Condominiums at Barletta Association, Inc.
Summary of Declaration of Condominium
Rules and Regulations
(Applicable to all owner, owner's guests and/or tenants)

- **Unit Owners (and their guests and/or tenants) must comply with Association Rules and Regulations.** It is the responsibility of the unit owner to clearly communicate the Rules and Restrictions to all guests and tenants and ensure their compliance.

- **Lease Approval – The ability of a unit owner to lease his unit is a privilege, not a right.** Unit owners must submit a Lease Application as specified by the Association. **The Association must receive written notification at least 5 days BEFORE a property is occupied by a tenant. The notification must comply with the Association procedures covering the leasing of a unit. Any lease entered into without notice is a violation of the Condominium Declaration and may be treated as null, and the Board shall have the power to evict the lessee by summary proceedings without securing consent to such eviction from the unit owner.** No unauthorized tenants may occupy the property, nor any unauthorized automobiles may be domiciled at the property except as approved by the Board. **No pets are allowed for leases.**

- **Vehicles/Parking** – Covered and uncovered parking spaces have been provided for the parking of private passenger automobiles of owners and their guest. Covered parking spaces are **NOT** intended for the storage of boats, motorcycles, recreational vehicles, motor homes, trailers, semitrailers, house trailers, campers, truck campers, non-operational or invalidly licensed automobiles. Parking of such vehicle on the condominium property outside of parking spaces is not permitted except for service vehicles temporarily present on business.

- No repairs or maintenance of vehicles may be performed except emergency repairs. Because there are limited parking spaces, each owner is specifically cautioned that the Board of Directors may prohibit owners from keeping more than two motor vehicles on the premises on a permanent basis. Covered parking spaces are 'limited common elements' designated for the exclusive use of the assigned unit. Parking in the covered parking space of another unit without the owner's permission is considered trespassing. **Any vehicle parked in violation of the parking restrictions is subject to towing with the owner of the vehicle responsible for all costs of towing.** This includes vehicles of unauthorized tenants.

- **Pets –** Owners **ONLY** are allowed pets in condominium unit. All pets must be on a leash and under the owner's control when outside the condominium unit. **Owners MUST clean up after their pet when in Association(s) Common areas. NO PETS ARE ALLOWED FOR LESSEES.**

- **Trash** – Condominium occupant(s) trash must be placed in the proper trash containers provided by the Association. **Our service provider Waste Pro will only pick up trash that is in the dumpster.** All trash deposited in the primary dumpster should be bagged. Lee County has a '**mandatory recycling' law** effective January 1, 2008. Recycle containers (4 – 96 gallon bins) are provided in the dumpster areas. Each container is clearly marked with the allowable waste. If you mix garbage or trash in these containers they are considered contaminated and cannot be picked up recycling. Failure to properly place trash and recyclables in proper containers can result in a fine on the Association that is payable by ALL of the owners.

- **If you are discarding large items, i.e. furniture, mattresses, etc. call 337-0800 and state you need a special pickup.** Place the items next to the dumpster on the date of the scheduled pickup. There is no charge for special pickup. **Do not place oversized items at the dumpster until you have scheduled a special pickup.** Please close and latch dumpster area doors when you leave the dumpster area. This will keep our four legged pests.

- **Fire/Safety Violations** – Uniform Fire Code **REQUIRES** all walkways and stairs to be clear at all times. Chairs, plants, bikes, or any other items may not be placed in any of the common areas and the Association has the right to discard any items obstructing these areas. Covered parking areas should be kept clear of any property and such property should be placed in the unit storage locker or stored in the unit. Parking 'bumpers" located in the unit parking area may not be moved.

- **BBQ grills are absolutely prohibited and are a clear fire safety violation**. Placement of grills on the property may result in a fine by the local fire district. The Association has the right and obligation to remove such items from the property,

  No inflammable, combustible, or explosive fluid, chemical or substance shall be kept in any unit or limited common element except those necessary and suited for normal household use.

- **Alteration of Condominium –** Unit owners are specifically cautioned that their right to make any addition, change, alternation, or decoration to the exterior appearance of any portion of the Condominium is subject to the provisions of the Declaration of Condominium and is also subject to prior approval of the Architectural Review Committee. **No exterior alternation to a building is allowed.**

  No exterior radio or television antennas, or other wiring, shall be made without the prior written consent of the Board of Directors, except as otherwise provided by law.

  No sign, advertisement, notice or other similar material shall be exhibited, displayed, inscribed, painted or affixed, in or upon any part of the units, limited common elements or common elements by any unit owner or occupant without written permission of the Association.

  Unapproved alternations must be removed and the building restored. Should a unit owner fail to remove the alternation and/or restore the building, the Association will do so and the unit owner will be liable for all costs.

- **Nuisances** – No unit owner shall make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors, or licensees, nor do or permit anything by such person that will interfere with the rights comforts or convenience of other unit owners. No unit owner shall play upon or permit to operate a phonograph, television, radio or musical instrument in such a manner as to unreasonably disturb or annoy other occupants of the Condominium.

- **Emergencies in Owner's Absence** – In order that proper steps and procedures may be taken in a minimum amount of time during any emergency situation, **the Association shall retain pass-keys to all units.** The locks of each unit are not to be changed or altered without providing the Association with a duplicate key. Should an owner not provide a pass-key, the Association has the authority to secure the service of a locksmith and enter a unit in an emergency situation. Any costs associated with the services of a locksmith will be the responsibility of the unit owner.

Owner should refer to the Declaration of Condominium for Condominiums at Barletta to review the full set of documents. Compliance by all owners is appreciated by those who live in Bella Terra and helps to maintain property values while ensuing that our community presents a desirable environment for potential home seekers.