

Rules & Regulations

Seminole-on-the-Green Cavalier Building One Association, Inc.

1. Residents must complete the Association “application” and “back ground check form”.
2. Association monthly maintenance fees are due on the 1st of each month – **payable by the 10th**. Any unit 30 days in arrears will be referred to the Association Attorney to begin lien process.
Note: The Board of Directors can authorize a cable disconnect due to delinquency.
A. Leased Units: In the event of delinquent maintenance fees/assessments the Association can collect rents until past due amounts are paid in full.
3. All units are for residential use only; not for **business** or **commercial** use. **NO PETS OF ANY KIND.** This is a condominium building – not an apartment - nor a resort – this will be your home; treat your neighbors and your property with respect.
4. Each unit is a single-family residence – only. **Leased Units** – not less than six (6) months. Prior to moving **in** or **out** of a unit, call 727-319-8290 – leave a message for maintenance to hang the elevator pads and lay the floor boards. Please state your unit number, telephone number and move in or out date.
5. **Owners, residents and visitors shall not use, or permit the use of, a Unit, The Common Areas, Recreation Room, Library, Pool, Walkways, Laundry Rooms or any other premises under control of The Association in any manner which would be immoral, disturbing or be a nuisance to other residents, or in such a way as to be injurious to, or embarrassing to, members of this community. 10:00PM to 8:00AM No loud sounds (entertainment noises) from units. The Association will use the legal system provided by Florida laws and Statutes to prosecute offenders (at the owner’s expense).**
6. The Cavalier Building has **common areas where smoking is prohibited** – **No Smoking in the Mail Room, Elevator, Laundry Rooms, Recreation Room, Stairways or on the Walkways.**
7. **UNIT OWNERS** – Unit owners are responsible for the actions of their guests and tenants. The Board of Directors will hold **owners** responsible for their tenants and/or guests; and the legal fees for those who violate the Association Rules and Regulations. Violation of Rules and Regulations, Condominium Declaration and By-Laws will result in a fine to a unit owner - \$100.00 per incident.
8. Service Animal and Emotional Support Animal policy is on file in the office, including information on bed bugs and Pest Management Professionals is also on file in the office.
9. **Proper cover-up and foot wear is required in all common areas – especially going to and from the pool.**
10. **BOXES – PLEASE – BREAK THEM DOWN AND PLACE IN “TRASH ROOM”...**

A. Disposition of **garbage (your trash)**: Please place garbage in plastic/paper bag – tie tightly – toss down the trash chute – each floor has one. Thank you. Our Association recycles aluminum cans; receptacle is in the trash room.

B. DO NOT THROW RAW – UNBAGGED GARBAGE DOWN THE CHUTE.

Resident is responsible for removal of unwanted furniture. Trash pick up is on Mondays, Wednesdays and Fridays – limited use of the “Service Drive” until the trash is picked up.

11. RENOVATION OF UNITS

A. ONLY - Monday thru Saturday 8:30 AM to 5:30 PM; No work on Sunday. You or your contractor must haul away all debris, sinks, toilets, cabinets, furniture, etc. It is your responsibility to clean up the walkway, elevator landing and elevator floor.

B. Construction debris is not permitted in building dumpster. **ALSO** – When cleaning out your unit with excessive trash – or when moving (in or out) and getting rid of items – you must arrange for removal. Our dumpsters cannot be used.

C. Residents must remove unwanted furniture, mattresses, box springs, appliances, TV’s, computer equipment etc. Do not toss in dumpster or leave in trash room. Subject to a fine.

12. No animals/pets of any kind (dogs, cats, birds, snakes, reptiles etc). No pet vacations are permitted.

13. Water beds are not permitted. **BATH TUBS** – do not fill up to drain plug lever. Water will overflow and leak to units below.

14. **UNIT MAIN WATER VALVE** – above hot water tank next to air handler – turn off when you will be leaving for over night or longer. Those who fail to do so can be held liable for damage.

15. **WALKWAY RAILINGS** – do not drape anything over the railings (towels, clothes, rugs, etc.). Per Seminole fire department – walkways must be kept clear – no flower pot, chairs etc.

16. **WINDOWS** – residents are responsible for cleaning exterior and interior. No displays on outside window sills or exterior walls. For sale or for rent signs are not permitted on Association property.

17. PARKING

A. Parking spaces will be assigned during Association interview. Spaces assigned based on availability. Covered parking is available (\$12.00 per month) – there is a waiting list – contact a Board Member – after you move in – to get on the list.

B. VISITORS/GUEST – MUST PARK IN VISITOR PARKING AREA (entrance to the lot).

- C. All vehicles must have a license plate and a valid registration sticker; if not the vehicle will be towed. Motor homes, vans, commercial vehicles, pick up trucks exceeding 1 ton, trailers, boats, campers **are not permitted to park on Association property.**
- D. Limit of two (2) vehicles per unit. Parking lot speed limit is less than 15 MPH and, watch out for pedestrians and vehicles backing out of parking spaces.

The above restrictions include our private road behind the building.

- E. The rear service drive is for deliveries and items being picked up. Service drive closed Monday morning, Wednesday morning and Friday morning FOR TRASH PICKUP.

18. SALE OR LEASING OF UNIT

- A. **Prior to occupancy** – the Association needs the contract (lease agreement), Association application, a completed background check form and application fee of \$150.00. Per the Condominium By-Laws the Association has 30 days to review and obtain background check. Upon completion an interview with the prospective resident will be scheduled.
- B. Parking spaces are assigned after the interview (1 space per vehicle maximum of 2).
- D. Condo Docs do not permit “For Sale” or “For Rent” signs – common areas
- E. If the notice to the Association herein required is not given, then at any time after receiving knowledge of transaction or event transferring ownership or possession of any unit, the Association at its election and without notice, may approve or disapprove the transaction or ownership. Condominium Declaration – Page 16, Para 3, subsections (a) 1, 2, and Page 17 Para 3, subsections 3 and 4 pertain to disapproval of ownership – residency.

- 19. BICYCLES – **the Association is not responsible for theft or damage.** There are two **bicycle** storage areas which will be pointed out during the interview. Bicycles **cannot be stored in the stairwells, laundry rooms, electric meter rooms or on the walkways.** Please tag your bicycle with name and unit number. Those not tagged will be removed and donated or sold.
- 20. GUESTS – Residents are responsible for the actions of their guests. Please provide the Association with names and vehicle description of any guest who will be visiting for a period of time (not to exceed 14 days). All permanent residents must complete the application and background check forms – pay the application fee – be interviewed.
- 21. ROOF ACCESS – is for authorized personnel only – air conditioning and roof repair.
- 22. CHILDREN LESS THAN 12 YEARS OF AGE MUST BE ACCOMPANIED BY AN ADULT RESIDENT IN THE ELEVATOR, WALKWAYS, STAIRWELLS, RECREATION ROOM AND POOL AREA. Adult supervision required in exercise room and pool.

23. RECREATION ROOM

- A. Hours are at the discretion of the Board of Directors – generally 9:00 AM to 9:00 PM.
- B. **No Smoking.**
- C. Children less than 12 years of age must be accompanied by an adult.
- D. **Parties where items are purchased/sold are not permitted.** No business/commercial activities.
- E. **PLEASE in the Recreation Room – no wet bathing suits – wear proper foot wear.**
- F. The Recreation Room appliances are for resident attended parties and official functions and are not for resident daily use.
- G. The Recreation Room can be reserved for resident attended gatherings. In order to reserve the Recreation Room, formal request with your name, unit number, phone number, date and time of the function, and must be turned into the office through the information box by the elevator. Resident must be present. A \$100.00 deposit is required at time of reservation with the completed application form (located in the wall file in the library). The deposit is refundable – depending on the condition of the room after the party.
- H. The room must be clean and vacated before 9:00 PM. **The exercise room and library are available to other residents during a party.** Turn off all appliances, air conditioning and lights.

24. EXERCISE ROOM

- A. **For adult use only – use at your own risk – Association not responsible for accident or injury.**
- B. Hours of operation – same as Recreation Room.
- C. Keep television and radios at a moderate level so as not to disturb neighboring units.
- D. Please cover equipment with a towel.
- E. When finished – turn off fan, lights and remove your personal belongings.

25. POOL SIDE GRILL - Please clean after use – turn off gas. If you do not know how to use the grill – ask for help.

26. SWIMMING POOL

- A. **SWIM AT YOUR OWN RISK** B. **NO LIFE GUARD ON DUTY**
- C. Proper cover up and foot wear required going to and from the pool.
- D. Hours 9:00 AM to Dusk (sunset).
- E. **Association is not responsible for accident, injury or death.**
- F. **NO GLASS PERMITTED ON POOL DECK, GAZEBOS OR IN THE POOL!**
- G. **Children less than 12 years of age must be accompanied by an adult. It is the responsibility of the resident to supervise children and guest behavior so as not to be a nuisance to other residents and guests.**
- H. **NO DIVING (of any nature)! NO RUNNING ON POOL DECK!**
- I. All swimmers are to use the shower attached to the pump room prior to entering the pool.
- J. Use towels on pool chairs.
- K. Radios and voices must be kept at a low level so as not to disturb others.
- L. The pool area cannot be reserved.

- M. Do not feed ducks, birds, ants etc.
- N. Pinellas County Health Department Rule 17 – no food, drink, glass or animals on the pool deck area or in the pool.
- O. Do not enter the pool with an open wound.
- P. **No children in diapers permitted in the pool at any time.**

27. SHUFFLEBOARD COURTS – Equipment in storage area in Recreation Room. Adult supervision required (children less the 12 years of age). After use clean and return equipment to storage area.

28. BUILDING INFORMATION

- A. Keys – Medeco opens gate, stairwells and Recreation Room; separate key for units, laundry storage area and mail box. Medeco Keys are for Residents Only.
- B. All unit owners are required to provide the Association with a unit key for emergency use. Keys are stored in a key vault in the office.

29. Laundry Rooms

- A. Clothes washers and dryers not permitted in units – except – first floor and penthouses.
- B. Washers and dryers on floors 2 to 7
- C. Fee is \$1.00 to wash (1/2 hour) and \$1.00 to dry 45 minutes.
- D. Wipe down machines after use – clean up soap spills on machine and floor E. Empty lint basket – close window
- F. Watch your time.

30. The Association maintains a unit door key vault. The use of a key is for emergencies only – water, storm or wind damage (etc) or if a resident locks themselves out.

31. The Association maintains a family and/or doctor emergency notification file – please take time to complete an information card.

The undersigned acknowledges receipt of the Condominium “Rules and Regulations” and agrees to abide by them.

Unit No._____ **Date**_____

Signature(s): _____

NOTE: Use intercom system in the mail room to get your visitors into the building. The system works as follows: look up your name for a three-digit code relating to your unit. They will dial the three-digit code- your phone will ring – you recognize who they are – press “6” for one (1) second then hang up (disconnect) the call. The gate buzzer will activate and unlock the gate –your visitors can enter.

Unit No _____ Telephone Code _____

Parking

Reserved Parking Number _____ Reserved Parking Number _____

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