

Springwood Villas II, Inc.

Rules and Regulations

Proposed September 2024

Dear Parcel Owner, Resident, Occupant, Licensee, or Invitee of the Parcel Owner:

Attached are the revised rules and regulations. Please read them thoroughly. They contain several changes to the revisions as of September 2024, so please familiarize yourself with all of them.

We are a Condominium community. Rules are necessary to keep our community safe and running efficiently. Violations of the rules & regulations may result in fines & loss of privileges. Please show respect to your friends and neighbors by honoring these rules. Let's treat each other as though we are a large family. Remember that it is not mine or yours but OURS.

THIS EDITION SUPERCEDES ALL PREVIOUS RULES AND REGULATIONS

The Rules and Regulations outlined in this booklet explain the policies and guidelines established by the Board of Directors to help protect and provide a peaceful environment for our community. It is the responsibility of the board of directors to administer and enforce the rules along with the guidance of the compliance committee. However, it is the responsibility of each resident to cooperate and adhere to the rules of the Condominium and residents are encouraged to report any violations of these rules to our management company.

The Board of Directors may find it necessary to supplement our rules and regulations from time to time. Please be assured we will always be receptive to your requests and ideas; however, our rules are controlled by Florida Statutes.

Verbiage contained in these revised rules and regulations is not meant to conflict with our documents but only to clarify circumstances. In the event of a dispute, our documents will prevail.

Thank you for your full cooperation,

The Board of Directors
Springwood Villas II, Inc.

2024 RULES AND REGULATIONS
FOR SPRINGWOOD VILLAS II, INC.
CONDOMINIUM ASSOCIATION

Table of contents

Page:

- 3 Assessments and Monthly Maintenance Fees
- 3 Unit Maintenance
- 4 Lakes, Lawns, and Fruit Trees
- 4 Gardens
- 5 Parking and Road Rules
- 6 Pets,
- 6-7 Clubhouse
- 7-8 Pool
- 8 Shuffleboard Courts and Laundry Room
- 9 Bingo and Hurricane Preparedness 9-
- 10-11 All Owners Shall

ASSESSMENTS AND MONTHLY MAINTENANCE:

1. All owners shall promptly pay the assessments levied by the Association by one of the following methods:

–Mail (include coupon with check)

(To avoid late fees, allow extra time when holidays fall near the end or beginning of the month)

–In person with coupon at Ameri-Tech

–Electronic payment

- Auto-debit (recommended form of payment)

NOTE: Ad valorem tax and special assessments levied by taxing authorities are against each condominium unit and not against condominium property as a whole.

2. Maintenance fees are due on the first day of the month in which they are due. Maintenance fees received after the 10th day of the month in which they are due will automatically incur a service charge.

UNIT MAINTENANCE:

1. All owners shall maintain the interior and exterior of the unit in a clean and sanitary manner and repair. All ornamental trees, plants, and flower beds must be weeded and neatly trimmed. If unable to maintain the exterior of your unit you can hire someone to do it for you.

NOTE: If an insect infestation of a unit is reported to the Board of Directors in accordance with Article 15 (A) (6), the Board has the right to request that the owner(s) employ a pest control service for appropriate treatment and furnish proof of treatment to the Board. If the infestation is in a villa type unit, it may be necessary to treat all such attached units. If the owner fails to act promptly, the Board will employ a pest control service, and the owner(s) will be obligated to pay for treatment.

2. All owners shall make no plumbing or electrical wiring repairs within the unit, except by licensed plumbers and electricians. If needed, permits should be obtained prior to commencing work.
3. All owners shall not alter, repair, replace, or paint any portion of the outside of the unit, limited common elements, or common elements without first obtaining an approved "Construction or Landscape Application to Modify or Alter Association Common or Limited Common Property".

Work cannot commence until the application is signed and approved by a director (unless it is an emergency). It is the owner's obligation to obtain the appropriate permits from City, County, or State agencies prior to construction. If the improvement must be removed for maintenance on

common elements, the expense of removal and re-installation is the obligation of the owner and all successors in title.

LAKES, LAWNS, AND FRUIT TREES:

1. All owners shall only water their lawn on their prescribed water day, and only if necessary. Water is expensive and in short supply. Please be conservative and use good judgment. If using soaker hoses, please do not leave them on for long periods of time. If you are watering with a hand-held hose, you may water any day at your discretion using good judgment
2. No planting of fruit trees. Planting ornamental trees 8 feet in height or less is acceptable. If you plant it, you are responsible for maintaining it. Should there be complaints about the remaining fruit trees not being maintained properly they will be removed by the association at the homeowner's expense. When purchasing your property, any trees planted by previous owners is now your responsibility.
3. Residents shall not throw trash into the ponds or leave trash on condominium property, except in appropriate receptacles.
4. No swimming or wading in the ponds.
5. Do not feed the wildlife. City codes prohibit the feeding of wildlife under the penalty of fine. In some cases, it is against Florida State Law to feed wildlife.
6. Residents are allowed to fish in our lakes.

GARDENS:

The grounds adjacent to each unit are limited common elements, and while gardens are welcomed, board authorization is required prior to putting in a garden or patio. A form "Construction or Landscape Application to Modify or Alter Association Common or Limited Common Property" is available at the office in the Clubhouse and online at www.springwoodvillas2.org for use by owners wishing to plant gardens or install patios or modify existing gardens and patios. Authorization is required when planting in the ground, when installing garden edgers, when sodding or seeding lawns, when installing patios or extending existing patios or walkways, for rock gardens and for vegetable gardens.

Notes:

- a) plants with sharp, spiky fronds, such as saw palmettos, are not allowed.
- b) plants in pots do not require Board authorization.
- c) pavers, gardens, and plantings must not obstruct the lawn cutting operation done

by the Association.

PARKING AND ROAD RULES:

To ensure the safety of our residents, the following parking and road rules have been revised. In the event of a dispute, our documents will prevail:

All owners and guests shall not exceed the posted community speed limit of **15 MPH**. Vehicles must come to a complete stop at all intersections with stop signs. Residents are responsible for reminding their guests to follow our road rules.

2. Properly licensed and registered personal passenger vehicles must be parked in enclosed garages or on the units' driveway unless the driveway is not long enough.
3. Parking on grass is not permitted.
4. Boats, buses, campers, trailers, mobile homes, motor homes, trucks, and pickup trucks used in a commercial fashion are not permitted to be parked on condominium property. Pickup trucks with commercial markings and used solely as personal vehicles are allowed to be parked on condominium property.
5. Residents or guests who own campers, mobile homes or motor homes will be allowed to park on common property or up to four (4) hours for the purpose of loading and unloading supplies.
6. Residents who are renovating, moving in, or moving out cannot park moving trucks or trailers on community property overnight except with permission. With permission from the Board of Directors, residents may park small moving trucks, cars, and trailers in the parking lot behind the clubhouse for a period of no more than two (2) days. A notice must be posted on the vehicle or trailer indicating that permission has been given, and a telephone number where you can be reached in case the vehicle or trailer needs to be moved.
7. Overnight guests must park their vehicle at the clubhouse parking lot whenever parking at the resident's driveway or street is not available.
8. Storage pods: Residents must notify the Management Company or a Board Director when the pod will be delivered and the approximate number of days up to one week the pod will be on condominium property.
9. The above parking and road rules also apply to residents' guests and visitors.
10. Owners shall not permit vehicles that cannot operate under their own power to remain for more than 24 hours on condominium property. No repair of vehicles shall be made on condominium property. No vehicle leaking any kind of fluid may be parked on the property. A leaking vehicle must be removed until repaired (This does not include condensation). The association has the

legal right to have the vehicle removed at the owner's expense after proper 24 — 48 hours notification

11. Outside decorating is permitted for various holidays, i.e. Christmas, Halloween, etc. and must be removed within a reasonable time after the holiday but, not more than 30 days.
12. Residents and guests must use caution when approaching anyone on bicycles, wheelchairs, motor scooters or just out walking as they might not hear or see you coming. Residents who are doing any of the above should have a warning device such as a flag, light, or reflective lens to warn drivers. This is especially important during the hours between dusk and dawn.

PETS:

1. There is a two (2) dog maximum limit per unit. Adult weight of dogs cannot exceed 35 pounds at maturity. All pets must be vaccinated for rabies and be licensed in Pinellas County. If a Board member requests a rabies certificate you must produce it.
2. Exotic pets or reptiles are not allowed.
3. All dogs must be on a hand-held leash when walked outside. Dogs and Cats are not allowed to roam freely on common grounds at any time.
4. The owner is responsible for immediate removal and proper disposal of animal waste. Do not put your used soiled doggy bags in any other trash receptacle but your own.
5. Dog owners shall be respectful of other resident's landscaping and not allow their dog to urinate on landscaping shrubbery.
6. No animals shall be left tied up outside unattended.
7. Owners of pets that cause or create a nuisance, disturbance, or excessive noise will receive a violation letter to rectify the complaint.
8. Properly certified Federal, Florida and HUD emotional support or disability assistance animals, regardless of weight, shall be permitted. Residents requesting an accommodation animal must contact the property manager or our office person to obtain the application form, which shall be reviewed and placed in your folder. Residents who request an accommodation for emotional support or disability assistance animals must provide supporting documentation from a licensed therapist.

CLUBHOUSE:

1. The Main Hall and Library may be reserved by residents for private, noncommercial functions by residents only. You must fill out and sign the Reservation forms and submit it to the

Reservation Chairperson for approval. The resident reserving the Main Hall or Library is responsible for any damage done by them or their guests. It is recommended that the resident reserving the Main Hall inspect it prior to having their event and report any damage to the Clubhouse Chairperson. The exercise room, billiard room, lanai, pool, pool deck, and pool bathrooms are off limits to non-resident guests attending private functions. A \$150.00 refundable deposit is required to reserve the mail hall or library.

2. Lights must be turned off when leaving the Clubhouse. Temperature control thermostats must be returned to the following settings: during the warm summer months, the air conditioner should be left on cool and put to 76 degrees when leaving the Clubhouse; during the cold winter months, the thermostat should be left on heat and returned to **68** degrees when leaving the Clubhouse.
3. Furniture, fixtures, and equipment shall be treated with respect.
4. Posted fire regulations as to room capacity must be observed. Hall — 180; Lounge — 80; Exercise room — 33; Billiard/Card room — 84.
5. Billiard/Card room: Children under age 12 not allowed to play billiards. Children aged 12 and over must be accompanied by an adult to use the billiard tables. When pool tables are in demand, a 2-game limit applies. If a guest damages Clubhouse property, the resident host is financially responsible for the damage.
6. Leave the Billiard/Card room and Lounge as clean as you found them. If you remove the ping pong table to play billiards, put it back on the pool table when finished.
7. No wet swimsuits are allowed in the Clubhouse.
8. Dirty diapers must be taken with you upon leaving the Clubhouse or the pool area and disposed of in your own trash receptacles.

The exercise room is for residents and their guests. Guests under 18 years old must be accompanied by an adult. Rules are posted inside the exercise room. The resident host is financially responsible for damage done to exercise equipment by them or their guests. Use of exercise equipment is at your own risk.

9. Upon finishing your routine, please clean and sanitize everything including remotes.

POOL

1. The pool is for residents and their guests. Guests who are not accompanied by the resident owner must display a guest band. If there is more than one guest in the group, only one needs to display a guest band. Guest bands are available to be purchased for \$3.00 each at the Clubhouse office.
2. Use of the pool, sauna, and showers is at your own risk.

3. Pool hours: 5:00 a.m. to 10:00 p.m. every day.
4. Standard swimwear is required; no cut-off jeans, no diapered persons and persons with skin sores, skin infections, or control problems are allowed in the pool.
5. Cover ups and footwear must be worn to and from the pool area.
Everyone using the pool must shower prior to entering the pool either at poolside shower or showers in bathrooms.
6. Children Pool Hours: No special hours necessary for children to swim. Children up to the age of 16 are required to always have adult supervision.
7. Incontinent persons, including adults and children must wear waterproof swimming diapers and appropriate waterproof garments to enter and swim in the pool.
8. No running, jumping, or diving around the pool deck or into the pool. Loud, boisterous conduct or disturbing noise is not permitted.
9. No pets allowed in the pool or on the pool deck, per Pinellas County Board of Health Department.
Service animals that have been individually trained to do work or perform tasks for the benefit of an individual with a disability are allowed to be on the pool deck. Service animals are not allowed in the pool.
Emotional Support (comfort) animals do not qualify under the guidelines of the ADA policies as they have not been trained to provide a specific task and are not allowed on the pool deck.
10. No glass containers allowed in pool or on the pool deck.
11. Smoking is permitted in the designated smoking area by the fence only.
12. Only inflatable balls and flotation devices for safety are allowed in the pool. Large flotation devices are not permitted.
13. Umbrellas must be closed when leaving the pool area.
14. Pool furniture is for the comfort of our residents and their guests. Standing on chairs or lounge chairs is not permitted.
15. Residents and their guests must put pool furniture back to where they found them. Tables should be cleaned, and all trash removed or put into the trash receptacles located on the pool deck.
16. All persons must exit pool when pool is being cleaned.

SHUFFLEBOARD COURTS:

1. Courts must be swept before use and cannot be used when wet.
2. Return all equipment to the storage area when finished playing.

LAUNDRY ROOM:

1. The washer and dryer are available for resident use only. No fabric dyes allowed.
2. Empty the dryer lint basket after each use.
3. Clean up any mess you make and turn off lights and fans when leaving.
4. Visitors are not permitted to use the community laundry facility.

BINGO:

1. Per State guidelines, children under the age of 18 are not allowed to play Bingo

ALL OWNERS SHALL:

1. Abide by the Declarations, Bylaws and Rules pertaining to the use of the unit as a single-family residence and not engage in conduct which would interfere with other owners' rights to peaceful enjoyment of their unit, nor to permit anything to be done or kept in the unit or the common elements which would increase the Associations' insurance rates.
2. Submit an Application for Lease or Sale Approval to the Management Company no less than 30 days prior to the requested closing date.
 - a) A \$150.00 fee for a background check of the new owners and occupants over 21.
 - b) Inform the Management Company if it becomes necessary to have a family member or caregiver move into their unit (prior to moving in). A \$150.00 fee applies for a background check.
 - c) No one under the age of 18 can reside on your premises for any length of time. Visitors, no more than 30 days in a given year.
3. Only entire units may be leased or rented, and only the lessee, and his/her family and guests may occupy the unit under authority of any lease. No Air B&B, weekly, monthly rentals or subletting allowed.
4. Visitors & guests — Owners bringing family members or guests into their home for an extended length of time during their absence must inform the management office prior to their leaving.
5. Not use offensive language, commit, or permit any nuisance, immoral or illegal acts in or on the common property.
6. No soliciting or peddling within the Springwood II complex.

7. Permit the Board of Directors or the Agents of the Association to enter any unit to inspect for compliance with the Declaration, Bylaws and Rules for maintenance or repairs or in case of emergencies. Notify the Board of the person who can provide access to the unit for such emergencies.
8. Not exhibit, paint, or affix any sign such as rent, lease, yard sale, or other notices on any part of the unit or condominium property. Notices can be posted on the bulletin board in the Clubhouse. "For Sale" signs may be put only in front window of a "For Sale" unit. This applies to Parcel Owner, Resident, Occupant, Licensee, or Invitee of the Parcel Owner.
9. Use the blue recycle containers for recycling materials only (newspaper, paper products, plastic, glass, tin, steel, and aluminum). Recycle containers should be placed by the curb the evening before the scheduled pickup as they are currently picking up early in the morning. Have a lid on recycle container to avoid material from being blown around.
9. If placing garbage out the night before pick up, utilize a covered garbage receptacle to curtail vermin and wildlife. Plastic bags may be put out for collection the day of pick up only.
11. Recycle materials must be placed in a covered blue recycle receptacle to diminish the possibility of recyclables being blown around during windy days.
12. Not interfere if any contractors hired by the Association for the repair, maintenance, and management of the condominium. If you have a complaint, contact the Management Company or front office and not the contractor or the contractor's employees.
13. Not approach any contractor to provide personal employment until they are finished with task at hand.
14. Hanging of laundry, towels, rugs or any such belongings outside of your home is not permitted.
15. In the event your unit will be vacant for more than seventy-two (72) hours, the water supply to the unit must be shut off at the main shut-off valve so that no water is flowing to any part of the unit. Should any damage arise out of or result from the failure to shut off the water or any damage arise out of or result from the plumbing fixtures or appliances when the unit is vacant for more than seventy-two (72) hours, the unit owner shall be strictly liable for the costs of any remediation necessary or damage sustained to the common elements or other units, in addition to any costs associated with remediating or repairing his or her own unit.
16. If a unit will be vacant for more than seventy-two (72) hours, the unit owner should have someone check on the unit a minimum of once a week to ensure that there are no problems or conditions within the unit that would indicate a need for repair, and all conditions shall be promptly reported to the Association in the event the Association is responsible for maintenance or repair.

17. Unit Owners are responsible for replacement of their water heater within the unit at least every twenty (20) years so that no water heater is ever more than twenty (20) years old. This shall not apply to any tankless water heaters to the extent tankless water heaters are otherwise authorized. Owners shall be responsible for the costs of drying out the interior of their unit, including the drywall, should same be necessary for any reason, whether occurring during a period when the water should have been shut off or not.
18. The air conditioning unit shall remain on when the unit is vacant and shall be set at a minimum of eighty degrees (80°) to circulate air and remove and/or reduce moisture. The Association shall not be responsible for the costs of any remediation or repair necessary because of or arising from a failure to abide by this Section and any costs incurred by the Association to remediate water damage and/or resulting mold or mildew or to make repairs may be charged back to the unit owner and collected as an assessment.