

GENERAL RULES:

Please refer to your **Golfside Estates HOA, Inc. Governing Documents as amended November 16, 2015** for detailed information and/or specific questions regarding these rules.

1. **Driveways:** are for parking use of the members and their guests. No vehicle repairs are permitted in driveways or other common areas. No boat, canoe, or any other type of watercraft cleaning is permitted. Other restrictions apply. Please see the Governing Documents. Bicycles, skateboards, autos and other wheeled vehicles are not to be parked on the common roadway areas. Do not park on the roadway and block traffic or prevent emergency vehicles from access to the area.

2. **Leasing/Rentals:** No units shall be leased or rented UNLESS they have written Board approval prior to the same. See amendments to the Documents approved November 16, 2015 for details. All leases and rental agreements are subject to the prior approval of the Board of Directors. The Board will use discretion in the approval process and will do a criminal background check on the individuals at their expense taking into consideration the prior experience of the lessee/tenant and in accordance with the Documents, and any applicable local, state and federal laws. Please note that all costs associated with this item are the responsibility of the owner and or the tenant and not of the Association. All costs are payable to Golfside Estates HOA. The application fee is **\$65.00** and the background check is **\$50.00** for each person over the age of 18 with different last names.

3. **Sales:** It is the responsibility of the selling owner to inform the realtor that they are to contact the management company in order to obtain the appropriate documents that are required. Additionally, all transfer of ownership is subject to the prior approval of the Board of Directors through this paperwork process. The management company will do a thorough criminal background on the individuals. Please note that any costs associated with this item are the responsibility of the new owner and not the Association. All fees/costs are payable to Golfside Estates HOA. The application fee is **\$65.00** and the background check is **\$50.00** for each person over the age of 18 with different last names.

4. **Keys:** Any owner that has lost or misplaced their pool gate key and/or restroom key and any owner that does not have these keys to pass onto a new owner at the time of title transfer may obtain a copy of the necessary key(s) from the management company, by making a request and paying a fee of **\$5.00** per key.

5. **Personal Items:** Members are allowed to use barbecue grills for their convenience adhering to the City of Largo ordinances and the Golfside Estates Governing Documents. Grills in use must be kept at least ten (10) feet away from the buildings. No propane grills are to be stored in the garage with the propane tank connected. The propane tank must be disconnected from the grill and stored on the patio of the units. All other personal property must be removed from the common area immediately after use.

6. DOG WALKING AND WASTE REMOVAL: All members are responsible to follow the ordinances of the City of Largo including but not limited to picking up of dog waste immediately at the time of occurrence. Any members, their families or guests that violate this regulation by not picking up the dog waste will be sent a violation notice and may be fined. This is our community and we must respect other members by picking up after our dogs. Should any member witness a violation, you can make a friendly reminder to the other member, contact in writing the Property Management Company or the Board of Directors at 9100 Jakes Path, Largo, FL 33771. All members must keep their dog leashed and under control when walking for safety of the animal and other members.

7. DNA Testing: Dogs are limited to a maximum weight of 75 pounds and certain breeds and mixes are not allowed. Please see the Golfside Estates Governing Documents for the list of prohibited pets. A DNA Test will be required for any pet of that appears to be on the list of breeds mentioned in the Governing Documents. Should the DNA test confirm the animal is on the prohibited list the cost of the DNA test will be the responsibility of the owner and the dog must be removed from Golfside property immediately. Failure to comply will result in fines and other legal action. If the DNA test confirms that the dog is not on the prohibited list the cost of the test will be borne by the HOA.

All members must take into consideration that every member has the right to quiet enjoyment and should keep their dog from barking continually especially during the late evening and early morning hours.

8. PARKING/TOWING OF VIOLATORS: Please refer to the Golfside Estates Declaration, Article V, Section 14 for other restrictions on parking. Parking is limited to town-home garages, driveways and the areas posted at the far north end of Jakes Path (limited to 4 spaces). Owners and their guests in good standing may park their vehicle for up to 48 hours in one of these spaces. Vehicles must be moved from the four (4) designated spaces within the 48 hour period. If you are in violation, you will be subject to having your vehicle towed at your expense.

9. SPEED LIMIT: Weather conditions permitting, the posted maximum speed limit for the Golfside Estates HOA, Inc., drivable areas is ten (10) MPH. Please follow the posted speed limits in order to ensure safety of all of our community. The common areas and roadways are shared by walkers, vision impaired persons, children playing, animals walking and other vehicles. In the common area, it is imperative that the users of skateboards, roller blades, bicycles or other wheeled vehicles must yield to walkers to avoid accidents.

10. TRASH: All members shall keep trash containers concealed from public view and should adhere to the pick-up dates and times in our community, putting trash containers out no earlier than 5 pm the night prior to trash pick-up and return container the same day of pick up no later than 10 pm. All members shall keep the common area free from trash and debris out of respect for our community. This will also keep any rodent problems to a minimum.

11. AERIALS/ANTENNAS/DISHES: require an "Alteration Request" and written approval by the Board of Directors prior to installation. Alteration Request forms are available on line or can be obtained along with specifications and Installation requirements from the Property Management Company.

12. SCREEN DOORS AND PATIOS ENCLOSURES: require an "Alteration Request" and written approval by the Board of Directors prior to installation. Alteration Request forms are available on line or can be obtained along with specifications and Installation requirements from the Property Management Company.

13. HURRICANE WINDOW PROTECTION: requires an "Alteration Request" and written approval by the Board of Directors prior to installation. Alteration Request forms are available on line or can be obtained along with specifications and Installation requirements from the Property Management Company.

14. ALTERATIONS TO EXTERIOR: require an "Alteration Request" and written approval by the Board of Directors prior to installation. This includes but is not limited to gutters, front doors, porches, driveway and walking way modifications. The Board of Directors retains the right to require an owner to restore the common area/exterior to the original state at the owner's expense. Alteration Request forms are available on line or can be obtained from the Property Management Company.

15. Damage to Common Areas/Property: Members, their families and their guests shall be accountable for misuse and damage to any community property. Willful or careless damage to property shall render the person causing same and the owner of the lot responsible for such person, to be liable to full repair or replacement thereof. Violators will face suspension of their privileges of the pool/spa, and potential fines and legal action as determined by the Board of Directors.

16. POOL / SPA: Members and their guests are to conduct themselves in a proper and courteous manner, and are responsible for observing the posted rules for the pool area. Parents are responsible for their children's actions and will be notified of any misconduct or infraction of the rules committed by the children. The Golfside Estates Homeowners Association is not responsible for loss or damage of any personal articles in the pool or spa area. For the safety of members, no skateboards, roller blades, bicycles or other wheeled vehicles will be allowed on the pool/spa area. Golfside Estates Homeowners Association does not assume any liability for accidents to persons using the pool or spa. It is the user's responsibility to keep the area clean and uncluttered for the protection and enjoyment of all residents.

A list of rules for the Pool/Spa is posted at the pool area. Some of the items that you need to be aware of are:

Children under the age of thirteen (13) must be accompanied and supervised by an adult at all times.

The hours of pool/spa use are posted.

The capacity of the pool is 12 and spa is 4 per Pinellas County Health Department. Anyone that tampers with the equipment or damages the equipment at the pool area will be held responsible for the damages incurred and any related expenses.

Anyone having a skin disease, inflamed eyes, nasal or ear discharge, open blisters, cuts, skin abrasions or communicable disease will not be permitted to use the pool or spa.

A shower must be taken before initial entry into the pool or spa, and subsequent re-entry, if the individual has applied suntan oil or other body oil.

Proper attire is required in the pool and spa. No nudity.

No running, towel snapping or rough play is allowed any time at the pool or spa area. No climbing of fencing or walls at any time.

No glass containers of any kind are allowed at the pool or spa area.

No misuse or abuse of pool side furniture is permitted. No furniture or equipment may be removed from the pool or spa area.

No pets are allowed in the fenced in pool/spa area.

17. ENFORCEMENT: Members observing infractions should courteously inform violators of the regulations being ignored, by calling the individual's attention to the rules. Violators who persist, or flagrantly resist compliance are abusing their membership or guest privileges and should be reported in writing to the Property Management Company. Board actions might include letters, towing, fines and other legal remedies.

FOR YOUR CONVENIENCE THE NAME AND TELEPHONE NUMBER OF THE CURRENT PROPERTY MANAGER IS POSTED ON EACH OF THE BULLETIN BOARDS.