

## SANDAL COVE II CONDO RULES & REGULATIONS

### GENERAL

Revised September 20, 2022

1. The use of radios, TV's, stereos etc. inside or outside the condo or in vehicles shall be controlled so as not to disturb other residents, especially before 8:00 am and after 11:00 pm. This includes parties that you may have on your porches. No noisy parties, stereos, music, etc. There is a Safety Harbor noise ordinance. You must **turn off** the "bass", it resonates throughout the building.
2. All trash must be contained in bags and boxes. Please crush large cartons or boxes. No loose trash is permitted... it blows when the dumpster dumps. NO WET GARBAGE shall be placed in the dumpsters unless sealed in plastic bags. Use the East Dumpster for Recycling and the West Dumpster for non-recyclable garbage. Please, no plastic bags of any kind in the Recycle Dumpster.
3. **Smokers may not litter** common elements such as halls, sidewalks, grass areas, parking lot, entrances, pool, etc. **Florida Law prohibits you smoking in the hall ways or laundry rooms.** Please remember your outside porch is only a few feet away from your neighbor's porch, please be considerate.  
No cigar smoking is permitted in / on common areas (porches, laundry room, pool)
4. The use of outdoor barbecue grills shall be so controlled that smoke and fumes shall not cause discomfort and annoyance to occupants of adjoining units. Grills must be charcoal only, GAS IS NOT PERMITTED. STORAGE OF GAS BOTTLES IS NOT PERMITTED BY THE FIRE MARSHALL.
5. Laundry room hours shall be from 8:00 am to 10:00 pm daily.
6. The several exterior storerooms and the two interior storerooms are limited common areas. Loss or damage of items in common element storage areas are not the responsibility of the Condo Association. Please "plainly label your items with name and unit number". Please do not place items of value in common element areas.
7. No one may do any work on the common grounds without the approval of the landscape committee.
8. Be Aware that from time to time Rabies is a problem in Pinellas County. Avoid wild animals (raccoons, bob cats, fox etc.)
9. Clothing, bedding or laundry shall not be dried or aired on any porches, balcony railings or stairwells.
10. County Law & Condo Policy is that no more than 2 people per bedroom are permitted to live in the condo.
11. When guests are using a unit in the owner's absence, management must be notified of the visitor(s) name(s) and duration of stay.
12. Phone and casual *conversations on your porch* can be easily heard by your neighbors, even in the other condo building, so be discreet. **Please respect the 11:00 pm noise restriction.**
13. If you choose to install tile floors in an upstairs unit, you **must install a top quality noise deadening barrier** between the tile and the concrete flooring. Be aware that area rugs may also be needed to prevent footsteps & dragging chairs from being heard downstairs.
14. Unit owners may not enclose the screen porches. **Variations** may be requested by submitting plans to the Board. The exterior appearance of the building may not be changed.
15. All repairs and modifications to the Unit must be done by a licensed / bonded contractor. Remodeling plans and expected time it takes to do the work must be submitted to the Board for Approval. Work may only be done from 8am to 5pm, Monday through Friday and NOT on HOLIDAYS. Work must be done in such a way as to not disturb your neighbors. Demolition type work shall take no longer than two days. Hammering type work shall take no longer than one day. **Variations** must be approved in writing by the Board.

### POOL

1. Rules governing the use of the swimming pool are posted at poolside and must be complied with at all times. Management reserves the right to refuse swimming privileges to anyone not observing these rules.
2. All persons using the pool must do so at their own risk.
3. Bathers must use towels on pool furniture.
4. Absolutely no running, pushing, screaming or excessive noise at the pool. Be reminded that **phone and casual**

**conversations are easily heard by both buildings.**

5. Radios are allowed with ear jacks only. This applies to all similar devices.
6. No "glass" containers are allowed in the pool area. Food must be at least SIX FEET from the water.
7. Children under 13 must be accompanied by a parent or adult. Children under the age of 2 are not allowed in the pool.
8. All cigarettes and other debris should be placed in provided containers. Smokers may not litter.
9. Permission to hold parties in the pool area must be obtained from the Association's Board of Directors.
10. Pets are not allowed in the pool area.

**PETS**

1. County Law / Condo Policy... **All Pets shall be on a leash** when outside the condo.
2. Dogs may not be an aggressive breed (pit bull, German Sheppard, Doberman, etc.) and any prospective addition of a new dog into the Sandal Cove II community (either through a new buyer or current owner) must be approved by the board on a case by case basis. See the pet section of your condo documents.
3. Pet owners must pick up after their pet, even when using the dog walk along Arlie Street.
4. Excessive noise or **disturbance by a pet** (dog barking, bird squawking, cat yowling etc.) will be cause for an order by the Board for the owner to **remove the pet**.

**VEHICLES AND PARKING**

1. Park only in **your assigned space** or in guest parking. No parking in the Maintenance Spot, on sidewalks, behind other cars, on any part of the lawn or in the Fire Lane.
2. This is an older community. **No loud mufflers including "glass packs". No car "Boom Boxes". No motorcycles. No boats or trailers.** Please respect your neighbors. There is a Safety Harbor noise ordinance.
3. Major repairs to vehicles are not permitted anywhere in the condo or parking area.
4. Due to lack of facilities and water restrictions, buckets only can be used to wash vehicles.
5. Commercial vans, campers, RV's, trucks and trailers must be parked in the guest parking area at the wall. All vehicles over 20 feet must be parked off the premises.
6. Campers, RV's, boats and trailers will be permitted to park in the guest parking area for 24 hours only.

**RENTING OR SELLING**

1. All proposed condo unit sales or rentals must be submitted by application to the Board of Directors for approval of renters or buyers. This application shall be accompanied by a \$50 fee payable to Sandal Cove II Condo Association. Sentry will process both a background and credit check on the renter or buyer. The application and fee shall be mailed certified mail or hand delivered to the Management Company. Currently the Management Company is Sentry Management Inc 28050 US Highway 19N, Suite 509, Clearwater FL 33761, Attention Sandal Cove II Property Manager. Phone 727-799-8982

In addition, each prospective new tenant shall meet with a board member to receive and discuss copy of condo rules and regulations.

**FINES**

Fines may be imposed by the Board of Directors for any violations of Rules or for any Damage to the Common Elements caused by residents, their guests or their Contractors.

**NOTE:** Unit owners are responsible for the conduct of guests and renters. To avoid embarrassment to them it is the unit owner's responsibility to acquaint them with the above Rules and Regulations. A COPY OF THE RULES AND REGULATIONS MUST BE POSTED IN ALL UNITS THAT ARE LEASED TO RENTERS OR LEGALLY OCCUPIED BY GUESTS OF OWNERS.