

EXHIBIT E

RULES AND REGULATIONS

FOR CAPRI ISLE GARDEN APARTMENTS NO. TWO

Revised December 2009
Change 2, May 2020

I. PERSONS SUBJECT TO RULES:

Each owner, tenant or guest of a condominium unit shall be governed by these Rules and Regulations.

II. SCOPE OF RULES:

These rules are in addition to the obligations and duties of each owner and tenant set forth in the Declaration Of Condominium and the By-Laws or any amendments thereto to those documents.


III. USE OF CONDOMINIUM PROPERTY:

- A) The condominium unit shall be used for single family (renters and owners) residential purposes only.
- B) The owners, tenants or guests will use the premises, including the common areas, in a manner that will not be disturbing, annoying, or a nuisance to others. No activities may be injurious to the condition or reputation of the property.
- C) Complaints must be put in writing, signed by the person(s) making the complaint, and sent to the management company at the following address:

Ameri-Tech Property Management, Inc. • 24701 US Highway 19 North, Suite 102 • Clearwater, FL 33763
- D) Owners who rent their unit relinquish their right to the use of condominium property.

IV. MAINTENANCE OF CONDOMINIUM:

- A) Each condominium unit owner will be responsible for the condition and repair of his/her unit and all internal surfaces within or surrounding said unit. Owners shall be responsible for any work done in their unit. If reimbursement is to be considered, a bill shall be submitted to the Board of Governors for consideration. If possible, an estimate is to be submitted prior to work being done.
- B) No structural changes or alterations shall be made to any of the common elements including the dock, except upon the approval of seventy-five (75%) percent of the unit owners.
- C) All internal appliances and fixtures used within the condominium unit will be repaired promptly to insure against damage to other units.
- D) All unit owners wishing to change windows and external doors must submit a detailed schematic plan for Board approval prior to installation. Replacement windows and doors must be white. Any installation (a) must not injure, harm, or affect the common elements; and (b) must have proper permits and insurance applied for and be in existence, respectively.

- E) Unit owners must notify Management of any repairs, maintenance or replacement of air conditioning units prior to service/repair persons being allowed on the roof.
- F) Any work done to a unit that disrupts or disturbs others, such as hammering, sawing, etc., must be done between the hours of 7 AM and 6 PM Monday through Saturday. No work is to be done on Sunday.
- G) Any work done on the interior of a unit must not compromise the structural integrity of the building.
- H) Condo owners above the first (1st) floor must install noise-deadening insulation before tile or wood.
- I) Following the insulation of new windows, condo owners must be responsible for replacing the weather seal and paint required to maintain the building exterior. (Procedures for waterproofing the building are attached.)
- J) There shall be no washer/dryer hookups installed within the unit. 

V. USE OF COMMON AREA:

- A) Common elements shall not be obstructed, defaced, or littered in any manner.
- B) The corridors, elevators, and stairways of the condominium building will not be used for activities, play areas, storage, or hanging of garments or for the cleaning of rugs or anything that inhibits free passage.
- C) The laundry equipment is to be used from 7:00 AM to 9:00 PM only. Each person using the facility shall be responsible for cleaning each machine used and insuring that the room is maintained in a clean condition. Filters must be cleaned after each use. The last load of laundry must be completed by 9:00 PM.
- D) The mooring of boats is allowed only at either the west or east end of the condominium dock. Boats may be moored for a maximum of seventy-two (72) hours.
- E) The feeding of birds, squirrels, or other animals is not permitted on condominium property, including the dock.
- F) Children under fifteen (15) years of age are not permitted on the dock without adult supervision.
- G) The use of roller blades, roller skates, or scooters is not allowed on the condominium walkways.

VI. RESIDENT'S CONTROL OF MANAGEMENT COMPANY:

No unit owner, guest, or tenant will directly or indirectly attempt to control or manage the agents or employees of the Condominium Association. Such agents and employees are not permitted to conduct tasks normally associated with the private business owners, guests, or tenants.

VII. PETS:

- A) Only domesticated pets (dog, cat, or bird) permitted.

- B) Only one (1) cat or one (1) dog is permitted per unit. When cats or dogs are in common areas, they shall be leashed. Pet owners with any nuisance pets (i.e. barking dogs or animals behaving in a threatening manner) will be asked to remove the pet from condominium property.
- C) The condominium property shall not be used as an elimination area by any pet.
- D) Visitors will be allowed to bring pets onto the property, so long as they conform to the condominium rules.

VIII. SALE OR LEASE OF CONDOMINIUM PARCELS:

- A) Each condominium parcel that is proposed to be sold or leased will be subject to approval by the Board of Governors.
- B) Any sale or lease without the approval of the Board of Governors is invalid.
- C) Applications for approval of a proposed sale or lease will be submitted on the form provided by the Condominium Association for processing by Management.
- D) The proposed contract for sale or lease will also be submitted with the application along with a one hundred (\$100.00) dollar processing fee payable to Capri Isle Garden II Condominium Association.
- E) No unit will be leased for a period of less than three (3) months. No subleasing is allowed.
- F) Upon approval by the Board of Governors of the proposed sale or lease, the new residents will be informed by the Board of these Rules and Regulations via a telephone interview and a copy will be given to them.
- G) Any tenant moving in without going through the proper procedure will be asked to vacate the unit until such time as the applicant is approved.
- H) Updated information must be submitted for any lease renewal or returning seasonal tenant.

IX. OWNER'S RESPONSIBILITIES:

- A) Each unit owner is responsible to insure compliance with these Rules and Regulations for themselves, their guests, and tenants.
- B) When an owner anticipates guests will be using his/her unit when he/she is absent, said owner shall notify the Board of Governors, either in writing, email or phone call of the guests' names and anticipated length of stay.
- C) The Association must have access to each unit in case of an emergency. A key must be available on the keyboard or a locksmith will be called and the unit owner will incur any expense.
- D) No charcoal or gas grills are permitted to be used on walkways or landings at entry of units. Grills can be used at rear of units, water side only.

X. PARKING:

- A) Each unit is limited to one (1) designated parking space.
- B) If a unit owner allows another owner to occupy his/her parking space, permission must be in writing with a copy to the Board of Directors.

- C) Parallel parking for a second car is allowed on the street side if space is available.
- D) Owners are not allowed in guest parking spaces except in an emergency or when repairs are being made to the building that requires cars to be moved to avoid being damaged.
- E) Any vehicle that is parked improperly will be towed at the owner's expense.

XI. STORAGE ROOM:

- A) The storage room is to remain locked but available to all unit occupants subject to the Rules and Regulations established for its use. Any Board member will have a key made for you at the current cost.
- B) Storage is to be used for active items only such as outdoor grills, lawn furniture, fishing poles, etc. This area is not to be used for storage of appliances, furniture, personal items in boxes or containers.
- C) All items must be identified with the unit number or owner's name.
- D) Seasonal residents must remove all stored items prior to departure if they plan to be gone more than thirty (30) days. Items may be restored when the unit is in use.
- E) The Capri Isle Garden Apartments II Association is not responsible for theft, damage, or disappearance of any item(s) stored.