

GOLF GREEN CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

Revised April 22, 2022

1. No animals of any kind shall be raised, bred, or kept in any unit at any time.
2. The leasing or rental of any unit is prohibited. Unit owners who voted against the amendment to the Declaration of Condominiums or who did not vote may rent their unit until such time as ownership changes hands, the unit then becomes subject to the Leasing/Rental prohibition. No unit allowed to rent, may be rented for a term of less than 90 days and not more than once during any calendar year and a Rental Application (available from the association board) shall be submitted to the Board along with a \$50.00 fee payable to "Golf Green Condominiums".
3. Persons leasing a unit shall not be deemed members of the association, but shall never the less be subject to the rules and regulations promulgated by the association.
4. Any or all of the membership rights of any member (including but not limited to the right to vote at members' meetings) may be suspended by the Board of Directors during the period when any of such members common expense assessments (whether regular, special or otherwise) remains unpaid.
5. Condominium maintenance fees are paid quarterly and are deemed delinquent if not received by the 15th of the first month of the quarter. A \$25.00 fee will be assessed on late payments. If a situation requires an owner to request a different payment schedule, the Board may so grant if deemed reasonable.
6. Each unit shall be used for no purpose other than for residential use.
7. "For Sale" signs are prohibited from being placed within the complex.
8. No unit shall be occupied by relatives or guests while the owner is not in residence, unless such persons have submitted the Non-Owner Use of Golf Green Condominium Unit form (available on the Golf Green website) to Sunstate Management and received approval from the Board of Directors prior to unit occupancy.
9. Children under the age of 12 years must be accompanied by the unit owner or authorized resident when using common recreational facilities.
10. No commercially licensed vehicles, no boat, trailer, camper or recreational vehicle shall be parked on any roadway, parking area or paved portion of the condo property without Board approval. Nothing in this article shall be construed to prohibit infrequent parking by a person providing repairs, maintenance or other service for a unit owner.

11. No nuisance shall be allowed on the condominium property, nor any immoral, improper, offensive or unlawful use shall be made of the condominium property. All valid laws, zoning ordinances and regulations of all applicable government bodies and jurisdictions shall be observed.
12. Trash – All garbage should be bagged and put in dumpster.
Brown Bin – Aluminum, tin & steel cans, foil & trays, glass bottles, milk and juice cartons, juice boxes. Empty and rinse.
Beige Bin -Newspaper, mixed paper, paper bags, magazines, phone books and brochures. NO PLASTIC BAGS IN BROWN AND BEIGE CONTAINERS. (They are garbage.)
13. No unit owner or other person shall allow anything to remain in or on the common elements which would be unsightly or hazardous or allow any rubbish, refuse, or garbage to accumulate in places other than the receptacles provided.
14. POOL RULES: Please observe pool rules.
 - a. POOL COVERED – GATES LOCKED – NO SWIMMING
 - b. When pool is covered, gates to pool must be locked and no one is allowed in pool area. Covering and uncovering the pool is restricted to individuals who have had instruction in doing so.
 - c. Dawn to dusk is lawful swimming hours.
 - d. Children under 12 must be accompanied by an adult. **Children in diapers who are NOT toilet trained are NOT permitted in the pool unless wearing waterproof/leak proof pants.**
 - e. All swimmers should wear appropriate swim attire, ie: no shorts, jeans, diapers, playsuits, tennis outfits, etc.
 - f. Persons with open sore, bandages or infections are not allowed in the pool.
 - g. Running, diving, ball playing or rowdy behavior around the pool is not permitted.
 - h. No beverages (in glass) are allowed in the pool area, no consumption of beverages or food is allowed while **in the pool**.
 - i. Those using the pool must shower any sand, dirt, grass or foreign matter from themselves before entering the pool.
 - j. Towels or wearing apparel of any kind may not be draped over any railings, fence or gate.
 - k. All pool furniture and the pool cover when rolled up, is to be at least 4 feet from the pools edge.
 - l. If you raise umbrellas, please put them down or if people are still using them, the last person should put them down and secure with tie straps. (Instructions are on the clubhouse bulletin board).
 - m. If you unlock clubhouse door(s) please lock upon exiting to maintain a safe pool environment.
15. Any damage resulting from use or misuse of any facility, either by owner, guest or occupant is the direct responsibility of the unit owner.
16. No rugs, mops, towels or articles of clothing are to be left on porches or in hallways or are to be hung on the porch rails.

17. Maximum speed limit on the premises is 10 M.P.H. Please observe the speed limit and watch for our blind resident.
18. Park in designated parking spaces. (No parking in front of garages.) Park in spaces nearest your condo.
19. Help keep the clubhouse clean. If you use the club house, please empty all trash when leaving.
20. Questions about landscaping should go to Carol Crane of the landscape committee, 941-223-4777, not the landscape workers. If you want to plant anything, please check first.
21. So as to provide an orderly procedure in the case of a title transfer and to assure the maintenance of a current roster of owners, the unit owner shall give the Board of Directors (The Association) timely notice of his/her intent to list the unit for sale. Upon entering into a Contract of Sale shall provide the association with the new owner's information (Using the Proper Application form available from the association board) along with a \$50.00 fee attached. Fee to be made payable to the "Golf Green Condominiums".
22. The following standard for the installation of Hurricane shutters shall apply. The unit owner shall submit a "Request for exterior modification form" for Board approval along with any specifications of shutters to be installed. Shutters shall be of White Color only.
 - a. All installations shall comply with the City of Venice Building Codes and permitting requirements.
 - b. The unit owner shall be responsible for any damage caused by the installation or operation of said shutters.
 - c. Shutters shall be fully retractable or removed when not in use. No materials that rust or cause stains shall be used. The roll-up shutter storage boxes shall be of the 5 sided type. Second story shutters shall be concealed in the overhang where possible.
 - d. Shutters for the outside sliding doors or windows shall be roll down type or removable panels. Shutters for the inside Lanai type sliding doors shall be roll down or accordion type.
23. **Exterior Modifications** – No exterior modifications (ie. doors, windows, etc.) can be made without Board approval. You must complete ARC form and submit to the Board along with any drawings, literature, etc. on the changes being requested. No work can commence without Board approval.
24. No feeding of wildlife of any type is permitted.

PLEASE POST THESE RULES AND REGULATIONS IN YOUR CONDO FOR YOUR GUESTS.

Approved By The Board of Directors
Golf Green Condominium Association, Inc.