. This includes porches (lanais), interior walls, floors, ceiling doors windows, water, electric and plumbing systems and parts and components thereof, sanitary facilities fixtures, equipment and lamps.

In addition, the Unit owner is also responsible for keeping the Unit free of refuse and pest infestation.

- C. **Occupancy:** Each Unit, at all times, MUST be occupied by only one (1) family and guests, as a residence and for NO other purpose. No Unit may be divided or subdivided.

No unit owner shall permit any use of his Unit or of the common elements which will increase the rate or premium of insurance upon the Condominium property.

- D. Permanent occupancy of a villa by a non-owner who is the father, mother, son, daughter, sister or brother will NOT be counted as part of the 15% cap on the number of leases allowed in SRV, per Section 8.3 of the SRV Declaration of Condominium.

**Immediate Family, as identified in paragraph D above, visits when Owner is NOT present:** Short visits of not more than thirty (30) days is permitted, subject to advanced notice by the owner given to the SRV office. Related section: Refer to Section V Visitors Vehicles.

- E. **Age Restriction:** The Association is designed and intended as a retirement community for older persons, to provide housing for residents who are fifty-five (55) years of age or older. No Unit shall, at any time, be permanently occupied by children who are under the age of eighteen (18) years of age; except that children below the age of eighteen (18) may be permitted to visit and temporarily reside for periods as provided in the Association Rules.
- F. No sole occupancy of any Unit shall be permitted by an individual between the ages of eighteen (18) and fifty-five (55). Units shall at all times have one (1) resident fifty-five (55) years of age or older. Individuals under the age of fifty-five (55) shall be permitted to occupy a Unit under the circumstances listed below and must go through the interview process:
1. At least one (1) other person permanently occupying the unit is age fifty-five (55) or older.
  2. If such person is the surviving spouse of a Unit owner that was fifty-five (55) years of age or older on the date of death, and if such person occupied the Unit prior to the Unit owner's death.
- G. **Guests or Visitors:** Guests or Visitors are permitted no more than thirty (30) days in a twelve (12) month period, and only when the owner is present. Individuals occupying a Unit exceeding such period shall be considered permanent occupants and shall be subject to all application and approval requirements established by the Association including the age restriction set forth above. The Board shall have the authority to promulgate reasonable rules and regulations regarding guests, visitors, relatives, and other temporary occupants in the community. Guests or visitors must comply with all SRV Rules and Regulations!

## **SECTION X Sales and Rental Interview Procedure**

**The following procedure is to be followed when a villa is to be sold or rented. If a Real Estate Agent is involved, it is the OWNER'S RESPONSIBILITY to see that the Agent is informed of, and complies with, these procedures.**

- A. Obtain an "Application for Approval to Purchase or Lease" and a copy of the "Official Rules and Regulations" from the SRV office. Each buyer **MUST** read and be familiar with the Declaration of Condominium, Bylaws, and Rules and Regulations before an interview is held.
- B. Owner, or agent, should return the completed application (with copy of lease if renting) to the SRV office along with a processing fee of \$150.00, payable to "SRV Condominium Association, Inc.". The application **MUST** be signed by both the seller and buyer (or renter). If the lease is a renewal, a new lease and application **MUST** be submitted.

- C. The application must be submitted at least one (1) week before the interview with the Sales and Rental Committee. For good cause shown, the Board of Directors or Sales and Rental Committee may extend this time limitation upon written request of the applicant.
- D. Upon receipt of the completed application (and copy of lease if renting) and the processing fee, the SRV office will arrange an interview (during regular office hours), between the prospective buyer/renter and all other persons who are to reside in the villa, with the Sales and Rental Interview Committee.
- E. NO SALES OR RENTAL TRANSACTION IS FINAL WITHOUT THE APPROVAL OF THE SRV BOARD OF DIRECTORS.
- F. New owners or renters shall check-in with the Association office on or before the date of occupancy.
- G. Each Condominium Unit (sale or rental) shall be used exclusively as a single-family residential dwelling.
- H. A villa shall NOT be rented for a period of LESS than three (3) months and shall NOT be rented more than two (2) times in any calendar year. No subleasing is permitted. Maximum lease term to be NOT in excess of three (3) years. No lease may be extended without the approval of the Board of Directors.

Lessors are required to provide the SRV Office with a copy of the proposed lease extension. This should be given to the SRV office thirty (30) days prior to the expiration date of the current lease.

#### **SECTION XI Other Required Interviews**

- A. An interview is required of all persons residing for more than thirty (30) days in a villa with an established resident. Such a situation might be: marriage, a relative, a friend, a guest/visitor or a care giver.
- B. Guest/visitors remaining in residence more than thirty (30) days are no longer considered temporary, are subject to the interview process, and need Board approval. This procedure is necessary to acquaint the new resident or guest/visitor with the Rules and Regulations, Association activities, and to determine that such occupancy does not violate any of the covenants of the Declaration of Condominium or Bylaws,

## **SECTION XII Violation Enforcement Procedures and Fines**

A violation of any provision of our Declarations, Bylaws or Rules and Regulations exposes the Unit Owner to a fine of up to \$100 a day for every day the violation is unresolved, up to the maximum allowable under Florida law (\$1,000 at the time of this imposition of this Rule and subject to change in accordance with FL law).

For the purposes of this Rule, the Unit Owner shall stand responsible for responding to all notifications, the attendance at all hearings and for satisfaction of any sanction imposed whether the violation is the action of Unit Owner, a relative, guest, tenant or contractor.

The SRV Board of Directors pursuant to Fla. Statutes, Chapter 718.303 is authorized to suspend the rights to use the common elements and to impose reasonable fines for the failure of the owner of the unit, its occupant, licensee or invitee to comply with any provision of the declarations, the bylaws or rules of SRV so long as such suspension and fine are confirmed after a hearing by the Legal Committee.

The specific procedures for the violation enforcement process are:

### **A. NOTIFICATION**

1. Notice of Inquiry. Any resident, employee, representative or Board member may initiate an inquiry by notifying any Board Member or the SRV Office Manager.
2. Initial Investigation. After receiving the inquiry, the Office Manager shall investigate the inquiry and make a threshold determination as to whether or not the conduct represents a violation of our Declarations, Bylaws and Rules and Regulations. The Office Manager shall provide the Executive Committee with notice of his determination. The Executive Committee shall keep and maintain a file of all such notifications for a period of not less than five (5) years.

### **B. INFORMAL RESOLUTION**

1. Determination of non-violation. If the Office Manager determines, after investigation, that there are insufficient grounds to pursue the matter, the Office Manager shall take no further action other than to provide the Executive Committee with their determination.
2. Determination of Probable Violation. If the Office Manager concludes after investigation that proper grounds exist to constitute a probable violation, the Office Manager shall notify the Unit Owner of such determination. The Office Manager shall then arrange for a mutually convenient time to meet with the Unit Owner regarding the alleged violation. Contact with the Unit Owner may be made by telephone, email, first class mail, video conference or in person.

3. Meeting with Unit Owner. The purpose of this meeting is to arrive at an understanding and agreement with the Unit Owner sufficient to resolve the situation.
4. Resolution By Agreement. If the Office Manager and the Unit Owner are successful in resolving the matter by agreement, the Office Manager shall prepare a written memorandum regarding the relevant facts, circumstances and the nature of the resolution. Any agreement or understanding that requires an action by the Unit Owner to remedy the situation must contain a reasonable deadline. The Office Manager shall provide a copy of this memorandum to the Unit Owner and to the Executive Committee. The Office Manager shall provide written notice to both the Unit Owner and the Executive Committee when the matter is satisfactorily resolved and the violation is fully remedied.
5. Informal Resolution Unsuccessful. In the event that the Office Manager and the Unit Owner are unable to reach an agreed resolution, the Office Manager shall notify the Executive Committee within a reasonable time. The Office Manager shall thereafter provide the Executive Committee with copies of the written material exchanged between the parties.
6. The Board of Directors shall have no authority to issue or cause to be issued any warning letter for any violation to a Unit Owner or otherwise threaten a Unit Owner with any adverse action or legal action unless and until the foregoing Informal Resolution steps have been followed and documented in the official records of the Association.

#### **C. Board of Directors Determination**

1. Process. When no informal resolution has been reached, the Executive Committee shall refer the matter to the full Board of Directors. At a duly noticed meeting where the unit owner is also given notice, the Board of Directors shall consider any and all information it determines in its sole discretion to be relevant or helpful in arriving at its determination. The Unit Owner is entitled to present any information he or she elects to present to the Board's determination.  
Decision. The Board's determination shall be by majority vote of those Members present and voting. If the Board determines that a violation has occurred and a sanction is in the best interests of the SRV community at large, it may levy a fine on the basis of each day of a continuing violation up to \$100 per day up to the maximum amount allowed by law. The Board may also suspend for a reasonable amount of time, the right of the Unit Owner, a tenant, guest or invitee to use the common elements, common facilities or any other association property except it shall not apply to limited common elements intended to be used by the unit, common elements needed to access the unit, parking spaces or utility

services. If the Board determines that there is no violation or that no sanction is applicable the matter is closed, and no further action shall be taken.

#### **D. Violation Sanction Hearings**

1. Selection of Panel: If the Board determines to issue a sanction for a violation, the Board shall select three (3) members of the Association to serve as panelists to consider the matter and render a determination. None of the panelists selected may be serving as directors or related to any officer, director or employee of the Association or to the Unit Owner that is subject to violation.
2. The Board shall refer the issue and the panelist names to the Legal Committee. The Legal Committee shall designate one of its members to serve as Hearing Officer. The Hearing Officer shall control the hearing process but have no vote in the hearing panel's final determination.

Notice of Hearing: The Hearing Officer, with the assistance of the Office Manager, shall provide written notice to the Unit Owner of the proposed panelists' names; the deadline for the Unit Owner to submit a written objection to any panelist based on good cause; the time, date and location of the hearing; and a brief statement of the issues for resolution. This notice must be delivered to the Unit Owner at least fourteen (14) days before the hearing date.

#### **E. LEGAL COMMITTEE HEARING**

1. Hearing Process. The Office Manager shall present to the Hearing Officer and the panel all the evidence deemed relevant regarding the matter at hand whether this is in the form of documents, photographs or testimony of witnesses. The Unit Owner shall have the opportunity to respond, present evidence deemed relevant to the matter, to provide written or oral arguments and an opportunity to review, challenge and respond to any material presented at the hearing. Each party is afforded the opportunity to question and cross-exam the witnesses of the other party after that witness testifies. After both parties have presented all the evidence they choose to present, the Hearing Officer shall adjourn the meeting to provide the panel with an opportunity to review the evidence privately and render its decision.
  - a. The Hearing Officer will control the hearing to ensure that the above Hearing Process is followed.

2. Form and Disposition of Decision. The panel shall make one of the three following determinations which shall be announced to the parties and thereafter put into writing and submitted to the Board of Directors:
  - a. Confirm the entire sanction levied by the Board.
  - b. Reject the entire sanction levied by the Board.
  - c. Confirm one part of the sanction levied by the Board and reject the other sanction if the Board's determination was a sanction of both a fine and suspension.
  
3. Collection of Fine. Any fine imposed under this section is due and payable to the Strathmore Riverside Villas Condominium Association, within five (5) days of delivery of the panel decision to the owner, in writing, at their address of record. It shall remain due and payable until fully satisfied and is collectible as a debt and receivable upon the sale or transfer of deed. The debt shall not be considered fully satisfied until the amount of the fine has been paid and the Unit Owner has demonstrated proof that he or she has brought himself or herself into compliance. SRV shall not provide consent for the sale and transfer of deed to any Unit subject to an unpaid and unsatisfied debt. If the Unit Owner is more than 90 days delinquent in payment of the debt, until the debt is fully satisfied and upon the majority vote of the Board of Directors, the guests, invitees and tenants along with the Unit Owner shall have all rights to use and enjoy any of the common elements and amenities of SRV including but not limited to the use of the Clubhouse, pool, attendance at social events and use of the marina, suspended. A suspension does not apply to the limited common elements intended to be used by only that unit, common elements needed to access the unit, utility service provided to the unit or parking spaces.

#### **F. DELINQUENT MONTHLY ASSESSMENTS AND NON-COMPLIANCE**

1. Delinquency and Late Notice. Any Unit Owner who fails to pay the monthly assessment by the 10<sup>th</sup> of the month shall be considered delinquent. The Management Firm will send a Late Notice letter by first class mail to any Unit Owner who becomes delinquent requesting immediate payment. A copy of this letter will be placed in the Villa file.

a. Late Fee. Any Unit Owner who fails to become current in their account within thirty(30) days of their delinquency incurs a late fee of \$25.00 or 5% of each installment fee, (whichever is less) which will accrue each and every month that the account remains delinquent.

a. First Notice. The Management Firm will send a First Notice by first class letter to any Unit Owner who fails to bring their account current including all late fees within thirty (30) days of their delinquency. A copy of this notice will be placed in the Villa File.

Second Notice. If a Unit Owner becomes delinquent by more than two (2) months, the Management Firm will advise the Property Manager of this delinquency. The Property Manager will send a letter by certified mail to the delinquent Unit Owner advising the matter will be referred to SRV attorneys if the total account including all arrearages is not paid within fifteen (15) days of the date of the receipt of the letter and that SRV will seek reimbursement for all attorney fees if formal collection efforts ensue. The letter will also advise the Unit Owner that all subsequent communication regarding the delinquent account must be directed to the attorney and not the Office Manager or the Property Manager.

b. Suspension for Delinquent Accounts and Violation Non-Compliance. If a Unit Owner becomes more than Ninety (90) days delinquent in paying any fee, fine or other monetary obligation to SRV, the Board may suspend the rights of the Unit Owner, occupant, licensee or invitee to use the common elements, common facilities, or any other SRV property until the Unit Owner's delinquency is paid in full. A suspension does not apply to the limited common elements intended to be used by only that unit, common elements needed to access the unit, utility service provided to the unit or parking spaces.

## SECTION XII MISC.

### A. Signs.

1. No signs of any type shall be maintained, kept or permitted on any part of the common elements, or in or on any Unit where they may be viewed from the

common elements, except for those signs specifically approved in writing by the Board of Directors. Replacement of street and villa numbers on the villa is the responsibility of the Association.

2. A temporary "OPEN HOUSE" sign may be exhibited daily by a listing Realtor or owner on Fridays, Saturdays, Sundays or public holidays under the conditions listed below. On the appropriate Thursday of the month, Realtors may also exhibit an Open House sign for realtor open house caravan tours.
    - a. One (1) sign may be placed on the lawn in front of the Unit for sale, and three (3) directional signs may be used where needed.
    - b. Such signs shall be removed no later than the close of the hours advertised and authorized for the open house.
    - c. All signs must be of solid construction: metal, wood or plastic and in good repair.
    - d. No other signs, balloons, ribbons, or other attention-getting devices (with the exception of directional arrows on Open House Day) shall be placed on Condominium property.
    - e. Signs not meeting the provisions of this rule may be removed and held by the SRV office. Such signs shall be returned after the Realtor/Owner has been advised of the violation and indicates he/she will adhere to the rules. Further violation WILL result in the Realtor losing the privilege of placing signs in the Condominium.
  3. Permit signs are permitted while work is being performed by the vendor.
- B. Estate Sales** are permitted by vendors and/or representatives of the estate under the following conditions:
1. A written request to hold an estate sale must be provided to the SRV Office for approval by the Office Manager. A non-refundable check for \$100.00 payable to Strathmore Riverside Villas is required. Requests must be submitted to the SRV Office seven (7) days in advance of the sale date.
  2. Supply the SRV office with a Certificate of Insurance with a minimum of \$500,000 bodily injury and property damage and coverage for workers' compensation.
  3. A refundable security deposit in the form of a cashier's check for \$500.00 payable to Cash or Strathmore Riverside Villas. The deposit is refundable, less any expenses incurred by Strathmore Riverside Villas, the first business day after the event provided the following is adhered to:
    - a. No damage to Strathmore Riverside Villas.
    - b. At least one (1) safety officer, hired by the vendor or representative of the estate, is actively controlling traffic during the hours of the sale to ensure that cars are parked in designated parking spaces. No cars should be parked on the roads within Strathmore Riverside Villas.

4. Estate sale signs are permitted. Four (4) estate signs are permitted on the day of the sale, One (1) on the property and three (3) directional signs as needed.

C. **Carport Sales:** No carport sales will be permitted within Strathmore Riverside Villas.

D. **No soliciting** of any nature is permitted on Condominium property. Non-residents doing so are trespassing and may be involved in criminal activity or mischief. Personal door-to-door canvassing is not permitted.

This rule does not apply to SRV residents who volunteer to canvas for SRV business.

E. Any time a **suspicious person(s) or incident**, such as, break-in, robbery, assault, shooting, fire, accident, etc. is noticed, immediately call 911, and then advise the SRV office.

F. Motions that are presented at the monthly Board of Directors meetings will be printed in the monthly News and Views.

G. The SRV Secretary will initiate the process to update the SRV Rules and Regulations as needed.

H. Everyone should wear appropriate attire throughout the community.

I. Residents and guests are encouraged to walk facing traffic, bike with traffic, and carry a flashlight at night.

J. A resident Suggestion Box is mounted on the wall outside the Office Manager's office. Suggestions are welcome.