

BOTANICA COMMUNITY ASSOCIATION

RULES AND REGULATIONS

ADOPTED AUG. 23, 2004, REVISED OCTOBER 2015

These revised "Botanica Community Rule and Regulations" endeavor to provide the basis for a harmonious relationship in our community. Obviously, all circumstances can't be covered and it is hoped that everyone will extend themselves as good neighbors.

These rules and regulations will help all residents to clearly understand restrictions already in place and outlines in the documents that govern the community.

Please read these closely and keep them in your files for future reference. Any time you have a question about what may be permitted, do not hesitate to call Argus Property Management.

ANTENNAS

No exterior radio, television, short wave radio or other electronic device, antennae or television receiver disks shall be installed on Botanica property except for those approved by the Board of Directors.

PARKING

With the exception of family type, non-commercial automobiles or sport utility vehicles, no vehicle of any kind shall be parked or stored except inside the enclosed garage. No pickup trucks, boats, racing cars or any commercial equipment shall be parked or stored on any street, common area or parking lot in Botanica. Vehicles with car covers are prohibited on any vehicle parked on driveways, common areas or parking lots. Vehicles with company logos shall be parked inside the garage.

CYCLES

Motorcycles, scooters or other special purpose vehicles may be used only to enter or exit Botanica property. Use of such vehicles within Botanica is strictly prohibited unless used for maintenance or health reasons.

OUTSIDE DISPLAYS, ACTIVITIES AND SIGNS

No lawn ornaments, signs or any advertisements shall be permitted. Security signs must be limited to decals placed in windows or signs limited in size and discretely placed. No lawn signs are permitted.

No flags or banners other than the American flag or military flags may be displayed on the property.

No decorations or any additions to the common property are permitted except during a holiday season. Holiday decorations at a residence are permitted for the two weeks prior to and one week after the holiday. Holiday is defined by what the common calendar indicates.

No yard and/or garage sales or estate sales are permitted.

A single "Open House", "For Sale" or "For Lease" sign will be permitted only immediately in front of the affected residence. Such signs are permitted to be displayed only during an open house period and restricted to standard size. The sign must be removed upon completion of the open house time frame. None of the above mentioned signs are allowed anywhere on the common areas. On Sunday the gate is open from 1:00 pm to 4:00 pm. All sales require a completed application to be submitted to Argus Management.

LANDSCAPING

Owners are prohibited from altering, adding or replacing any landscape item. Plant pots are restricted to the immediate front door entry area and the area between garages. Plant pots cannot be placed on or in common areas maintained by Botanica. Please be sure your pots do not restrict entryways.

No additional lighting is permitted without board approval.

No hoses are permitted to be stored outside.

Residents are not to interfere with landscaping. Watering and trimming is done by professionals on a schedule.

No barbeque grills are permitted to be stored outside. Per the Sarasota Fire Marshall, storage of propane cylinders within residential buildings, including garages, porches, balconies, breezeways or lanais is not allowed. The National Fire Protection Association prohibits the use and storage of propane tanks within residential structures. No hibachis, gas-fired grills, charcoal grills or other similar cooking devices shall be used on any balcony or under any overhanging portion within 10 feet of any structure.

ROADS, STREETS AND PARKING

The speed limit on all streets within Botanica is 15 mph. Drivers share the road with walkers, cyclists, runners, joggers and pet walkers. Please observe the speed limits and come to a complete stop at all stop signs.

Parking by owners or guests on the roads is prohibited. Service vehicles and vendors may be parked on the road while work is in progress.

Extra parking spaces throughout the community are designated GUEST PARKING ONLY. No owners are allowed to park in the guest parking spaces for any long period of time or overnight. It is understood that sometimes service, remodeling or other exceptional situations may make it necessary to park overnight. Please notify Argus Management if you intend to do so.

GARAGE DOORS

Garage doors are to be kept closed at all times when the garage is not occupied by a resident or service provider.

TRASH AND RECYCLABLE

Trash containers, recycle bins and trash filled plastic bags are to be kept indoors. These containers are permitted to be placed curbside no earlier than 6:00 p.m. the evening before pick up. If you're leaving for an extended period of time, please make arrangements with friends or neighbors to manage your trash.

It is the owner's responsibility to phone the solid waste collection firm, in advance at 493-4100, when large items such as refrigerators, ranges, water heaters, washers and furniture are to be picked up and removed.

Electronics items like TV's, computer monitors, VCR's, radios and phones are now picked up curbside except computer towers and printers. Those items can be picked up curbside if scheduled ahead at 493-4100. Electronic waste can also be taken to Waste Management at 8750 Bee Ridge Road from 8:00 a.m. to 4:00 p.m. Wednesday through Sunday.

Trash containers must be removed by the end of collection day. On a windy day, please place can and bottle recycle bin on top of the paper bin to prevent papers in the neighborhood.

No garbage, trash, refuse, pet residue or rubbish shall be deposited or dumped into or near lakes or in any storm drains within the community. This includes leaves and grass being raked into storm drains. Please don't.

PETS

As noted in the condominium documents, no pets over 30 pounds are allowed and only one dog or two cats per household.

All dogs must be leashed at all times and accompanied by the resident while outside. The leash law is Sarasota County and not negotiable. Owners must pick up after their dogs and waste is not to be placed on common grounds or in trash cans in common areas. Pets may not run free for any reason. Pets are not permitted in the pool area per Sarasota County Ordinance or the clubhouse area except service animals with their owners.

POOL USAGE

Pool and clubhouse facilities are for the exclusive use of Botanica residents and their guests. Users of this area do so at their own risk and must observe all posted rules. Owners shall be responsible for the behavior of their guests

Pool hours are dawn to dusk. Proper attire should be maintained.

Running, ball playing, jumping or diving is not permitted.

Children under the age of 12 must be accompanied by an adult who will remain at the pool.

Incontinent persons including children not toilet trained and children requiring diapers are not permitted in the pool.

All flotation devices except noodles and those used for exercise purposes and children's safety are prohibited. No rafts, squirt guns or other toys are allowed.

Food and drink are permitted only in the covered area of the clubhouse pool and the farthest point from the pool at the south pool. No glass containers are permitted anywhere in the pool area without exception. You are responsible for your own clean up using trash cans provided.

Pool users must shower/rinse before using the pool.

Residents and guests are strongly urged to place towels over the chairs when using tanning lotion.

No audio equipment is allowed without personal headphones.

As a courtesy to your neighbors, please return all lounge chairs and seating chairs and tables to their original locations. Also please lower and tie all umbrellas.

Smoking is not permitted in the pool areas or the clubhouse.

Pool capacity is 27 persons.

RENTAL PROPERTY

A minimum lease period of three months is the Botanica rule. The owner or Management Company is to provide tenant with a copy of the rules and regulations and is liable for any violation. Argus Management should be notified of the tenants contact information.

SERVICE HOURS FOR TRADES

The following are approved working hours for repair and vendors:

Monday - Saturday service calls and delivery is 8:00 a.m. to 6:00 p.m.

Monday - Friday construction and delivery is 8:00 a.m.to 6:00 p.m.

Should there be an exception, please contact a board member or Argus Management. We understand that not all things can be controlled by residents including weather so please be in touch.

CLUBHOUSE RULES

Children under 16 years of age are not allowed in the fitness room without supervision.

When leaving the clubhouse, please turn off all lights and set the air conditioning to 78 degrees and lock all doors.

Please return all furniture to the original location.

Please pick up all trash and clean out what you leave in the refrigerator. Anything in the refrigerator not marked with a name will be thrown away the following Wednesday, trash day.

To reserve the clubhouse for exclusive use and/or with food service, please send a reservation form to Argus Management with a check attached. Reservation forms

are available on the Argus website and in the clubhouse on the in the calendar. Also please mark the date in the calendar in the Gathering Room on the bar counter. Two days before your event, please put a note on the door so others will be aware.

The \$500 deposit check will be returned after your event when the room is cleaned and no damage is noted. Michael Fowley will accommodate any furniture arrangements or extra tables you might want and will leave a trash can and vacuum cleaner by the kitchen door. A door key will be loaned to you before your event and should be returned the next business day.

Pool parties are allowed but not exclusive use of the pool. The pool deck and pool are always available to residents and their guests.

Only service animals are allowed in the clubhouse with the owner.

DOORS AND WINDOWS

Any exterior change must be approved by the board by submitting an Architectural Request Form. This includes but is not limited to retractable only screen doors that match the paint color of the door frame, window replacement that matches the current style and abides by County Code, door replacement and enclosing the lanai. Sarasota County building code states that replacement windows must meet an energy factor for conservation. Any reputable window company will be aware of this and reminded when applying for a building permit. Enclosing the lanai must be done by a licensed contractor and needs board approval. Proper building permits are the responsibility of the owner. Please reference Balcony/Lanai enclosure guidelines

Adopted October 2015

**Regulations for Use of PODS or Temporary Mobile Storage Units
in the Botanica Community**

1. A request must be submitted to Argus Property Management at least 2 weeks prior to placement of the temporary storage unit to insure there are no conflicts within the Community.
2. Storage units can only be in place for a period of 3 days. (2 over nights)
 - The Botanica Board in extenuating circumstances may grant an extension.
 - If the storage unit is left in place longer than the approved period, the Botanica Board reserves the right to have the storage unit removed from the property at the owner's expense or levy a fine of \$100.00 per additional over night.
3. Placement of a storage unit is limited to the owner of the condominium.
4. If the storage unit were designed where metal would have contact with the pavers or road surface a ply wood barrier must be used to prevent such contact.
 - Renter of the storage container unit is responsible for any damage that may occur to the driveway, adjacent street, surrounding bushes and property as a result of the placement and removal of the container unit.
5. The storage unit provider must be licensed and bonded in the State of Florida for the purpose of temporary storage.
6. Due to space installation requirements of POD container units, placement of a POD unit will be limited to 2 car driveways
 - Storage units cannot be placed on the street or Community parking spaces.
 - Storage units other than POD may fit single car driveways. It is the responsibility of the condo owner to insure that there is adequate space on the driveway to accommodate the unit.
7. Unit should be secured at all times.
8. Botanica assumes no responsibility for the storage container unit and/or its contents.