

Rules & Regulations

Arbor Grove Condominium Association, Inc.

August 2024



Ratification

These Rules and Regulation are effective as of August 15, 2024, and supersede any and all previous versions. ***Ignorance of these Rules and Regulations does not exempt a Resident or Owner from their responsibility to comply.***

Introduction

These Rules and Regulations shall be cumulative with the covenants, conditions, and restrictions set forth in the Declaration of Condominium, provided that the provisions of the Declaration of Condominium shall have control over these Rules and Regulations in the event of a conflict or doubt as to whether a specific practice or activity is or is not permitted. The Rules and Regulations often set forth obligations for using Association facilities and clarify restrictions stipulated elsewhere in the Governing Documents

These Rules and Regulations apply to all Residents and their Guests, even if not specifically stated. The Board of Directors is permitted, but not required to grant relief to one or more Unit Owners from specific Rules and Regulations upon written request when in the sole opinion of the Board of Directors, good cause is shown.

It may appear that there are many Rules and Regulations that Residents of Arbor Grove are expected to know and follow. But, most Rules and Regulations are basic common sense and deal with treating your fellow Residents and Association property with respect; others are instructional and offer guidance to how day-to-day operations of the Association are addressed.

The Board of Directors and the Property Manager have full authority to enforce any and all Rules and Regulations of the Association, as well as the Declaration of Condominium and the Bylaws.

A violation(s) of any Article set forth in the Rules and Regulations of the Association shall be subject to a fine(s) and/or suspension, as provided for by Florida Statute (*see Violations and Remedies on page 9 for more information*).

Words Used in These Rules and Regulations

Annual Rental

The rental of a Unit Owner's Unit for a term of 12 months with a fully-executed lease agreement.

Balcony

A Balcony is a Limited Common Element adjacent to a second level Unit's living space and enclosed by three exterior walls. Screening or an enclosing wall

installed in the aperture by a Unit Owner does not convert a Balcony to part of the Unit space owned and controlled by the Unit Owner.

Common Element

The Common Elements are all portions of the property not within the Units, tangible property required for the maintenance and operation of the Common Elements, and easements through Units for

conduits, ducts, plumbing, wiring, and other facilities for the furnishing of utilities and other services to Units and the Common Elements. Examples of Common Elements include the clubhouse and gym, walkways and roadways, stairwells, attic space above second level units, refuse and recycling collection area, swimming pools, landscaping and nature trail, and more.

Electric Vehicle

For the purposes of these Rules and Regulations, an Electric Vehicle is defined as a class of vehicle that is powered by a rechargeable battery, used for transportation purposes, and that may be driven on all roads and highways without restrictions.

Family or Family Member

Per the Declaration of Condominium of the Association, Family or Family Member(s) are defined as a Unit Owner's spouse, children and the children's spouse and children, parents, siblings, and grandparents.

Governing Documents

The Governing Documents of the Association include the Declaration of Condominium, Articles of Incorporation, Bylaws, and the Rules and Regulations of the Association (collectively herein as "Governing Documents").

Guest

A Guest is a Family Member or individual known personally by the Unit Owner or Resident. Per the Declaration of Condominium of the Association, a Guest is a visiting individual who has a principal residence that is not an Arbor Grove Unit.

Lanai

A Lanai is a Limited Common Element adjacent to a ground level Unit's living space and enclosed by three exterior walls. Screening or an enclosing wall installed in the aperture by a Unit Owner does not convert a Lanai to part of the Unit space owned and controlled by the Unit Owner.

Limited Common Element

The Limited Common Elements are a portion of the Common Elements reserved for the use of a certain Unit or Units to the exclusion of other Units. These can include Balconies and Lanais, parking spaces, and more.

Patio

A Patio is a Common Element space adjacent to, but outside a ground level Unit's Lanai, and is constructed using a hard surface material which defines a usable space. Although a Patio is constructed on a Common Element, it does not convert the space to a Limited Common Element.

Pet

Per the Declaration of Condominium of the Association, a Pet is defined as a dog or a cat. A Service Animal/Support Animal is not considered a Pet.

Rental

The occupancy of a Unit by an individual(s) for one month or more who is not the Unit Owner, with or without the Unit Owner residing in the Unit. This definition is not inclusive of all occupancy situations. See **Article 15: Occupancy** on page 11 and **Article 17: Rentals** on page 13 for complete rules and regulations concerning Rentals and Occupancy.

Resident

An individual residing at Arbor Grove.

Roommate

A Roommate is an individual who will be residing in a Unit occupied by a Resident who occupies the Unit as their primary residence. A Roommate is considered an Annual Rental regardless of the length of an occupancy of more than six months. Non-Owner occupants are not permitted to take on a Roommate after the start of a lease period without approval of the Unit Owner; the Roommate must be added to the lease agreement and submit all required applications and the application fee prior to occupancy. All Roommate occupancies must abide by the provisions set forth in **Article 17: Rentals** of the Rules and Regulations.

Service Animal/Support Animal

A Service Animal is defined as any dog that is individually trained to do work or perform tasks for the benefit of an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability.

Only dogs who have received specialized training to perform a specific task or tasks for an individual with a disability are considered Service Animals. This is the key difference between a Service Animal and all other types of working animals, including therapy, comfort animals, and emotional support animals.

A Support Animal is any animal that provides emotional support alleviating one or more symptoms or effects of a person's disability. These types of animals may or may not receive training and may interact with all sorts of people, including an individual with a disability, but they are not trained to perform a specific task for an individual with a disability.

For the purposes of these Rules and Regulations, a Service Animal/Support Animal is not considered a Pet.

(Source: <https://adata.org/service-animal-resource-hub/differences>)

Short-Term Rental

The rental of a Unit Owner's Unit for a term of no less than one month and no more than six months with a fully-executed lease agreement.

The Rules and Regulations

1. Ingress and Egress.

Sidewalks, entrances, passageways, stairways and landings, and similar portions of the **Common Elements** are not to be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Property or **Common Elements**.

- 1.1 Florida Fire Prevention Code prohibits furnishings, plants, or other obstructions in walkways, stairwells, or landings that may obstruct emergency personnels' access to and from a Unit.
- 1.2 Windows and unscreened balconies are not to be used as an ingress or egress, except in the case of an emergency.

2. Storage of Personal Property.

No objects of any kind are to be stored within the Condominium Property or the **Common Elements**, except in areas specifically designated for such purposes. The personal property of **Residents** must be stored within their respective Unit, with exceptions for bicycles, patio furniture, grills, and plants in planters.

- 2.1 Personal property may not be stored underneath stairwells.
- 2.2 Bicycles are to be stored on the bicycle racks provided throughout the Association Property, or within **Residents'** respective units (*see Article 2.4(b)*). Unit Owners who do not reside on the property full-time, should store their bicycle(s) in their Unit when leaving the property for extended periods of time.
- 2.3 No flammable, combustible, or explosive fluids, chemicals, or substances shall be stored in any **Common Element, Limited Common Element**, or Unit. Liquid propane gas cylinders with a capacity greater than one pound may not be stored anywhere within a Unit or on a **Balcony** (*see National Fire Protection Association NFPA 1:69.5.3.5*).
- 2.4 **Lanais and Balconies.**
 - (a) **Lanais** and **Balconies** are not to be used for the storage of items of infrequent use; the **Lanai** or **Balcony** closet should be used for storage of these items.
 - (b) Bicycles may be kept on **Lanais** or **Balconies**, but should be placed along an inner wall.
- 2.5 **Patios.**
 - (a) **Patio**-type furniture, plants in planters, and grills may be kept on **Patios** (*see Article 23: Grills on page 18 for Rules and Regulations for grills*).
 - (b) **Patio** furniture should be a solid color, and must fit on the **Patio** surface; **Patio** umbrellas are not permitted.
- 2.6 Plants in planters may be kept on a Unit's **Patio** or on the **Common Element** space outside a Unit's **Lanai**. Planters placed on **Common Elements** must have sufficient clearance so not to obstruct landscape work. Planters should be a solid color and be containers meant for holding plants; no storage containers, buckets, pots, or bowls will be permitted. Plants must be alive and maintained. Plants/planters that cause obstruction or are not being maintained by the **Resident** will be required to be removed by the Unit Owner, or be subject to removal by the Association.

3. Exterior Walls, Windows, and Doors.

Nothing is to be affixed to or hung on the exterior walls of any **Common Element** or **Limited Common Element**, sliding doors, or windows, except *Alteration Permits* issued by the Association (*see Alterations and Improvements on page 11*).

- 3.1 Entrance doors and windows are considered part of the Unit Owner's Unit. Unit Owners are responsible for the cost of replacing entrance doors and windows.

- 3.2 Entrance doors and windows must conform to the architectural standards as adopted by the Association (*see **Entrance Door and Window Specifications Addendum** on page 24*).
- 3.3 Exterior lighting fixtures mounted in **Common Elements** are the responsibility of the Association and may not be altered by Unit Owners; this includes door light fixtures and stairwell light fixtures.
- 3.4 Interior window and sliding door treatments must be maintained in good condition and are limited to draperies or blinds which must be white, off-white, or brown in color, including any backing material.
- 3.5 No awning, canopy, shutter(s), or other projection may be attached to or placed upon the exterior wall or roof of any building, or other **Common Element** or **Limited Common Element**.
- 3.6 No dirt, substance, or object shall be allowed to fall or be thrown from any window.
- 3.7 Wall-installed or window air conditioning units are not permitted.
- 3.8 Retractable screen doors are permitted to be installed on the entrance door frame exterior (*requires an Alterations Review Request*).
- 3.9 Unit Owners are responsible for any damage caused to the **Common Elements** or **Limited Common Elements** external walls by themselves, lessees, **Guests**, or employed service vendors.
- 3.10 Religious symbols, such as a mezuzah, may be attached to door frames. Christmas and Hanukkah-specific decorations (e.g., menorahs, wreaths, Christmas ornaments, etc.) may be displayed on doors and/or windows between the Friday following Thanksgiving and January 7 of the following year.
- 3.11 Non-Christmas/Hanukkah holiday signs or other holiday graphics are permitted in windows, or on doors or stairwell railings one week prior to the holiday date, but such signing and/or graphics must be removed the day following the holiday.

4. Lanais, Balconies, and Patios.

Nothing shall be affixed to or hung on the exterior walls of any **Limited Common Element**; **Lanais** and **Balconies** are **Limited Common Elements**; **Patios** are **Common Elements**.

4.1 Lanais and Balconies.

- (a) No dirt, substance, or object shall be allowed to fall or be thrown from any **Balcony**.
- (b) Nothing shall be affixed to or hung on the walls or ceiling of a **Lanai** or **Balcony**; **Lanai** and **Balcony** walls and ceiling paint color must be identical to the exteriors of the condominium buildings.
- (c) **Lanais** and **Balconies** are not to be used for the storage of infrequently used items; these items should be stored within the Unit or within the **Lanai** or **Balcony** closet.
- (d) Unit Owners are responsible and liable for the use of their **Lanai** or **Balcony**, as well as for any item on their **Lanai** or **Balcony**.
- (e) **Balconies** must maintain a safety railing extending the width of the aperture of the **Balcony**.
- (f) **Lanais** and **Balconies** are not to be used for the drying of laundry.
- (g) Exercise equipment may not be kept or used on a **Lanai** or **Balcony** with the exception of non-stationary bicycles (*see **Article 2.4(b)***).
- (h) No grills may be operated on **Lanais** and **Balconies** (*see **Article 23: Grills** on page 18 for Rules and Regulations regarding grills*).
- (i) Screen fabric on **Lanais** and **Balconies** must be in good condition, and free of holes or unsecured edges. The Association will supply screen fabric to a Unit Owner only for replacement of worn or damaged screening; the Unit Owner will be responsible for the cost of installation of the screening. Unit Owners may purchase their own screen fabric, but it must comply with the material specifications as determined by the Association (*see **Screen Fabric Standards Addendum** on page 27 for specifications*). **Lanais** and **Balconies** without screening may be framed and screened at the Unit Owner's expense. The frame material must be bronze in color.

- (j) **Lanai** and **Balcony** sliding doors and fixed glass panels may not be removed.
- (k) Exterior-opening doors on **Lanai** apertures must be full screened; the door frame and hardware must be bronze in color.

4.2 **Patios.**

As of the ratification date of these Rules and Regulations, no new **Patio** construction is permitted on Association **Common Elements**. A **Patio** that has been constructed (*or approved for construction*) prior to the ratification date of these Rules and Regulations is permitted to remain as is (*grandfathered*) per Association Resolution, but the **Patio** structure must be dismantled and removed upon the sale or transfer of the Unit (*see Resolution Regarding Patio Extension on page 30*).

All **Patios** constructed (*or approved for construction*) prior to the ratification date of these Rules and Regulations must adhere to **Patio** building specifications (*see Patio Building Specifications Addendum on page 21*).

- (a) **Patios** must be maintained in good condition. If a **Patio** is deemed unsafe or in poor condition, the Unit Owner will be given 30 days to remove the **Patio** structure or restore the **Patio** to proper condition. A Unit Owner failing to comply, will be subject to removal of the **Patio** structure at the Unit Owner's expense.
 - (b) **Patio**-type furniture, plants in planters, and grills may be kept on **Patios** (*see Article 23: Grills on page 18 for Rules and Regulations for grills*).
 - (c) **Patio** furniture should be a solid color, and must fit on the **Patio** surface; **Patio** umbrellas are not permitted.
 - (d) Plants in planters may be kept on a Unit's **Patio** or on the **Common Element** space outside a Unit's **Lanai**. Planters placed on **Common Elements** must have sufficient clearance so not to obstruct landscape work. Planters should be a solid color and be containers meant for holding plants; no storage containers, buckets, pots, or bowls will be permitted. Plants must be alive and maintained. Any plants/planters that cause obstruction or are not being maintained by the **Resident** are subject to being removed by the Association.
 - (e) The use of artificial turf is not permitted anywhere on **Common Elements**.
- 4.3 Christmas or Hanukkah-specific holiday decorations are permitted on **Lanais**, **Balconies**, and **Patios** between the Friday following Thanksgiving and January 7 of the following year.
- 4.4 Non-Christmas/Hanukkah holiday signs or other holiday graphics are permitted on **Lanais** and **Balconies** one week prior to the holiday date, but such signing and/or graphics must be removed the day following the holiday.

5. **Pools.**

Residents and their **Guests** must abide by the rules for use of the pools posted at each pool, per Florida Department of Health Chapter 64E-9. The pools are **Common Elements** of the Association and are to be used by persons who evidence a behavior consistent with the intended purpose of the facilities.

- 5.1 The main pool area is open for use 9:00 am–9:00 pm daily. The clubhouse pool area is open for use 9:00 am–dusk daily. No person is allowed within the fenced pool areas when the access gates are locked or after pool closure times.
- 5.2 **Residents** must accompany their **Guests** when using the pools, limited to two **Guests** per **Resident**. **Residents** are responsible for the conduct of their **Guests**. Children must be accompanied and supervised by an adult.
- 5.3 There is no lifeguard at the pools; swimming is at an individual's own risk.
- 5.4 Maximum pool load (*number of individuals in the pool at any one time*) is 20 individuals.
- 5.5 Proper swim attire is required; excessively revealing or see-through swim attire is not considered to be proper swim attire.

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- 5.6 Diving, running, horseplay, and playing with pool mechanical, maintenance, or safety equipment is prohibited.
 - 5.7 Glass containers are not permitted anywhere within the fenced pool areas; food is only allowed at the cabana areas; those using the pool facilities are required to dispose of any garbage and leave the pool area clean.
 - 5.8 Animals are not permitted within the fenced pool areas.
 - 5.9 Smoking and vaping are not permitted anywhere within the fenced pool areas.
 - 5.10 Pool furniture is not to be removed from the fenced pool areas.

6. Clubhouse and Gym.

The clubhouse houses the office of the Property Manager; office hours are posted at each entrance. The clubhouse and the gym within the clubhouse are for the use and enjoyment of **Residents** and their invited **Guests**.

- 6.1 Persons using the clubhouse, gym, and clubhouse restrooms are responsible for keeping the facilities clean and presentable at all times.
- 6.2 **Gym Facility.**
 - (a) The gym facility is open for the use of **Residents** and their accompanied **Guests**, 6:00 am–10:00 pm daily.
 - (b) Individuals using the gym facility must abide by the posted rules for use of the facility and are responsible for any damage they cause to the facility or equipment
 - (c) Gym equipment must be wiped clean after each use.
- 6.3 **Reserving the Clubhouse.**
 - (a) Unit Owners may reserve and use the clubhouse facility for Arbor Grove community events at no cost; a completed *Clubhouse Reservation Application* and refundable damage deposit must be submitted to the Property Manager at least two days prior to an event date. The organizer(s) of the event are responsible for cleaning the facility after the event, and are responsible for damage caused to any portion of the clubhouse facility.
 - (b) **Residents** may reserve and use the clubhouse facility for private events for a fee; a completed *Clubhouse Reservation Application*, the rental fee, and refundable damage deposit must be submitted to the Property Manager at least two days prior to an event date to secure a reservation. The damage deposit will be refunded after the event, minus any costs of cleaning and damage repairs to the facility.
- 6.4 Persons using the clubhouse pool must towel dry before entering the clubhouse restrooms.
- 6.5 **Residents** are responsible for the costs to repair damage to any portion of the clubhouse facility caused by themselves or their **Guest(s)**.
- 6.6 **Animals** are not allowed inside the clubhouse or gym.

7. Access to Association Property.

Access to the Association property is made by way of one of the two vehicle gate systems or one of the two pedestrian gates.

- 7.1 Pedestrian gates are to be closed and locked at all times; gates are never to be propped open.
- 7.2 **Residents** may purchase vehicle gate key cards and vehicle gate remote fobs from the Property office.
 - (a) Gate key cards and remotes are for **Residents'** use only; they are not to be provided permanently to non-**Residents** for property access.

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- 7.3 **Residents** are not to use the entry call box for access to the property in lieu of purchasing a gate key card or gate remote fob.

8. Quiet Hours and Noise Control.

8.1 Quiet Hours.

Quiet hours are 10:00 pm–8:00 am, seven days a week. **Residents** and **Guests** should mitigate excess noise at all times, but during quiet hours, noise should be kept to a reasonable volume that does not disturb neighbors.

- (a) Moving into or out of a Unit, and delivery of large items, such as appliances and furniture, during quiet hours is prohibited.
- (b) Remodel/construction work during quiet hours is prohibited.

8.2 Noise Control.

Residents should be aware that there is no soundproofing between Unit walls and floors; **Residents** should mitigate excess noise at all times.

- (a) Noisy major appliances should be placed on a sound underlayment material; exercise equipment should be placed on an acoustical pad.

- 8.3 Fireworks are not permitted to be used on Association property.

9. Community Demeanor.

Arbor Grove **Residents**, their **Guest(s)**, and employed vendor(s) are expected to treat one another with respect; inappropriate language or behavior directed at another **Resident** or their **Guest(s)** on Association property is not tolerated.

- 9.1 Children are the responsibility of their parents or legal guardians, and are to be supervised at all times while on Association property.
- 9.2 Solicitation is not allowed on Association property.
- 9.3 Conduct on Association property that requires law enforcement personnel to be called shall be presumed a nuisance and a violation.
- 9.4 Feeding wildlife on the property is not permitted.

9.5 Meetings, Hearings, and Board of Directors Workshops.

With the exception of closed Board Meetings, Unit Owners are permitted to attend meetings, hearings, or workshops, but are not permitted to disrupt the proceedings; offhand commentary, inappropriate language, and other disruptive behavior is not tolerated.

- (a) Unit Owners must be respectful of others who have been given the opportunity to speak during a meeting, and remain silent until such time when the Board of Directors or Committee Chairperson yields the floor to them.
- (b) Unit Owners attending a Fines and Suspensions Review hearing are not permitted to speak, unless they are present to offer defense for the actions of the Unit Owner being fined.

10. Property Manager, Maintenance Personnel, and Volunteers.

The Property Manager and maintenance personnel are employed by the property management company contracted by the Association. Maintenance personnel report directly to the Property Manager.

- 10.1 **Residents** may not make personal requests of the Property Manager or maintenance personnel.
- 10.2 **Residents** are not permitted to interfere with and/or obstruct any Association work being performed by or managed by the Property Manager, maintenance personnel, Committee Volunteers, non-Committee Volunteers, or vendors working under the employ of the Association.

- 10.3 A **Resident** who is not duly recognized as a Member of an Association Committee and who volunteers to assist the Property Manager with Association projects, must first submit a completed *Volunteer Release and Waiver of Liability* prior to the commencement of any volunteer task(s).

11. Incident Reporting.

All incidents occurring on Association property that involve injury to any **Resident, Guest**, vendor or their employee(s), or an employee of Resource Property Management, and/or causes damage to Association property should be documented by an *Incident Report*.

11.1 Documentation on the Incident Report.

- (a) The date, time, and location of the incident.
- (b) Names and contact information of all individuals involved or who witnessed the incident.
- (c) Photos or video of anything that may have been involved or deemed a cause of the incident; such digital files must be provided to the Property Manager.
- (d) Description of the events from all individuals involved or who witnessed the incident.

11.2 Incident Reporting.

- (a) The completed *Incident Report* and any supporting evidence of the incident, be it physical or digital, should be given to the Property Manager.
- (b) All supporting evidence will be retained in the office of the Property Manager to secure the chain of custody.

12. Violations and Remedies.

All Arbor Grove **Residents** and **Guests** must comply with the **Governing Documents**, as shall be adopted and revised from time to time. Failure of a **Resident** or **Guest** to so comply shall be grounds for action by the Association which may include, without limitation, recovery of sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedies, at the sole discretion of the Board of Directors, a fine or fines may be levied against a Unit Owner for the failure of themselves, their **Family, Guest(s)**, lessee(s), or employed vendors(s) to comply with any covenant, rule, or regulation as set forth in the **Governing Documents** of the Association.

12.1 Notice of Violation.

- (a) The Association will notify a Unit Owner by email or U.S. Postal Service mail of an infraction(s). The notification will include the infraction, remedy to comply, required date of response of agreement to comply, and the potential for a fine due to continued noncompliance.
- (b) If another infraction of the same violation should occur, the Unit Owner will be notified that a fine will be recommended and the violation will be forwarded to the Board of Directors for approval or denial of an assessed fine.

12.2 Assessment of Fine(s).

- (a) The Board may vote to approve a fine(s) and levy such against a Unit Owner due to the continued noncompliance by themselves, or by their **Family, Guest(s)**, lessee(s), and/or employed vendor(s).
- (b) Continued infractions for the same violation may result in multiple fines being levied until the Unit Owner has remedied the issue, up to the maximum amount permitted by Florida Statute (*see Florida Statutes 718.303(3)*).
- (c) An infraction(s) of a separate noncompliance issue will each be considered a unique violation and each infraction subject to a separate fine(s).
- (d) The Board of Directors, at its sole discretion, may elect to impose a fine(s) upon a violation, bypassing any notification to remedy a violation prior to imposing a fine.

12.3 Due Process Hearing.

Per Florida Statute 718.303(3)(b), the Association is required to establish a Committee of no less than three impartial Unit Owners to conduct Hearings for the purpose of providing a Unit Owner against whom the Board of Directors has levied a fine(s), the opportunity to present facts and defenses as to why the fine(s) should not be imposed.

- (a) The Association will notify the Owner subject of the hearing via email and U.S. Postal Service mail of the date, time, and location of the Hearing before the Committee.
- (b) The Owner subject of a proposed fine will be granted the opportunity to provide before the Committee, facts and defenses on their behalf.
- (c) Upon conclusion of a Hearing, the Committee shall vote to confirm or deny the fine(s) as levied; the decision of the Committee of denial or confirmation of a fine(s) is final; the Board of Directors cannot alter the ruling of the Committee.

12.4 Collection of Fines.

- (a) The Association will notify the Unit Owner who is fined of the ruling of the Committee, and payment instructions if a fine(s) is confirmed and due.
- (b) The Association reserves the right to use any recourse permitted by Florida Statute in the collection of fines due the Association.
- (c) All monies collected from fines shall be allocated as directed by the Board of Directors.

12.5 Nonexclusive Remedy.

Fines shall not be construed to be exclusive and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled.

13. Unit Entry.

In emergency situations when entry to a Unit is necessary and the **Resident** is not available, a Member of the Board of Directors or the Property Manager shall have the right to enter a Unit, but must be accompanied by at least one other Board Member or employee of the Property Management staff.

- 13.1 It is recommended that all Unit Owners leave a key at the property office for emergency entry to their Unit; the Property Manager maintains the secured storage of Units keys to which only they and Board Members have access.
- 13.2 A Board Member or the Property Manager will attempt to contact the **Resident** of record of a Unit prior to entering a Unit. If contact cannot be made, those authorized to enter a Unit will do so, but will immediately announce their presence.
- 13.3 The Unit Owner will be responsible for the cost of a locksmith, should the Association require such service to gain entry to a Unit.
- 13.4 Damage or increase in damage to a Unit, portions of a Unit, other Units, or **Common Elements** for which the Association is responsible caused by delays due to lack of access to a Unit may be considered negligence of the Unit Owner, and may result in legal action to recover costs due to such negligence.
- 13.5 No individual is permitted to interfere with the necessary entry to a Unit by Association personnel authorized to do so, as set forth in this **Article 13**. If a Unit Owner authorizes an individual to act on their behalf in an emergency situation, the Unit Owner assumes all responsibility for any damage caused by the authorized individual obstructing entry to a Unit, whether it be to their Unit or any other Unit so affected. If damage to other Units may be caused by delaying entry to a Unit to remedy a situation, authorized Association personnel may enter a Unit to remedy said situation.

14. Alterations and Improvements.

Alterations and improvements to a Unit Owner's Unit, **Common Element**, or **Limited Common Element** require a completed *Alterations Review Request* to be submitted for approval by no less than three Members of the Board of Directors prior to the commencement of any alteration work. Unit Owners must comply with all requirements and provisions set forth in the *Alterations Review Request*.

14.1 Flooring Alterations.

- (a) Hard surface flooring installed in a second level Unit is required to have a sound absorbing/soundproofing underlayment with an STC and IIC minimum rating of 60 over a two-inch concrete slab subfloor; flooring installed in a ground level Unit is not required to have any sound absorbing/soundproofing underlayment.
- (b) It is recommended that the *Alterations Review Request* submitted include samples of both the flooring and underlayment products.

14.2 Patios.

As of the ratification date of these Rules and Regulations, no new **Patios** are permitted to be constructed, except for construction properly approved prior to the ratification date, and thus, no alterations other than repairs to what is already constructed may be made to existing (*grandfathered*) patio structures (see **Resolution Regarding Patio Extension** on page 99).

- (a) An entire **Patio** structure may not be replaced in lieu of repairing the existing structure.
- (b) Should a **Patio** structure require substantial repairs, the Board of Directors may require the structure to be removed at the expense of the Unit owner and the area returned to its original condition.

14.3 Entrance door and window replacements must comply with the Association's architectural standards (see **Entrance Door and Windows Specifications Addendum** on page 24).

14.4 Upon approval by the Board of Directors of an alteration or improvement, the Unit Owner will receive notification of the approval and an Association *Alterations Permit* which must be displayed in the Unit's designated window or on the entrance door, and remain displayed until completion of the alteration or improvement, at which time the *Alterations Permit* must be returned to the Property Manager.

14.5 Neither a Unit Owner nor the Association may permit any alteration in the portions of a Unit or the Condominium which are maintained by the Association, nor permit the removal and/or replacement of any portion thereof, make additions to, or do anything which would jeopardize the safety or structural integrity of a condominium building, or impair any easement.

14.6 Cost to repair damage(s) to any **Common Element** or **Limited Common Element** caused during alteration work is the sole responsibility of the Unit Owner.

14.7 No painting of or alterations to the appearance of any **Common Element** or **Limited Common Element** is permitted, except for a patio installation, approved landscape alterations, screening, flooring, or installation of a ceiling fan on a **Lanai** or **Balcony**, with proper approvals.

14.8 Alterations to a **Common Element** landscape must be approved by no less than three Members of the Board of Directors—and the Landscape Committee Chairperson for plantings—prior to the commencement of any landscape alteration, and must adhere to the landscape alterations specifications (see **Landscape Alterations Specifications Addendum** on page 25).

14.9 Owner-purchased plants become the property of the Association once planted in the ground of a **Common Element**.

15. Occupancy.

All Units are to be occupied as a residence and for no other purpose. No more than two individuals per bedroom are permitted to occupy a Unit at any time. See the **Occupancy Matrix Addendum** on page 28 for more information.

15.1 Occupancy During Unit Owner Absence.

During a Unit Owner absence, be it short-term or persistent, the Unit Owner may have a non-owner(s) occupy their Unit in their absence. Restrictions and limitations apply to all occupancies during an absence of the Unit Owner. Under no circumstances may a unit be rented for a fee for a period of less than one month.

- (a) A Unit Owner must submit a completed *Guest Registration* with details about all **Family Member(s)** or **Guest(s)** who will be occupying their Unit if the occupancy will be more than 14 days, but less than one month.
- (b) A non-owner occupying a Unit for more than one month, but no more than six months at a time during an Owner absence is considered a **Short-Term Rental**, whether paying a rental fee or not, and must abide by all provisions set forth in **Article 17.7: Short-Term Rentals**.
- (c) An absent Unit Owner may be permitted to lease their Unit on an annual basis (see **Article 17.6** for rules and regulations concerning **Annual Rentals**). If a **Family Member** will be a persistent occupant of a Unit not occupied by the Unit Owner, the **Annual Rental** threshold cap will not apply to said Unit (see **Article 17.6: Annual Rentals**).
- (d) The Board of Directors reserves the right to disallow an occupancy for just cause, based upon behavior or compliance issues during an individual's previous occupancy at Arbor Grove.
- (e) Occupancy of a Unit by a person(s) other than a **Family Member** who is providing care and/or support during a time the Unit Owner is hospitalized or in a care facility, shall be considered a tenancy after 30 days of occupancy, and the person(s) must complete the process for approval as a **Roommate** as set forth in **Article 17.8: Roommates**.

15.2 Family or Guest Occupancy with Unit Owner Present.

- (a) A **Family Member** or **Guest** may reside temporarily with a Unit Owner, but if the occupancy is more than 14 days and less than one month, the Unit Owner must submit a completed *Guest Registration*.
- (b) A **Family Member** or **Guest** residing temporarily with a Unit Owner for more than one month, but no more than six months at a time is considered a **Short-Term Rental**, whether paying a rental fee or not, and must abide by all provisions set forth in **Article 17.7: Short-Term Rentals**.
- (c) A **Family Member** or **Guest** residing with a Unit Owner for more than six months is considered an **Roommate**, whether paying a rental fee or not, and must abide by all provisions set forth in **Article 17.8: Roommates**.
- (d) Regardless of the length of occupancy, **Family** and **Guest(s)** residing with a Unit Owner must agree to abide by all Rules and Regulations of the Association; the Unit Owner is solely responsible for the behavior and compliance of their **Family** and **Guest** occupant(s).

16. Unit Sales and Transfers.

Unit sales and transfers must be approved by the Board of Directors, with the exception of Transfers by inheritance or gift, and made pursuant to Florida Statue 718 and the **Governing Documents** of the Association.

16.1 Unit Sales.

- (a) Upon entering into Contract for the sale of a Unit, the purchaser must submit a completed *Unit Purchase-Transfer Application* and the non-refundable, application fee to the Property Manager.
- (b) The *Unit Purchase-Transfer Application* will be submitted to the Board of Directors for approval upon receipt of the applicant(s) background check; three Board Member approvals are required. The Board of Directors reserves the right to deny a *Unit Purchase-Transfer Application* for just cause.
- (c) Closing on the sale of a Unit or moving into a Unit without prior approval by the Board of Directors of the *Unit Purchase-Transfer Application* is not permitted.

- (d) If the purchaser of a Unit is a corporation, partnership, trust, or entity other than an individual, the *Unit Purchase-Transfer Application* must list all persons who will occupy the Unit; occupancy will be limited to those persons named on the *Unit Purchase-Transfer Application*. Purchase of a Unit by any such entity is not permitted if the Unit is to be used for any purpose other than as a private residence.
- (e) Open houses are not permitted; key lock boxes are to be put only on the Unit doorknob/handle.

16.2 Unit Transfers.

- (a) The individual(s) to whom a Unit will transfer must submit a completed *Unit Purchase-Transfer Application* and the nonrefundable, application fee to the Property Manager.
- (b) Although the Board of Directors may not deny a transfer of ownership via inheritance or gift, the Board of Directors reserves the right to deny occupancy to an adult individual(s) named on the *Unit Purchase-Transfer Application* for just cause.
- (c) Proof of receivership of the Unit transfer may be requested.

16.3 Background Check and Application Denial.

- (a) The Association will order a criminal background check for all adult rental applicants and reserves the right to deny a *Unit Purchase-Transfer Application* for just cause based upon, in part, the information received from an applicant's background check, except where denial is prohibited due to inheritance or gift.
- (b) Just cause shall include:
 - Providing incomplete or false information on any submitted documents.
 - Past behavior or compliance issues during previous occupancies or visitations at Arbor Grove.
 - Criminal convictions or pleas of no contest for violent crimes or crimes of a sexual nature, and distribution of a controlled substance within the previous five years.
 - The Unit Owner is in arrears with money owed the Association.
- (c) In the event of an application denial, the Association will provide the Unit Owner a written response, including the reason(s) for denial; the Unit Owner may submit a written appeal for reconsideration of the denial with just cause, but the decision by the Board of Directors after reconsideration is final. Per **Article 18.1(b)** of the **Declaration of Condominium of the Association**, the Association has neither the duty to purchase such unit, nor to provide an alternate purchaser, nor assumes any responsibility for the denial of a *Unit Purchase-Transfer Application*.

17. Rentals.

Arbor Grove permits, with restrictions and limitations, **Annual Rentals** and **Short-Term Rentals**. Under no circumstances may a unit be rented for a fee for a period of less than one month. No more than two individuals per bedroom are permitted to reside within a Unit at any time. See the **Occupancy Matrix Addendum** on page 28 for more information.

- 17.1 No Unit Owner will be permitted to rent their Unit if the Unit Owner is in arrears with monies due the Association, including water/sewer charges, but excluding monies due from assessed fines.
- 17.2 Unit Owner(s) leasing a Unit are solely responsible for the behavior of and any damage caused by their lessee(s) to the **Common Elements, Limited Common Elements**, or another Owner's Unit.
- 17.3 The Association and the Property Manager are not responsible for managing rentals; Unit Owners of **Annual Rentals** or **Short-Term Rentals** are solely responsible for the management of their rented Unit(s) and occupant(s).
- 17.4 Per **Article 18.2** of the **Declaration of Condominium of the Association**, the Association has the right to terminate a lease upon noncompliance of a lessee(s) observing any of the provisions set forth in the **Governing Documents** of the Association.

17.5 Non-Owner Occupant Application.

A prospective occupant must submit a completed *Non-Owner Occupant Application* at each rental period and pay a non-refundable, \$150 application processing fee (*\$25 for renewal applications*), which includes a criminal background check, if required. The Application should be submitted no less than 15 days prior to the beginning of the lease term.

- (a) *Non-Owner Occupant Applications* must be approved by no less than three members of the Board of Directors prior to the move-in date or an annual lease renewal. The Board of Directors reserves the right to deny a *Non-Owner Occupant Application* for just cause.
- (b) A lessee(s) moving into a Unit prior to obtaining Board approval of their *Non-Owner Occupant Application* will be required to vacate the Unit.

17.6 Annual Rentals.

The Association threshold for determining the number of **Annual Rentals** permitted at any one time is no more than 20% of the total Units in the Association, or 36 Units, and is overseen by the Property Manager. The threshold does not include persistent occupancies by a **Family Member(s)** in absence of the Unit Owner or a **Roommate**.

- (a) A Unit Owner wanting to be granted **Annual Rental** status must submit their Unit to the **Annual Rental** registry maintained by the Property Manager. When an **Annual Rental** opportunity becomes available, it will be offered to the first Unit Owner on the registry (*see Addendum on page 22 for the procedure of Annual Rental offerings*).
 - A Unit Owner must not request a Unit be added to the registry should they not intend to offer the Unit for **Annual Rental**, nor may a Unit Owner trade their Unit's position within the registry with another Unit Owner on the registry.
 - **Annual Rental** status, once granted, is persistent, but is forfeited upon transfer of title of the Unit or if the Unit Owner takes occupancy of the Unit as their residence.
- (b) A fully-executed, 12-month lease agreement must be submitted to the Association prior to the move-in date. The 12-month rental period remains in effect even if, for whatever reason or circumstance, a lessee vacates the Unit prior to the end of the 12-month rental period; no new **Annual Rental** will be permitted until the 12-month rental period expires.
- (c) A **Roommate** is considered an **Annual Rental** and must abide by all provisions set forth in **Article 17.8: Roommates** of these Rules and Regulations.
- (d) A *Non-Owner Occupant Application* must be submitted annually and receive approval of no less than three members of the Board of Directors prior to the commencement of the next 12-month lease period. A new annual lease agreement must be submitted for each renewal rental term. The Board of Directors reserves the right to deny a renewing **Annual Rental** for just cause.
- (e) Unit Owners are solely responsible for the conduct of their lessee(s) and the lessee's **Guest(s)**. A lessee(s) and their **Guest(s)** must abide by all Rules and Regulations of the Association.
- (f) An **Annual Rental** lessee(s) may not sublet the Unit nor any portion of the Unit.
- (g) Only those individuals listed on the *Non-Owner Occupant Application* and the lease agreement are permitted to occupy the **Annual Rental** Unit.
- (h) Think Utility sewer and water accounts must remain in the name of the Unit Owner and are the sole responsibility of the Unit Owner. Delinquent Think Utility account balances are considered monies owed the Association.

17.7 Short-Term Rentals.

A Unit Owner may lease their Unit(s) for a short term of no less than one month and no more than six consecutive months. No Unit shall be leased on a short-term basis for more than six months total within a calendar year.

- (a) Only those individuals listed on the *Non-Owner Occupant Application* are permitted to occupy the rental Unit; no more than two individuals per bedroom are permitted to occupy a Unit at any time.

- (b) A Unit Owner is solely responsible for the conduct of their lessee(s) and the lessee's **Guest(s)**. A lessee(s) and their **Guest(s)** must abide by all Rules and Regulations of the Association.
- (c) A **Short-Term Rental** lessee(s) may not sublet a rental Unit, nor any portion of the Unit.
- (d) A returning, **Short-Term Rental** lessee(s) must submit a *Non-Owner Occupancy Application* and non-refundable, \$25 application processing fee for each rental term; the background check will be waived unless the Board of Directors, at the expense of the Association, finds just cause to order a new background check.
- (e) The Association is not responsible for any tax burden for **Short-Term Rentals**; pursuant to Florida Statue 212.03, Unit Owners are solely responsible for paying the Pinellas County Tourist Development Tax on a **Short-Term Rental** of their Unit.

17.8 Roommates.

- (a) A **Roommate** is considered an **Annual Rental** and must submit a completed *Non-Owner Occupant Application* for approval by the Board of Directors prior to moving into a Unit. The Unit Owner must occupy their Unit as their primary residence to have a **Roommate**. **Roommate Annual Rentals** must abide by all provisions set forth in **Article 17** of these Rules and Regulations.
- (b) **Roommate Annual Rentals** are not included in the Association's **Annual Rental** threshold cap.
- (c) Should an **Annual Renter** wish to have a **Roommate**, the Unit Owner must modify the lease agreement to include the **Roommate** as an occupant. A **Roommate** must abide by all provisions of an **Annual Rental** as set forth in these Rules and Regulations.

17.9 Background Check and Application Denial.

- (a) The Association will order a criminal background check for all adult rental applicants and reserves the right to deny a *Non-Owner Occupant Application* for just cause based on the information received from an applicant's background check.
- (b) Just cause shall include:
 - Providing incomplete or false information on any submitted documents.
 - Behavior or compliance issues during previous occupancies or visitations at Arbor Grove.
 - Criminal convictions or pleas of no contest for violent crimes or crimes of a sexual nature, or distribution of a controlled substance within the previous five years.
 - The Unit Owner is in arrears with money owed the Association.
- (c) In the event of an application denial, the Association will provide the Unit Owner a written response, including the reason(s) for denial; the Unit Owner may submit a written appeal for reconsideration of the denial with just cause, but the decision of the Board of Directors after reconsideration is final. Per **Article 18.2(h)** of the **Declaration of Condominium of the Association**, the Association has neither the duty to rent such unit, nor to provide an alternate lessee, nor assumes any responsibility for the denial of a *Non-Owner Occupant Application*.

18. Moving In or Out of a Unit.

Moving in or our of a Unit should be completed 8:00 am–6:00 pm.

- 18.1 The **Resident** or their designee is required to be present and monitor their movers.
- 18.2 Movers' vehicles and other move-related equipment are not to block any roadway or parking space.
- 18.3 Movers are not permitted to bring semi-tracker-trailers onto the property; trucks/trailers of this size cannot negotiate the turns on the property roadways without causing damage to **Common Elements**.
- 18.4 Unit Owners are solely responsible for any damages caused by movers to **Common Elements** or **Limited Common Elements**.

19. Vehicles.

All **Residents'** motorized vehicle(s) are required to be registered with the Association by completing a *Vehicle Registration* and displaying an Association vehicle registration decal affixed on the appropriate window as determined by the Association. Unregistered, motorized vehicles, or those with no vehicle decal or guest parking tag (see **Article 20: Parking** on page 17) are subject to being towed at the owner's expense. Failure to comply with any vehicle rule or regulation subjects a Unit Owner to being fined and/or the vehicle being towed without notice at the Owner's expense.

19.1 No vehicle repairs shall be made on the **Common Elements** or **Limited Common Elements**, including, but not limited to, engine, transmission, brakes, or radiator work, or painting.

19.2 Vehicles are required to obey posted speed limit and traffic signs while driving on Association property.

19.3 Vehicle License Tabs.

(a) A **Resident's** vehicle(s) parked on Association property must have current license tabs.

(b) A **Resident** with expired license tabs on their vehicle will be given a 30-day notice, or six months notice for out-of-state licenses, to obtain current license tabs, after which, the vehicle will be subject to being towed at the vehicle owner's expense.

19.4 A **Resident's** vehicle(s) must be in working condition. **Residents** with vehicles in inoperable condition will be given a three-day notice to make the vehicle operable, after which, the vehicle is subject to being towed at the vehicle owner's expense.

19.5 A Unit Owner is permitted to put a vehicle cover on their vehicle when they are not on the property, but the cover must be secured to the vehicle and be in good condition.

19.6 A Unit Owner who leaves a vehicle parked on the property when they are absent for an extended period of time, should leave a set of keys to the vehicle with a neighbor in case there is an emergency need to move the vehicle.

19.7 Golf Carts.

(a) Golf carts parked on Association property are bound by all Rules and Regulations that apply to vehicles, and must be licensed and modified to meet City requirements for legal street use.

(b) Electric golf carts may not be charged on Association property via extension cord that extends over any **Common Element** or **Limited Common Element**.

(c) Golf carts must be only driven by persons licensed to do so.

19.8 Electric Vehicle Charging.

(a) **Electric Vehicles** may not be charged on Association property via extension cord that extends over any **Common Element** or **Limited Common Element**.

(b) A Unit Owner owning an **Electric Vehicle** will be permitted to install an **Electric Vehicle** charging station on Association **Common Elements**, but the Board of Directors will have sole authority to designate the location of installation (see **Article 20.12** for parking space designation).

(c) Installation, electricity, maintenance, and insurance costs of a charging station are the sole responsibility of the Unit Owner; the Unit Owner must indemnify the Association against all costs, responsibility, or loss associated with a vehicle charging station.

(d) If the Owner of a vehicle charging station is no longer residing on Association property and does not remove their vehicle charging station, the Association bears no responsibility to purchase the charging station. The Unit Owner may sell their charging station to another Unit Owner, but the sale must be completed while the Owner of the charging station is still an Arbor Grove Unit Owner. If a charging station is not sold and the Owner of the charging station is no longer a Unit Owner, the Association will assume ownership of said charging station with no responsibility to reimburse the Owner of the charging station for any expenses incurred by the Owner.

19.9 Vehicle Washing and Detailing.

- (a) The vehicle washing area water is for the use of **Residents** only.
- (b) Vehicle washing and detailing, whether done by the vehicle owner or a service provider, is to be done in the designated vehicle washing area and done 8:00 am–8:00 pm.
- (c) Service providers must provide their own water supply; they are not allowed to use the Association's water resource.

20. Parking.

Each Unit is assigned one vehicle parking space marked with the Unit number. Assigned parking spaces are considered a **Limited Common Element**. Failure to comply with any Parking Rule or Regulation subjects a vehicle to a fine and/or being towed without notice at the Owner's expense.

- 20.1 A **Resident's** vehicle(s) parked on the **Common Elements** or **Limited Common Elements** is required to have an Arbor Grove vehicle registration decal affixed to the rear window on the driver side or, if the rear window has defrost elements or tinted glass, affixed to the windshield on the driver side.
- 20.2 **Guest Parking Tags.**
 - (a) A **Guest(s)** parking a vehicle on the property overnight or for more than 24 hours, and **Short-Term** lessees must display a current year Arbor Grove **Guest** parking tag hanging from the rear view mirror or placed on the dashboard of the vehicle where it is easily visible.
 - (b) A **Short-Term** lessee may obtain and affix an Arbor Grove vehicle registration decal on their vehicle in lieu of using a **Guest** parking tag.
- 20.3 Only a vehicle, motorcycle, motorized scooter, or golf cart (*with exceptions noted in **Article 20.4***) with an Arbor Grove vehicle registration decal or **Guest** parking tag displayed may occupy a parking space on Association property.
- 20.4 Commercial vehicles are not permitted to be parked on Association property overnight. However, commercial vehicles used by vendors performing approved, multi-day, on-site work are permitted to park on Association Property for the duration of the approved work and are not required to have a **Guest** hang tag displayed in the vehicle, but the Property Manager should be notified that the vehicle will be parked on the property.
- 20.5 Storage containers for moving purposes, boats/jet skis, and campers may occupy an unnumbered parking space for up to three days with prior notice to the Property Manager, and must have a temporary parking permit tag, available at the Property Office, conspicuously posted on them.
- 20.6 Vehicles must not overhang the sidewalk, obstructing passage by pedestrians, when parked in parking spaces. Any vehicle that will not fit within a parking space without overhanging a sidewalk must park in a space that borders a grass area where the vehicle can overhang the curb without obstructing sidewalks, but the vehicle, regardless of size, must fit within the boundaries of a parking space.
- 20.7 Pools and picnic area parking spaces are for short-term use of a person's vehicle when using these facilities.
- 20.8 Loading zone spaces are for short-term parking for loading and unloading from a vehicle.
- 20.9 Vehicles may be parked overnight at the Clubhouse parking area with good reason, but the vehicle owner must notify the Property Manager prior to doing so.
- 20.10 Parking anywhere on property roadways is prohibited, regardless of length of time.
- 20.11 Vehicles parked in a handicap parking spot must have a handicap license plate or a handicap tag hanging from the rear view mirror.
- 20.12 The designated parking space for the owner of an **Electric Vehicle** who also owns an on-property **Electric Vehicle** charging station will be assigned to the parking space located at the charging station.

21. Smoke Alarms/Detectors.

Per Florida Statute 9.6.2.10 and as modified by Statute 31.3.4.5.2, all Units are required to have hardwired smoke alarm(s) with a minimum 10-year, non-removable, non-replaceable lithium battery in Units' common areas (*outside sleeping rooms*) and in sleeping rooms.

- 21.1 Unit Owners are responsible for ensuring smoke alarms in their Unit are maintained in working order.
- 21.2 Smoke alarms installed prior to changes in Statute requirements are permitted, but must be functional.

22. Micromobility Devices.

Bicycles (*manually operated or electrically powered*), motorized scooters/mopeds, skateboards/hoverboards, and roller skates/blades must be ridden/used responsibly on Association property.

- 22.1 Children must be supervised by a responsible adult when using a micromobility device on Association property.
- 22.2 Bicycles stored at a bike storage rack on the property must be registered with the Association; bicycles stored at bike racks on the property with no Association bicycle registration decal will be removed and disposed of in a manner determined by the Board of Directors.
- 22.3 Motorized scooters/mopeds must be registered with the Association and display an Association vehicle registration decal.
- 22.4 Bicycles and scooters/mopeds are not to be ridden on property sidewalks, with the exception of bicycles/tricycles ridden by small children accompanied by an adult.

23. Grills.

Per the National Fire Protection Association code NFPA 1:10.10.6.1, no hibachis, grills, or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on any **Lanai** or **Balcony**, or within 10 feet of any structure. However, UL listed electric portable, tabletop grills, not to exceed 200 square inches of cooking surface, or other similar electrical appliances shall be permitted to be used on a **Lanai** or **Balcony**.

- 23.1 Per NFPA 1:10.10.6.2, hibachis, grills, or other similar devices used for cooking are not to be stored on a **Balcony** or in the **Balcony** storage closet.
- 23.2 Liquid propane cylinders are not to be stored within any Unit nor anywhere above the first level. The storage of liquid propane cylinders within a residential building, including any storage area in multiple-family buildings, shall be limited to a cylinder with a maximum water capacity of 2.7 lb (1.2 kg) within a living space unit.
- 23.3 Ground level Units should store grills inside the **Lanai** when leaving the property for extended periods of time. Propane tanks must be closed and disconnected from the grill.
- 23.4 Fire pits are not permitted on Association property.

24. Video Doorbells/Surveillance Devices.

The field of view of a device must never interfere with the right to privacy of another **Resident**.

- 24.1 Installation of a video doorbell or surveillance device that is to be installed on an exterior, **Common Element** or **Limited Common Element** surface requires the submission and approval of an *Alterations Review Request*.
- 24.2 The Board of Directors, at its sole discretion, may require a Unit Owner to remove a video doorbell or surveillance device that is in violation of these Rules and Regulations.

25. Signs and Flags.

- 25.1 Signs, advertisements, notices, or other graphics or lettering are not permitted to be exhibited, displayed, inscribed, painted, or affixed upon any part of Association property, including **Common Elements** or **Limited Common Elements**, except those used or approved by the Board of Directors.
- 25.2 A **Resident** may display one portable, removable United States flag in a respectful manner. Additionally, a **Resident** may display a portable, removable official flag no larger than 4.5 feet by 6.0 feet, in a respectful manner which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day.

26. Pets.

Unit Owners, and lessees with the permission of the Unit Owner, are permitted to have no more than two **Pets** (see **Definitions** on page 2) in their Unit. Unit Owners may keep domestic caged birds and tropical fish in their Unit, without restrictions. The keeping of Class I and Class II wildlife is not permitted on Association property.

- 26.1 All **Pets**, foster **Pets**, **Guest's Pets**, and **Service/Support Animals** (collectively herein as "animal") must be registered with the Association by submitting a completed *Pet Registration-Acknowledgment*, or for **Service/Support Animals**, a *Service/Support Animal Registration*, and approved by no less than three Members of the Board of Directors prior to bringing the animal onto Association property.
- 26.2 Unit Owners, lessees, and their **Guests** are solely responsible for the control of their animal(s) at all times. Any animal posing a threat to the health, safety, or quiet enjoyment of other **Residents**, barking excessively, or being aggressive will not be tolerated.
- (a) **Aggression** is defined as threats or harmful actions directed toward another individual or animal, and can include threat displays, lunging, growling, snarling, snapping, and biting.
- (b) The Board of Directors reserves the right to use whatever means necessary to protect **Residents** and their animal(s) from aggressive and/or dangerous animals, including the required use of a harness or muzzle, and permanent removal of an animal from Association property.
- 26.3 Animals(s) must be carried by the Owner or kept on a leash no more than six feet in length with the Owner when outside the Owner's Unit, including any **Common Element** or **Limited Common Element**. An animal outside an Owner's Unit not on a leash will be subject to a fine, as recommended by the Property Manager to the Board of Directors for approval; no initial request to remedy will be made.
- 26.4 Animals(s) and caged bird(s) shall not be left unattended on any **Common Element** or **Limited Common Element**.
- (a) No animal(s) shall be tied to trees, stakes, or any other such apparatus.
- (b) Animals are not permitted within fenced pool areas or the clubhouse.
- 26.5 An animal may not be kept, maintained, or bred for any commercial purpose on Association property.
- 26.6 Animal waste must be bagged and properly disposed of in the marked pet waste containers located throughout the Association property. A **Resident** not disposing of animal waste properly will be subject to a fine, as recommended by the Property Manager to the Board of Directors for approval; no initial request to remedy will be made.

27. Refuse Disposal and Recycling.

All refuse must be discarded of using the proper container(s). Littering anywhere on Association property is prohibited.

27.1 Refuse.

- (a) Refuse must be placed within the compactor located in the property's refuse shed.

- (b) **Residents** may not use the trash container located at the mailbox area and the pet waste containers for the disposal of their household trash.
- (c) Refuse is not to be left on the **Common Elements** or **Limited Common Elements** at any time.
- (d) Food or other degradable refuse is to be placed only in the compactor.

27.2 Recyclable Waste.

- (a) Recyclable waste may be placed within the recycling container located in the refuse shed, and must adhere to the recyclables specifications as indicated on the container signing.
 - (b) Recyclable waste placed in the recycling bin must be loose items and not be in plastic bags.
 - (c) Should the recycling bin be full, recyclables must be put in the compactor.
- 27.3** Hazardous materials such as chemicals and paint are never to be placed in the compactor; these materials must be placed at the rear of the refuse shed for proper disposal.
- 27.4** Flammable, combustible, or explosive fluids, chemicals, or substances are never to be placed anywhere within the refuse shed; **Residents** must dispose of these items properly themselves.
- 27.5** Large household items being discarded that will not fit within the compactor or that may cause damage to the compactor, must be placed at the rear of the refuse shed for disposal.
- 27.6** All pet waste must be discarded of only in the properly marked receptacles located throughout the Association property.
- 27.7** The refuse shed is not to be used as a place for items that may be reusable; such items will be discarded. **Residents** are encouraged to donate reusable items.
- 27.8** Vendors employed by a Unit Owner to do construction and/or renovation work must dispose of construction debris off-site; they are not permitted to place construction debris in the Association compactor or refuse shed.

Rules & Regulations Addendum

Arbor Grove Condominium Association, Inc.

August 2024



This Addendum is intended to supplement the Rules and Regulations. It does not replace any rule or regulation.

Patio Building Specifications

The specifications in this Addendum apply only to **Patio** structures constructed (or that have been approved for construction) prior to the ratification date of these Rules and Regulations (*grandfathered*). No alterations to existing **Patio** structures are permitted, but said **Patios** must continue to be maintained in accordance with these specifications.

Patio Footprint

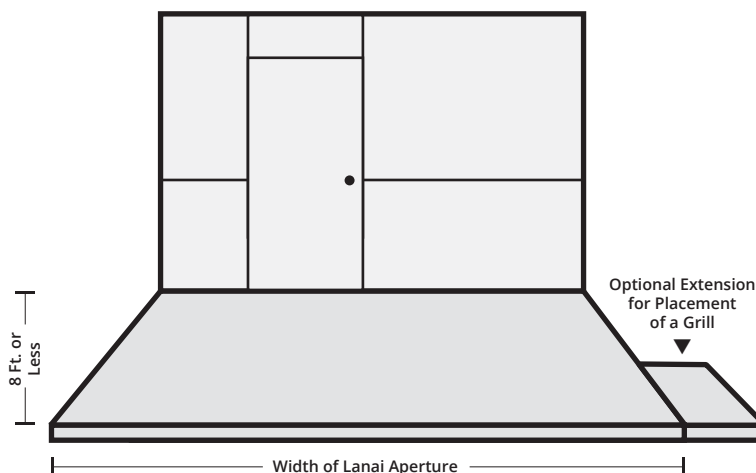
The size of the **Patio** surface shall be no larger than the width of the adjoining **Lanai** aperture and extend no more than 8 ft. from the building foundation. An extension may be added to either short side (not both) of the **Patio** surface for the placement of a grill, but must be no larger than 2 ft. x 3 ft. in size.

Construction

The **Patio** surface must be constructed of non-textured, concrete paver blocks measuring 12-inches or 16-inches square in size. The paver blocks must be gray in color. The surface area may be bordered by 4-inch pressure treated wood or concrete material for containment of the paver blocks.

The **Patio** surface must be level and maintained as such. It is suggested that an underlayment material be used to stabilize the **Patio** surface. The underlayment material may be shell or lava rock; sand is not recommended due to erosion.

A **Patio** is a free-standing addition and may not be affixed to any part of the building or building foundation.



Rules & Regulations Addendum

Arbor Grove Condominium Association, Inc.

August 2024



This Addendum is intended to supplement the Rules and Regulations. It does not replace any rule or regulation.

Annual Rental Offerings

Unit Owners may lease their Unit(s) on a 12-month term basis in accordance with the guidelines and procedures set forth in the Rules and Regulations of the Association and this Addendum.

Guidelines for Annual Rentals

- The total number of Units permitted to be leased on an annual basis may not exceed 20% of the total Association Units, or 36 Units, at any one time, per **Article 18.2(b)** of the **Declaration of Condominium** of the Association.
- Unit Owners who are granted an **Annual Rental** Opportunity may lease their Unit for a period of 12 consecutive months to the same lessee(s), with the option to renew successive 12-month lease agreements, pending Board approval of each *Non-Owner Occupant Application* and 12-month lease; lease agreements must be for a 12-month period.
- The Property Manager shall maintain an ordered list of Units ("Registry") that Unit Owners have requested be placed on the Registry for an **Annual Rental** Opportunity. The order of the Registry shall be on a first requested, first listed basis. When a Unit is added to the Registry, the Unit will be added after the last Unit on the Registry order. The Registry will be published on Vantaca.
- When a Unit with an **Annual Rental** privilege transfers ownership or becomes the primary residence of the Unit Owner, the Owner will no longer be permitted to lease the Unit for 12-month terms in the future unless the Unit is again listed on the Registry and the Unit becomes an active opportunity, and is permitted to be an **Annual Rental**.
- A Unit Owner is not to request a Unit be added to the Registry if they are truly not attempting to lease the Unit.
- The order of the Units listed on the Registry shall not be altered until a Unit(s) is removed, at which point, Units listed after the removed Unit will advance in order.

Offering Procedure

1. When an option to offer the opportunity for an **Annual Rental** occurs, all Unit Owners having a Unit listed on the Registry will receive an email to which each Unit Owner must respond within 15 days indicating their acceptance or rejection of an **Annual Rental** Opportunity if one were to be offered at that time. Any Unit Owner not responding within the 15-day period will have their Unit(s) removed from the Registry.
2. The **Annual Rental** offer will be granted to the first Unit listed on the Registry, starting with the Unit in the number one position, with an acceptance response; all Unit Owners on the Registry will be notified once an offer has been granted.
3. The Unit Owner granted the **Annual Rental** will have 90 days from the notification date to have a fully-executed lease agreement with a lessee(s), at which time the Unit will be removed from the Registry. If the Unit Owner fails to rent the Unit within 90 days, the **Annual Rental** opportunity will be revoked and the Unit will be removed from the Registry.

4. The order of the Registry will not change should a Unit Owner decline an opportunity, unless the Unit Owner requests the removal of the Unit from the Registry.
5. If no Unit Owner accepts the **Annual Rental** Opportunity and the Registry order has been exhausted, the new offer process cycle will start over.

Rules & Regulations Addendum

Arbor Grove Condominium Association, Inc.

August 2024



This Addendum is intended to supplement the Rules and Regulations. It does not replace any rule or regulation.

Entrance Doors and Windows Architectural Standards

The replacement of an entrance door or window requires a permit and must meet all current State and Municipal building code requirements. The Association retains architectural control for the style, size, and exterior color of entrance doors and windows.

Entrance Doors

- Entrance doors must be a six panel style, as pictured.
- The door exterior and frame must be white; there is no restriction on color of the inner side of an entrance door or the door hardware.
- Entrance doors must measure 36-inches by 80-inches in size.
- The Unit Owner is responsible for the cost of replacement of an entrance door and frame.
- Replacement of an entrance door requires an approved *Alterations Review Request* prior to installation.

Windows

- Replacement windows must be double hung style with no grid, as pictured.
- The exterior-facing frame color must be bronze. There is no restriction on the inside-facing frame color.
- Screens must be black or charcoal in color.
- The Unit Owner is responsible for the cost of replacement of the windows in their Unit.
- Installation of a replacement window requires an approved *Alterations Review Request* prior to installation.



Rules & Regulations Addendum

Arbor Grove Condominium Association, Inc.

August 2024



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Landscape Alterations Standards

Unit Owners may be permitted to make alterations to the landscape area outside their Unit, but all alterations must first be approved by the Board of Directors, and at the request of the Board, the Landscape Committee Chairperson, and must adhere to the standards set forth in this Addendum.

Plants

- A Unit Owner may be permitted to plant live plants on **Common Elements** at the Unit Owner's expense, with prior approval.
- A completed *Alterations Review Request* must be submitted defining the type of plant(s) and proposed location of the planting.
- A Unit Owner should consult the Landscape Committee Chairperson or the *Landscape Committee Reference Guide* for a list of plant species recommended for the planting conditions on Arbor Grove property.
- Once a live plant is put in the ground on **Common Elements**, it becomes the property of the Association and may be moved to another location or removed, should the Board, with input from the Landscape Committee, make such determination.
- The location of Owner planting(s) must not cause obstructions with mowing and trimming done by the landscape vendor employees, or passage along sidewalks.

Ground Cover

- Arbor Grove permits mulch and river gravel to be used as ground cover on **Common Elements** at the Unit Owner's expense, with prior approval.
- Consideration must be given for the safety of other Unit Owners, pets, and landscape vendor employees; the Unit Owner bears sole responsibility for any damage or injury caused by their use of mulch or river gravel.
- River gravel is to be used as a limited accent ground cover; it is not to cover large ground areas or be used to create a walkway.
- It is suggested that landscape fabric be used under river gravel to prevent weed intrusion.
- Unit Owners permitted to use mulch or river gravel must maintain it, it should be free of weeds and well contained.
- An area of gravel ground cover must be contained using a black plastic landscape edging to prevent the gravel from spreading to other areas (*see Materials Specifications that follow*).
- Unit Owners must submit an *Alterations Review Request* prior to beginning any landscape alteration, detailing the scope of the requested alteration; the final alteration must not deviate from a Board-approved plan.
- The Board reserves the right to have any alteration removed should it become a hazard to other Owners, pets, or landscape vendor employees.

Materials Specifications



Mulch must be a deep forest brown color, *Scott's Nature Scapes Color Enhanced* brand mulch is recommended.



River Gravel must be brown 2-inch–4-inch pebble size.



Landscape Edging must be black flexible plastic and tall enough to contain the river gravel.

Rules & Regulations Addendum

Arbor Grove Condominium Association, Inc.

August 2024



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Lanai/Balcony Screen Fabric Standards

The Lanai or Balcony aperture is to be enclosed with screen fabric, excluding the smaller, secondary Lanai or Balcony of two- or three-bedroom Units. The secondary Lanai or Balcony may be framed with bronze aluminum framing and enclosed with screen fabric.

Material Specifications

- Screen fabric must be charcoal in color.
- Screen fabric material may be polyester, aluminum, or fiberglass.
- Screen fabric mesh size must be 18 x 16.
- Screen fabric on Lanai screen doors must adhere to these material specifications.

Rules & Regulations Addendum

Arbor Grove Condominium Association, Inc.

August 2024



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Occupancies Matrix

This Occupancies Matrix contains an at-a-glance summary of each permitted Arbor Grove occupancy scenario.

	Owner Occupancy Owner(s) Only	Annual Occupancy Non-Family	Persistent Occupancy Family without Owner (More than six months)
Non-Owner Occupancy Application	Not applicable	Required at occupancy; annually thereafter	Required at occupancy
Guest(s) (Any Guest(s) while Occupant(s) of Record are Present)	Registration required for each visitation for Guest(s) staying more than 14 days, but one month or less	Registration required for each visitation for Guest(s) staying more than 14 days, but one month or less	Registration required for each visitation for Guest(s) staying more than 14 days, but one month or less
Signed Lease	Not applicable	Required at start of each annual lease term	Not required
Application Fee	\$150 only at purchase	\$150 at initial lease term; \$25 each annual lease renewal	\$150 at occupancy
Background Check	Required only at purchase	Required only at start of occupancy†	Required only at start of occupancy
Vehicle Registration	Required	Required	Required
Pets Allowed	Must be registered	Must be registered and Unit Owner approved	Must be registered and Unit Owner approved
Occupant(s) Covered	<i>Owner(s) of Record</i>	<i>Non-Owner Renter(s)</i>	<i>Family Member(s), as defined by Declaration</i>

† The Board of Directors, at its sole discretion, may request a background check of a renewal applicant, but there will be no additional fee imposed.

	Short-Term Occupancy Non-Family	Short-Term Occupancy Family with Owner	Short-Term Occupancy Family without Owner
Non-Owner Occupancy Application	Required each occupancy term	Required each occupancy term	Required each occupancy term
Guest(s) (Any Guest(s) while Occupant(s) of Record are Present)	Registration required for each visitation for Guest(s) staying more than 14 days, but one month or less	Registration required for each visitation for Guest(s) staying more than 14 days, but one month or less	Registration required for each visitation for Guest(s) staying more than 14 days, but one month or less
Signed Lease	Not required	Not required	Not required
Application Fee	\$150 at initial lease term; \$25 each return occupancy	\$150 at initial occupancy	\$150 at initial occupancy
Background Check	Required only for initial occupancy†	Required only for initial occupancy†	Required only for initial occupancy†
Vehicle Registration	Required, use Guest tag	Required, use Guest tag	Required, use Guest tag
Pets Allowed	Must be registered and Unit Owner approved	Must be registered and Unit Owner approved	Must be registered and Unit Owner approved
Occupant(s) Covered	<i>Non-Owner Renter(s)</i>	<i>Family Member(s), as defined by Declaration</i>	<i>Family Member(s), as defined by Declaration</i>

	Roommate Occupancy Owner	Roommate Occupancy Annual Lessee	Roommate Occupancy Family without Owner
Non-Owner Occupancy Application	Required at occupancy; annually thereafter	Required at occupancy; annually thereafter	Required at occupancy; annually thereafter
Guest(s) (Any Guest(s) while Occupant(s) of Record are Present)	Registration required for each visitation for Guest(s) staying more than 14 days, but one month or less	Registration required for each visitation for Guest(s) staying more than 14 days, but one month or less	Registration required for each visitation for Guest(s) staying more than 14 days, but one month or less
Signed Lease	Not required	Not required	Not required
Application Fee	\$150 at initial lease term; \$25 each lease renewal	\$150 at initial lease term; \$25 each lease renewal	\$150 at initial lease term; \$25 each lease renewal
Background Check	Required only for initial occupancy†	Required only for initial occupancy†	Required only for initial occupancy†
Vehicle Registration	Required	Required	Required
Pets Allowed	Must be registered and Unit Owner approved	Must be registered and Unit Owner approved	Must be registered and Unit Owner approved
Occupant(s) Covered	<i>Family or Non-Family Roommate</i>	<i>Non-Owner Renter(s) adding a Roommate</i>	<i>Family Occupant(s) adding a Roommate</i>

† The Board of Directors, at its sole discretion, may request a background check of a renewal applicant, but there will be no additional fee imposed.

Prepared by and return to:
Monique E. Parker, Esq.
Rabin Parker Gurley, P.A.
2653 McCormick Drive
Clearwater, Florida 33759

ARBOR GROVE CONDOMINIUM ASSOCIATION, INC.
RESOLUTION REGARDING PATIO EXTENSION

Whereas the Declaration of Condominium of Arbor Grove, A Condominium ("Declaration"), named Arbor Grove Condominium Association, Inc. responsible for the management and operation of the Condominium and specifically including control over the exterior appearance of the Condominium Property and enforcement of restrictions on matters of common interest to its residents; and

Whereas Section 3.3 of the Declaration identifies patios, balconies and terraces as Limited Common Elements appurtenant to the units; and

Whereas Sections 9.1 and 17.4 of the Declaration states that no owner shall make any addition, alteration or improvement to any Limited Common Element without the prior written consent of the Association; and

Whereas by reason of certain events which have occurred beyond the control of the current Board of Directors, certain individual unit owners have made alterations, additions and modifications to their limited common elements patios that have extended such patios in a manner that creates an additional exclusive use patio area on the common elements adjacent to their units; and

Whereas these patio extensions are not permissible under Florida law as they extend into the common elements, and constitute a conversion of a portion of the common elements to the exclusive use of an individual owner, which is contrary to law; and

Whereas the Board of Directors seeks to restate and reaffirm the Association's restrictions in regard to alterations and additions to the common elements and limited common elements to prohibit future patio extensions from impermissibly converting a portion of the common elements to exclusive use, so as to enable current and future members of the Association and future Boards of Directors, to understand, with certainty, what covenants, conditions, laws, and standards are hereafter applicable, without regard to circumstances which may have occurred in the past, now beyond the control of the Board of Directors, and by this document the Board intends to accomplish said purpose;

Now therefore, be it resolved by the Board of Directors as follows:

1. The above recitations are incorporated herein and made a part hereof by reference.
2. The Board of Directors is hereby placing all owners on notice of its intention to uniformly and consistently enforce all provisions of the Declaration of Condominium and all

Regulations of the Association from the date of this Resolution forward, regardless of any irregularities in enforcement of same which may have occurred previous to this resolution for whatever reason.

3. As of the effective date hereof (the date upon which this Resolution is approved by the Board), no further patio additions/extensions will be permitted under any circumstances.
4. The Board of Directors is aware of patio extensions that presently exist on the common elements in violation of Florida law. A list of such patio extensions known to exist at this time is attached hereto as **Exhibit "A"**. The patio extensions identified on Exhibit A, and any alterations/improvements associated with same, shall be allowed to remain until the patio extension requires substantial repair or until the unit is transferred, at which time the patio extension and all related alterations/improvements must be removed, and no further alteration or replacement of the patio shall be allowed. In addition, the following rules shall apply:
 - A. As stated above, patios currently in place will be allowed to remain, but all patio extensions must be removed by the unit owner and restored to the original footprint of the limited common element patios dimensions prior to the approval of a sale or transfer of a unit.
 - B. Patios currently in place must be properly maintained. Unit owners will be notified of any deficiency in their patio structure and will be given 30 days to correct such deficiency. If the deficiency is not corrected, the Association will have full authority to remove the patio extension and restore the patio to its original condition at the unit owner's expense. Any costs incurred in connection with such removal shall be charged against the unit in accordance with Section 19.3 of the Declaration.
 - C. All portions of a patio that extend beyond the original dimensions remain part of the common elements appurtenant to all units and shall not constitute a limited common element appurtenant to the unit to which it is adjacent.
5. All persons are placed on notice of the fact that the existence of said violations and/or alterations/improvements shall not be relevant to, nor impact, the Board's right to, and intent upon, proceeding with uniform enforcement of the terms of the Declaration and this Resolution from this date forward.
6. All residents and owners are hereby notified and required to adhere to the rules and regulations regarding alterations and additions to common elements and limited common elements as outlined in the Declaration of Condominium, this Resolution and any additional rules and regulations adopted by the Board of Directors pursuant to the Declaration of Condominium. This includes but is not limited to, refraining from making unauthorized alterations or additions to any common elements, including patio extensions. Ignorance of these rules does not exempt any resident or owner from their responsibility to comply.

IN WITNESS WHEREOF, the Board of Directors has adopted this Resolution on this 15th day of August, 2024.

Deborah Oliver

(Signature of Witness #1)

DEBORAH OLIVER

(Printed Name of Witness #1)

[Signature]

(Signature of Witness #2)

Colleen Conklin

(Printed Name of Witness #2)

ARBOR GROVE CONDOMINIUM ASSOCIATION, INC.

By: [Signature]
(Signature)

RONALD HANLOW
(Printed Name and Title)

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 22nd day of August, 2024, by Ronald Hanlow, as President of Arbor Grove Condominium Association, Inc. on behalf of the corporation, who acknowledged that he/she executed this document on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

My Commission Expires:

[Signature]
Notary Public - State of Florida

CHRIS LEACH
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH 448077
MY COMMISSION EXPIRES SEP. 28, 2027

CHRIS LEACH
Printed Name

Arbor Grove Condominium Association, Inc.

Exhibit "A": List of Patio Extensions



The following is an inventory of existing Patio structure extensions as of August 17, 2024, recorded by Ron Hamlow, President, and Tom Swoboda, Vice President & Treasurer.

Unit No.	Structure Dimensions (width x depth)	Unit No.	Structure Dimensions (width x depth)
101	10'0" x 8'-0"	611	5'-6" x 5'-6"
105	3'-0" x 3'-0"	613	4'-0" x 6'-0"
107	7'-0" x 7'-0"	615	11'-0" x 7'-0"
109	4'-0" x 3'-0"	601	4'-0" x 2'-8"
201	4'-6" x 4'-6" 12'-0" x 5'-0"	701	16'-0" x 8'-0"
203	2'-0" x 6'-0" 4'-0" x 4'-0"	703	3'-0" x 3'-0"
209	3'-0" x 5'-0"	705	10'-0" x 8'-0"
301	8'-0" x 12'-0"	707	9'-0" x 8'-0"
303	5'-0" x 3'-6"	711	16'-0" x 8'-0"
305	3'-0" x 5'-0"	803	10'-6" x 8'-0"
307	9'-0" x 7'-0"	805	8'-6" x 4'-0"
311	12'-0" x 8'-0"	807	9'-0" x 8'-0"
401	12'-0" x 7'-0"	809	12'-0" x 8'-0"
403	4'-0" x 3'-0"	811	16'-0" x 8'-0"
405	5'-6" x 4'-0"	901	10'-0" x 8'-0"
407	10'-0" x 8'-0"	903	11'-0" x 8'-6"
411	10'-0" x 8'-0"	905	10'-0" x 8'-0"
413	3'-0" x 5'-0"	907	10'-0" x 8'-0"
505	10'-5" x 8'-0"	909	9'-0" x 6'-6"
507	9'-0" x 5'-0"	1005	10'-0" x 8'-0"
509	3'-0" x 4'-0"	1009	10'-0" x 8'-0"
511	10'-0" x 8'-6"	1011	10'-0" x 8'-0"
513	4'-0" x 3'-0"	1013	6'-0" x 5'-0"
515	8'-6" x 4'-6"	1015	10'-0" x 8'-0"
603	13'-0" x 8'-0"	1101	16'-6" x 8'-6"
605	11'-0" x 8'-0"	1103	10'-0" x 8'-6"
607	13'-0" x 8'-0"	1105	10'-0" x 8'-0"
609	11'-0" x 8'-0"	1107	9'-0" x 8'-0"

Unit No.	Structure Dimensions <i>(width x depth)</i>
1111	16'-0" x 8'-6"
1201	3'-0" x 3'-0"
1203	10'-0" x 8'-0"
1205	10'-0" x 8'-0"
1207	10'-0" x 8'-0" <i>(under construction)</i>
1209	10'-6" x 9'-0"
1211	10'-0" x 8'-0"
1213	10'-0" x 8'-6"
1215	11'-0" x 8'-6"
1301	10'-6" x 8'-6"
1303	10'-0" x 3'-6"
1305	10'-6" x 8'-0"
1307	10'-0" x 8'-0"
1309	4'-0" x 6'-0"
1311	8'-0" x 8'-0"