

RULES AND REGULATIONS

HEATHER HILL APTS NO 1 CONDOMINIUM ASSOCIATION, INC AKA Condo 1

October 2000 updated March 2017

Each owner, guest, lessor or otherwise of Heather Hill shall, in addition to the obligations and duties as set forth in the Declaration of Condominium By-Laws or amendments thereto, be governed by the following Rules and regulations.

PETS ARE NOT PERMITTED ANYWHERE IN HEATHER HILL CONDO 1

This prohibition includes animals accompanying visitors or brought for purposes of pet sitting. The feeding of strays (defined as domestic animals lost or otherwise at large) or any wildlife is not permitted.

PARKING

All unit owner vehicles shall be parked only in the parking spaces so designated for that purpose. Such designation has appropriate marking of the space "RESERVED". Guest parking spaces will be designated by the word "GUEST" stenciled in the appropriate space. Guest areas are for the use of guests or tradesman. Vehicles, as used in the article, refer to trailers, commercial conveyances whether lettered or giving the appearance of commercial or business use, and any and all modes of travel which tend to exhibit a noise level incompatible with the tranquility expected in this community.

The Association owns the carports. Certain units have a designated space under a carport and that space is determined by a letter on the carport. Owners that allow another unit owner to use their designated parking place are still ultimately responsible for any damage incurred by the result of such use. Notification to the Board of Directors of intent to let another unit owner use their designated parking space does not nullify this responsibility. Owners can allow family or friend to use their designated parking space during their visit. Owners are prohibited from allowing nonresidents or non-unit owners to park in their designated parking space. Storage of a vehicle by a non-unit owner is prohibited anywhere on the Condominium property. Any issue regarding designated parking spaces must be presented to the Board of Directors for resolution.

Mechanical repairs to vehicles are prohibited anywhere on the condominium property.

RESIDENTS

Each unit shall be used only for the purpose of single family residence, the principal resident being over the age of fifty-five (55) years and any secondary family members, except for spouse, shall be no younger than forty (40) years, and for no other purpose whatever. Guests are permitted for a period not to exceed one (1) month per calendar year. Children under the age of eighteen(18) are permitted for a period not to exceed two (2) weeks per calendar year.

If a unit owner would like family or friends to stay in their unit without the unit owner being present than that unit owner must submit a request form/letter to the Board of Directors making this request. The unit owner is ultimately responsible for the actions of the family or friends.

This request will include name and address as well as dates of stay and approved by the Board of Directors.

Any person moving into an occupied or vacant unit as caregiver or companion to the resident shall be considered an individual resident for that purpose and may not bring any other individual(s) to reside therein. This person would be subject to the requirements of application, fee, and interview.

REAL ESTATE

No signs of any kind may be posted anywhere on the property, with the exception of notices on community bulletin boards for the benefit of residents. No private yard or estate sales are permitted, except those open to only Heather Hill residents. No home based business requiring vehicular or foot traffic is permitted.

Owners desiring to sell a unit must provide knowledge to the prospective buyer of screening requirements. The prospective buyer will submit a completed application and appropriate fee to the management company of the Association. They will then be interviewed for approval, prior to occupancy, by the Board of Directors. (Form online)

Seller is also required to furnish the buyer with copies of the Condominium Documents, including Articles of Incorporation, Declaration of Condominium, By Laws and Rules and Regulations. All Documents, budgets, minutes, maps etc are on our web site www.heatherhillcondos.org.

Owners desiring to lease a unit must provide knowledge to the prospective lessor of screening requirements. The prospective lessor will submit a completed application and appropriate fee to the management company of the Association. They will then be interviewed for approval, prior to occupancy, by the Board of Directors. (Form online)

The owner is also required to furnish the lessor with copy of the Rules and Regulations as well as our web site. www.heatherhillcondos.org

POOL and COMMON GROUND

The pool, common ground areas are under the Rules and Regulations of the Master Association which are posted in the Clubhouse.

CLUBHOUSE

The Clubhouse is reserved for the use of owners and residents for sanctioned social and business events of Heather Hill Associations only. Request to reserve the Clubhouse would need to be sent to the Secretary of the Master Association. The Clubhouse is under the Rules and Regulations of the Master Association which are posted in the Clubhouse

CHARCOAL GRILLS

Are not permitted

GAS GRILLS

Propane tanks should be 10 feet from the building

UNIT MAINTENANCE

Each occupant shall maintain their own apartment in good condition and repair, including all internal surfaces within the unit, and maintain and repair the fixtures therein. All utilities which are metered separately to any unit will be paid promptly. Common areas of the buildings, such as walkways, carports, landscaped and grassed areas, etc. shall be used only for purposes intended. No articles belonging to unit owner/occupants shall be kept in such areas, temporarily or otherwise.

Unit Owners who have a courtyard attached are responsible for the courtyard in regard to maintenance of fences and interior elements. Unit Owners who have a patio are responsible for any liability on their patio. Owners who have a porch are to maintain the appearance, including furniture, plants etc acceptable to the Association.

As for landscaping and plantings please refer to the Planting Policy! Additional plantings may be made, but must be maintained in a manner acceptable to the Association. In the event a unit owner/occupant vacates the property for a considerable length of time, arrangements must be made for the maintenance of the court yard/patio/porch in a manner acceptable to the Association.

Any resident, who leaves his premises for a period of two weeks or more, must remove all exterior objects which are not permanently affixed on a patio, courtyard or porch. During hurricane season, June to November, all items should be removed if a resident leaves for a week.

Unit owners are reminded that the alteration and repair of the building is the responsibility of the Association, The unit owner is responsible for the interior of each unit. No exterior painting of doors, addition/replacement of exterior doors, exterior lighting fixtures, windows, or any other item attached to the building whatsoever is permitted without approval of the Board of Directors and the necessary permits from the City of Dunedin. Any alteration to an interior boundary is forbidden per our Documents.

Each unit may identify its occupant by a name plate inside the mail box attached to the building.

NOISE

No occupant may make or permit any disturbing noises in the building or on the condominium property, whether made by him/her or family, friends, guests, nor do or permit anything to be done by such persons that would interfere with the rights, comfort, or any other conveniences of other occupants. City of Dunedin states the time as 11pm to 8am.

ANTENNAS

No radio or television antenna or antennas, or any wiring for any such purpose may be installed on the exterior of any building or upon the condominium property.

COMPLIANCE

Enforcement of the Rules and Regulations shall be the responsibility of the Board of Directors. Notice of noncompliance will either be by telephone, email or letter from our Property Manager. Failure to comply can result in such action of the Board as deemed necessary, including fines and possible interest charges and possible revocation of privileges. Unpaid fines and interest become debts and can result in liens on unit property.

Any deviation from any rule or regulation must be presented to the Board of Directors, and the owner will abide by the decision of the Board.