

INDIAN SPRINGS COLONY

RULES AND REGULATIONS OF INDIAN SPRINGS COLONY FIRST, A CONDOMINIUM

REFORMATTED 24 OCTOBER 2018

The following information has been formatted and posted on this website for information only and for the convenience of our residents. Please be advised that the only official governing documents (Declaration, Bylaws, Articles or Rules and Regulations) are those in the official records of the Association, recorded in the Public Records of Pinellas County, and/or filed with the appropriate state agency as required by law. Any potential discrepancies will be resolved in favor of the official documents.

RULES AND REGULATIONS
OF
INDIAN SPRINGS COLONY FIRST, A CONDOMINIUM

These Rules and Regulations are designed for the mutual benefit and comfort of the Indian Springs Condominium owners and to enhance the successful and harmonious operation of the condominium. The common facilities are for the unit owners, their guests and lessees. Unit owners are responsible for the observance of these Rules and Regulations by their guests, members of their households and lessees.

(1) USAGE

Condominium units shall be used only for residential purposes. There shall be no business or commercial use of any unit or garage.

(2) OCCUPANCY

No condominium unit shall be occupied at the same time by more than one family, its servants and guests. A single family shall mean: any number of persons related by blood, marriage or adoption, or not more than two unrelated persons living as a single housekeeping unit. Anything to the contrary herein notwithstanding, no unit may be occupied by more than three persons per bedroom.

(3) RENTAL/LEASING

No condominium unit shall be rented or leased except as permitted in the Declaration of Condominium, the By-Laws and/or Rules and Regulations. The minimum period of a lease shall be thirty (30) days.

In a case of occupancy less than thirty (30) days, guests or relatives are required to sign an affidavit setting forth their relationship to the owner and averring that they are not tenants or lessees and that they are not paying for the use and

occupation of the unit. Approval forms are available through the Management Company.

(4) GENERAL

No nuisance shall be allowed upon condominium property, nor may any use of practice exist that is the source of annoyance to the residents, or which interferes with the peaceful possessions and proper use of the property by its residents.

All parts of the condominium property shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage allowed to accumulate, nor a fire hazard allowed to exist.

No towels or bathing suits or other articles will be permitted to hang over the railing, balconies, or be exposed to the common elements. No unit owner shall permit any use of their unit, or make any use of the common elements, that will increase the cost of insurance on the condominium property.

(5) ALTERATIONS

Unit occupants are reminded that alterations, repairs, and maintenance of the building is the responsibility of the Association, except for the interior of the units, which includes, but is not limited to doors, door frames and patios.

There will be absolutely no alterations, repair or replacement of windows, installation of screened porches or screened doors without the approval of the Board of Directors, and the cost thereof to be paid by the unit owner. There shall be no exterior painting or alterations of doors, building or boundary walls by the unit owner.

(6) WASHERS/DRYERS

No occupant may install or permit the installation of clothes washers or dryer equipment without prior written approval of the Board of Directors. Washers and dryers must meet the safety requirements, as required by the proper government authorities.

(7) PLUMBING/ELECTRICAL REPAIRS

All major repairs to any plumbing or to electrical wiring within or outside a unit shall be made by plumbers or electricians authorized to do such work by proper governmental authorities. They are to be licensed, insured, and certified in the State of Florida.

(8) TINTED WINDOWS

No reflective film or other type of window tinting film shall be placed or installed on the inside or outside of any unit without the prior written approval of the Board of Directors. All window treatments shall be white or off white horizontal blinds or verticals, curtains and/or plantation shutters unless otherwise approved by the Board of Directors, Temporary window coverings such as sheets, blankets, aluminum or Styrofoam shall not be allowed.

(9) SIGNS

No For Sale, For Rent, or Open House signs or other displays or advertising shall be exhibited on any part of the common elements, limited common elements, units or any vehicle by an owner, lessee, or guest.

(10) PETS

Unit owners shall not keep animals in their units or within the common elements unless prior written approval of the Board of Directors of the Association is obtained. It is the intent of the Association that said written approval will not be unreasonably withheld for small animals other than dogs. For purposes of this paragraph, small animals are defined as animals weighing not more than twenty-five (25) pounds when fully grown.

In the event written approval is obtained by the unit owner, then, and in such event, the unit owner will be required to be sure that the animal is always kept under a leash when the animal is outside the unit. In no event shall the animal be allowed to enter the recreational areas and/or cause a nuisance or disturbance of any kind or nature.

The Board of Directors of the Association can withdraw the written approval referred to above at any time in its sole discretion should the small animal become a nuisance or the owner not abide by the Rules and Regulation established by the Board of Directors of the Association pertaining to animals. Anything to the contrary herein notwithstanding, no lessee, sub lessee, or guest or his family shall keep small animals without the written approval of the Board of Directors.

(11) ANIMALS

Undomesticated animals of any nature or kind shall not be enclosed, fed, or encouraged to inhabit any portion of

condominium property, including any limited common element therein. This restriction shall also include fowl, reptiles and mammals.

(12) PARKING

All automobiles shall be parked only in the parking spaces so designated for that purpose by the Association. Owner agrees to notify all guests of the regulations regarding parking, and to require guests to abide by such parking.

In addition to the designated limited common element parking space attached to each unit, each unit shall be entitled to the use of one guest parking space (common element) and one guest parking space only. Additional unit owner parking or guest parking is available at the East section of the condominium property or the Westerly section of condominium property. These areas are more commonly known as the Guard House Area and Building Seven (7) overflow parking area.

No boats, trailers, campers, motorhomes, motorcycles, or vehicles larger than a passenger automobile or standard size station wagon will be permitted within the development of which the unit is part. No boats, trailers, campers, motorhomes, motorcycles, skateboards, mopeds, or any other vehicle whether motorized or not will be permitted to operate on the sidewalks and/or landscaped areas of the common elements or any other portions of condominium property.

No parking of trucks exceeding D.O.T. Class Thirty Three (33) or similar commercial vehicles will be permitted parking except for delivery, pickup, or for periods of condominium construction.

Any such vehicle on any of the properties mentioned in the preceding sentences may be removed by the Association at the expense of the unit owner, occupant or guest owning the same, for storage or public or private sale, at the election of the Association; and the unit owner, occupant or guest owning the same shall have no right or recourse against the Association therefor. This regulation shall not authorize abandoned vehicles, or automobiles with expired registration or license plates to remain on the premises.

No repairing of automobiles, trailers, boats, campers, motorhomes, or any other property of the owner shall be permitted outside the confines of the owner's unit.

INDIAN SPRINGS CONDOMINIUM, INC.

REFERENCES

As of October 24 2018, the above reformatted Rules and Regulations comprises:

Certificate of Amendment to Rules and Regulations of INDIAN SPRINGS COLONY FIRST, A CONDOMINIUM signed 22 March 1990 and recorded at Pinellas County in Book 7233 pages 977 to 981

Amended Certificate of Amendment to Rules and Regulations of INDIAN SPRINGS COLONY FIRST, A CONDOMINIUM signed 10 July 1990 and recorded at Pinellas County in Book 7330 page 1364 to 1365

Certificate of Amendment to Rules and Regulations of INDIAN SPRINGS COLONY FIRST, A CONDOMINIUM signed 17 January 2012 and recorded at Pinellas County in Book 17499 pages 1903 to 1905