

# **Longleaf Lakeside Villas Condominium Association**

## **Rules and Regulations for Renters**

### **Occupancy and Use of Rented Units**

- Occupants of rented units shall not exceed more than four adults who are 21 years old or more or a nuclear family consisting of one or two adults and not more than two children.
- Business or commercial activities are not permitted.
- Noise shall be kept at a level that will not disturb other residents.
- Except by requesting and receiving written permission of the Board of Directors, no installation of wiring, awnings, antenna, satellite TV equipment, decking carpeting or major planting/landscaping alterations outside the unit shall be made. A form for such requests is available on the Kuester.com website.
- Noxious or offensive activity shall be not conducted within a unit or on common areas, which may be or may become an annoyance or nuisance to the neighbors or neighborhood.
- Offensive or hazardous materials or activities will not be allowed that could increase the rate of insurance for the Homeowners Association or cause its cancellation.
- Any rental of a unit shall be for the entire unit, shall be in writing, shall be subject to the Declaration and By-Laws and the Rules and Regulations, and shall not be sublet to other individuals.

### **Personal Property and External Appearance**

- Drying or airing of clothing or bedding shall not be permitted outdoors on decks or other unenclosed areas.
- No furniture or decorative objects, seasonal decorations (e.g., Christmas, etc) or large planters will be allowed to be placed in front of any unit unless approved by the Board of Directors.
- No signs or advertisement shall be displayed at any unit.
- Annuals may be planted in front beddings. Ornamental decorations such as birdbaths, statuary and potted plants may be placed in front yards as long as they are in keeping with the overall decorum of the villas. Some decorations may be deemed unsuitable at the discretion of the Board and owners may be asked to remove them. Birdfeeders must be in the back of the units.

### **Use of Fireplace and Outdoor Grills**

- Gas grills or electric grills are not be used on decks or on pine straw. Grill use is restricted to a non-flammable surface (e.g., cement or brick pad area). Grill placement shall not interfere with grounds maintenance.
- Charcoal grills are prohibited.
- Indoor fireplaces fitted with gas or electric inserts may be used as desired. Renters are not allowed to install ventless fireplace units. Fires are permitted in wood-burning fireplaces only after they have been inspected and approved for use.
- Firewood may be stored at the rear of the residence so long as it does not interfere with or restrict grounds maintenance (mowing, raking, etc.).

### **Vehicles and Parking**

- Overnight parking by renters or their guests shall be in driveways and parking spaces and not in streets or roadways or pine straw.
- Driving over or parking on top of sprinkler heads in grass and pine straw must be avoided.

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- Occupants of rental units may not park more than two vehicles on the premises at any given time. Vehicles must be parked in spaces designated for the rented unit. Vehicles must have a valid registration, insurance and current safety inspection.
- Occupants of rental units or their guests will not be permitted to park boats, trailers, campers, motor homes, tractors, vans, trucks, motorcycles, mini-bikes, or other recreational or commercial vehicles at Longleaf Lakeside Villas without prior approval from the Board.
- Each villa unit is allocated two parking spaces. Additional vehicles must be parked in the overflow parking areas.
- Vehicles belonging to renters or their guests that do not conform to these Rules and Regulations may be subject to towing.

### Speed Limit

- Owners, renters and their visitors shall not exceed a speed limit of 15 miles per hour on the Lakeside Villas roadways.

### Pets

- Occupants of rental units are not allowed to have pets.

### Garbage Management/Recycling

- Garbage containers are to be kept only in the designated enclosed areas. All garbage shall be placed in a plastic bag, securely fastened and set/ disposed of in garbage containers with lid firmly sealed. No garbage or trash is to be placed outside of these containers or areas except on pick up day.
- Items to be recycled must be placed in recycling bins and secured in a way that prevents the wind from scattering them (e.g. weighted down with a heavy object).

A copy of the Rules and Regulations for Longleaf Lakeside Villas Renters must be reviewed and signed by each the renter before assuming occupancy.

I have read and agree to comply with the above Rules and Regulations.

Signature: \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_

Print Name: \_\_\_\_\_

Witness: \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_

**Submit Completed Form to Community Manager**