

HIDDEN LAKE VILLAGE OF SARASOTA, INC.

Rules and Regulations

Approved February 11, 2026

To provide equal enjoyment, attractive appearance, a reputation of civility, and safety and security to all, the following Rules and Regulations shall govern all owners, renters, and guests at Hidden Lake Village.

These Rules and Regulations are intended to complement and add to the existing restrictions and other provisions that are set forth in the Declaration of Condominium, the Articles of Incorporation, and the By-Laws of the Association. All residents, owners, and guests are required to adhere not only to these Rules and Regulations but also to the overarching governing documents of the Association. Together, these documents provide the comprehensive framework for community living and the responsibilities of all parties.

Owners and renters are required to familiarize themselves with the following Rules and Regulations, as well as the other documents mentioned above. **Owners are held accountable for the actions of their tenants and guests of the tenant.**

All residents and guests shall abide by all established Rules and Regulations. Complaints and violations should be reported to the On-Site Property Manager. Forms for this purpose are available in the On-Site Manager Office. Members of the Board of Directors do not handle requests or complaints individually.

All rental units must always have a copy of the Rules and Regulations in their unit. Renters must be advised by the unit owner to abide by the Rules and Regulations.

A violation of the Rules and Regulations WILL RESULT in either a personal visit by the On-Site Manager calling attention to the violation and asking for correction and future compliance or a written notice stating the specific rule violation and giving a reasonable deadline for compliance. If the above does not correct the violation, the matter will be referred to the Association's attorney for further action.

Notwithstanding the foregoing, none of the procedures just recited are required prior to Association legal action to compel compliance with the Rules and Regulations or other Condominium restrictions.

STRICT COMPLIANCE IS REQUIRED AT ALL TIMES. IF NOT, LEGAL ACTION WILL BE TAKEN. FLORIDA LAW ENTITLES THE PREVAILING PARTY TO RECOVER COSTS AND REASONABLE ATTORNEY'S FEES.

When a rule violation or pattern of violations cannot be resolved, the Condominium Documents give the Association the authority to terminate a tenant's lease and institute eviction proceedings if necessary.

All sales of units must be approved by the Board. Please see the C&S Property Management website for Hidden Lake Village of Sarasota, Inc. for all the necessary information required.

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- 1.) When any unit is leased, the owner (or the owner's agent) is required to furnish the On-Site Manager with the following:
 - a) The name of the lessee and all other persons, if any, who are authorized to occupy the unit under the lease. In no event, however, shall the maximum number of persons exceed two (2) persons per bedroom.
 - b) The expiration date of the lease.
 - c) Identification of vehicle(s) owned by the owner(s) or tenant(s) by make, model and license number.
 - d) A copy of the driver's license or identification card is required for all adults ages 18 and above and for all children ages 16 or 17.
- 2.) The Condominium Declaration provides that if the occupancy of a unit exceeds a period of twelve (12) months, (a lease in excess of one year, a one-year lease renewed for an additional period, or tenancy beyond one year), it will be subject to review and approval by the Board of Directors. It is required that unit owners or their representative contact the On-Site Manager at least forty-five (45) days prior to leasing renewals for Board approval. If not approved by the Board of Directors, the lease is void and the occupancy is subject to termination as provided in the Declaration of Condominium. A lease will not be renewed if violations or patterns of inappropriate behavior are on file.
- 3.) Each of the condominium units shall be used as a residence and for no other purpose and shall be occupied by no more than two (2) persons per bedroom, no matter how related. Nothing herein shall be applied or construed to permit discrimination based upon familial status, handicap, or other protected classification under Fair Housing Laws. Owners may rent out their unit as a "vacation" rental provided they follow the rules set forth by the city of Sarasota for a minimum of 7 full days and 7 full nights. Any "vacation" renter would need to obtain a parking pass from the Office, or their vehicle could be towed. They must also agree to follow the Rules and Regulations, and a copy should be in the unit for their review. Please refer to the website at www.sarasotafl.gov/Department-Pages/Development-Services/Vacation-Rental-Registration-and-Compliance for the licensing information and other requirements.
- 4.) A "guest" is a person, other than an owner or authorized tenant or another authorized occupant of that unit. A guest who is staying with an owner or tenant must obtain a parking pass from the front office if staying more than 3 days or may be towed at their expense.
- 5.) Each unit occupant shall maintain the unit in a clean and sanitary manner and allow no rubbish, refuse, garbage, or trash to accumulate inside the unit or on lanais, porches, patios, balconies, stairways, and entryways. **Littering anywhere on the property is prohibited.** Cigarette butts must be disposed of in proper containers.
- 6.) Furniture placed on patios, lanais, and balconies must conform in style and appearance to furniture that is designed for outdoor or patio use. Bicycles may be stored on the lanai though it is recommended they be stored in the bike racks provided on the property. No owner or tenant shall erect, construct or in any way alter the appearance of any exterior wall, door, window, patio, balcony, or any exterior surface. **Nothing is to be stored or otherwise maintained in entryways or on stairways, with the exception that one (1) hanging plant or a plant in a three (3) gallon decorative container that is not more than four (4) feet tall is permitted, as long as the entry to the unit is not obstructed.**

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- a) Any extension of the three (3) foot planting area or any changes on the grounds outside the unit, **including the installation of borders**, must have prior written approval from the Board of Directors. **Installation of lawn ornaments or structures of any kind on the common elements is not permitted without written Board approval. Residents' planting of small plants, shrubs, etc. or a non-invasive nature and which will not mature to a height of over four (4) feet, are permitted within the three (3) foot allotted plant area.**
 - b) Owners are responsible for the continued maintenance of plants, shrubs, etc. in the back of their units.
- 7.) In order to maintain a uniform appearance of the outside of the buildings, printed or colored draperies, curtains, or window blinds shall be lined with white liners facing the outside **and be in good repair.**
- 8.) No occupant (owner, renter, or guest) may make or permit any disturbing noises in the building or on the condominium property, nor do or permit anything to be done by such persons that could interfere with the rights, comforts, or other conveniences of other occupants. No occupants may play or allow to be played any musical instruments, phonographs, radio or television set in their unit or vehicle or on condominium property in so loud a manner as to disturb or annoy the other occupants. Electronically amplified speech or music must be played only through headphones anywhere upon the common elements. Unnecessary noises, such as vehicle horns, slamming of doors, etc. are prohibited. Construction/alteration noise must be limited to the hours between 8 a.m. and 8 p.m. Without limiting the foregoing, strict observance of this rule between the hours of 10 p.m. and 8:00 a.m. is important.
- 9.) Lewd, obscene, profane, abusive or threatening language is prohibited anywhere in the common areas.
- 10.) Loitering and drinking alcoholic beverages are prohibited in entryways, stairwells, and parking areas.
- 11.) PARENTS ARE FULLY RESPONSIBLE FOR THE CONDUCT OF THEIR CHILDREN AT ALL TIMES.
- 12.) Dumpsters and recycling containers are provided for the disposal of trash and refuse only. A dumpster for cardboard only is located across from 2740 Hidden Lake Boulevard (first parking lot to the left of the entrance). **Cardboard cartons are to be broken down and flattened for disposal.**
- a) Household items (including but not limited to mattresses, furniture, and electrical appliances), may not be placed in or around trash or recycling containers. If an owner/tenant discards unacceptable items, the On-Site Manager will request that the items be removed within 24 hours. If the items are not removed within 24 hours, the On-Site Manager will arrange for the item(s) to be picked up, and the owner/tenant will be charged for the cost of the removal.
 - b) Any construction or remodeling debris must be placed in plastic bag before being placed in dumpster. No bags are to be placed next to the dumpster. For a major clean-out or remodeling project, an owner may pay at their own expense a special dumpster that would fit into the unit's numbered parking spot. They must obtain permission from the Office and will be given a temporary parking permit.

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- c) In order to prevent unpleasant odors, pests and vermin, garbage must be put in plastic bags and securely closed. Littering is prohibited.
- 13.) Cooking outside is only allowed in the designated Picnic Area (see Rule 29). Sarasota County Ordinance Article V Section 54-116 states care must be taken to ensure that sparks are not blown by the wind and that coals are extinguished when grilling is completed. It also states that smoke and cooking odors must not be permitted to annoy other residents. **ALL PERSONAL OUTDOOR GRILLS AND THEIR COMBUSTIBLE MATERIALS ARE PROHIBITED ON THE PROPERTY EXCEPT IN THE PICNIC AREA. NO OUTDOOR GRILLS ARE TO BE STORED OR USED IN LANAIS, BALCONIES, ENTRYWAYS, SIDEWALKS OR INSIDE UNITS.**
- 14.) No signs, advertising or notices of any kind whatsoever, except "Open House" or "For Sale" signs for units, as herein described, shall be permitted or displayed in such a manner as to be visible from the exterior of any unit. **NO** signs shall be displayed on or within vehicles parked on condominium property **NOR** attached to the exterior of any building. Signs may not be attached to the selling unit's door. A single, generic "For Sale" sign of not more than 24" by 18" with black lettering or white sign stating, "For Sale" and including a telephone number is allowed. If an owner chooses to use a Real Estate Broker, the sign may include the name of the broker and "Licensed Real Estate Broker" in one-inch letters, or the minimum as required by Florida Real Estate Law. It may be located in the front window of a unit. Generic "Open House" signs are permitted on the weekend day of an open house. "Open House" signs may be located in the front of the Community along Tuttle Avenue, on or near the front of the unit that is open for inspection, as well as additional directional signs to locate the Open House.
- 15.) **No occupant may install or operate any type of laundry equipment whatsoever, including portable laundry equipment, in the unit.** Four laundry rooms are on site for residents' use (see Rule 24).
- 16.) All official notices of Hidden Lake Village of Sarasota, Inc. shall bear the signature of the President, Vice President, Secretary, Association Manager, or On-Site Manager.
- a) No person shall make or permit to be made, or post on the bulletin boards, mail or otherwise circulate to other owners or residents any written, typed or printed notices of any kind whatsoever which purports or represents to be an official act or notice of the Association.
- b) Notices of a personal nature or purpose by an occupant to other occupants are permitted to be posted only on laundry room bulletin boards or hand-delivered to the residents provided all such notices bear the signature of the occupant issuing such notices, and such occupant shall be fully responsible for the contents thereof.
- c) **NO COMMERCIAL SOLICITATION IS PERMITTED ON THE PROPERTY.**
- 17.) The Association is not responsible for any personal property left on any part of the common elements.
- 18.) No owner or occupant may commit or permit anything which will increase the insurance rates of any unit or the common elements. It is highly recommended each unit contains a working fire extinguisher.

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- 19.) The lake is **not** to be used for fishing, wading, swimming or boating. Nothing is to be thrown or discarded into the lake. **FEEDING OF WILDLIFE IS NOT PERMITTED ANYWHERE ON HIDDEN LAKE VILLAGE PROPERTY INCLUDING BALCONIES AND LANIAS.**
- 20.) Recreational Passes
- a) All residents and guests must be prepared to show their recreation pass upon request when using any of the common amenities. If a resident/guest is requested to show a recreation pass and cannot produce one, they will be asked to leave the area until such a pass is available.
 - b) The recreation pass is available in the On-Site Manager's office.
- 21.) Owner(s) or tenant(s) are required to promptly report to the On-Site Manager any plumbing leaks to determine if the repair is the responsibility of the Association or the Owner of the unit.
- 22.) Unit Access
- a) Each unit owner is required to furnish the On-Site Manager with all keys necessary for entry into each unit at any reasonable time to make inspection, correction, or compliance.
 - b) If a unit is equipped with a security or alarm system, the On-Site Manager will be notified. The On-Site Manager or its designees must be allowed to enter the units for maintenance, inspections, repair or replacements, or in case of emergency, or to determine compliance with the Restrictions and the Rules and Regulations.
 - c) In the event that keys are not provided, the Association may hire a locksmith to gain access, and the cost will be charged to the owner(s). **Unit owners absent for more than 30 days should have a 3rd party inspect their unit and notify the On Site-Manager in writing where they can be located in an emergency, including address and phone number.**
- 23.) Holiday Window, Lanai/Patio/Balcony and Door Decorations
- a) Decorations must be removable.
 - b) No spray paint, glue or artificial snow shall be applied to wood or masonry elements.
 - c) Decorations can be installed a maximum of thirty (30) days before and must be removed no later than fourteen (14) days after the holiday.
- 24.) Laundry Rooms
- a) There are four (4) laundry rooms located throughout the community.
 - b) No one under the age of 16 can use the laundry facilities.
 - c) Washers and dryers are for the use and convenience of our residents only.
 - d) Washers and dryers are to be loaded and operated only in a manner that does not damage the machines.
 - e) Users must remove their laundry from the washers and dryers promptly. Clothes can be removed if left unattended.
 - f) The Association is not responsible for any damage to items washed, dried or abandoned.
 - g) Heavy mats or other large items must be taken to a commercial laundry.
 - h) Use of Naphtha, gasoline or other flammable material is prohibited by fire ordinances. Dyes and/or tints may not be used in the washers.
 - i) Unsupervised children are not to play, loiter or congregate in the laundry rooms.

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- j) Laundry tubs are to be used for laundry only.
- k) Hours are Monday through Friday 8:00 a.m. to 11:00 p.m. and 7:30 a.m. to 11:00 p.m. on Saturday, Sunday, and holidays. The laundry rooms are unavailable and locked at all other times.

25.) Pets and Service Animals

- a) Not more than one (1) dog per unit. Not more than two (2) pets per unit.
- b) No pets are allowed in the clubhouse, laundry rooms, swimming pool areas or on the tennis courts. Service animals and emotional support animals registered with the Association are allowed in these areas but not in pool water.
- c) All pets must be kept controlled on a leash when outside the units.

Owners of pets or service animals are responsible for the immediate removal of their animal's excretions upon condominium property, in accordance with City Ordinance 17-5209 or they may incur a fine by the proper city or county authorities.

26.) Swimming Pools

There are two (2) swimming pools at Hidden Lake Village for the use, convenience and enjoyment of the residents. The pool to the north side of the Clubhouse is designated as the Adult Pool (ages 18 and older). The pool to the south side of the Clubhouse is the Family Pool and is heated from November 1st to April 30th. In the Family Pool, supervision by parents, or a responsible adult, is required for all children under 18 years of age. Any person who is not toilet trained must wear properly fitted, commercially manufactured diapers specified for swimming at all times while in the pool area. Disposable diapers are prohibited, as they can disintegrate and clog the filtering system.

- a) A freshwater shower must be taken so that suntan oils and lotions are removed before entering the pools in accordance with Florida State Law.
- b) No glass containers are permitted in the pool areas. No food or drinks shall be permitted within four (4) feet of the pool and must be disposed of properly.
- c) **ATHLETIC ACTIVITIES, ROUGH PLAY, OR RUNNING IS PROHIBITED IN THE POOL AREAS. DIVING OR JUMPING INTO THE POOL IS PROHIBITED IN ACCORDANCE WITH FLORIDA STATE LAW.**
- d) **The pool rope must be properly connected if no one is in the pool water or the pool area will be closed.** No one is to sit, hang, swing or stand on the pool rope.
- e) Pool furniture may not be removed from the pool decks. **Please leave pool furniture as you find it.**
- f) Pool furniture must be covered with towels when suntan lotion or oils are being used.
- g) Styrofoam items are not allowed in the pools. Styrofoam particles clog the filter system. Small toys which might clog the pool circulation are not allowed.
- h) Except for arm-floats and infant flotation devices, **no inflatable rings, toys, noodles or mattresses are permitted in either pool.** Children with arm-floats and infants in flotation devices must always be attended by a parent or other responsible adult.
- i) Activities or foul language which offends or disturbs others are not permitted.
- j) Residents and guests must have their recreational pass with them at the pool. There is a limit of three (3) guests per unit at any point in time.
- k) No lifeguard is in attendance. Swim at your own risk. Safety and behavior of children in the pool area is the full responsibility of their parent or guardian.
- l) The On-Site Manager shall have the full authority to eject violators of pool rules and will deny use of the pools to repeat violators. Breaking any rules may result in being banned from the pools for 30-50 days at the discretion of the Board.

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- m) Family Pool and Adult Pool hours are daily from 8:00 a.m. to dusk, weather permitting.

27.) Vehicles and Parking

- a) Not more than two (2) vehicles per unit are permitted to be parked on the property, except for guests as defined earlier in these rules. All units have one (1) assigned numbered parking space. A guest is to park in any space marked as "guest."
- b) **THE SPEED LIMIT ON THE PROPERTY IS TEN (10) MILES PER HOUR.** Parallel parking in front of the clubhouse or dumpsters is prohibited.
- c) Vehicles shall be parked only in marked spaces so designated for that purpose. All owners share in the cost (insurance and repairs) of the carports. Since there are only 74 numbered carports and the locations are not practical for use by all residents, the carports will be assigned for resident use only on a first come, first serve basis for an annual fee as determined by the Board of Directors. A temporary parking pass will be given if you choose to lease a carport for less than 12 months at a monthly rate as determined by the Board of Directors. If you elect to lease a carport, your numbered space may be retained. Covered parking spaces cannot be sold, deeded or transferred on sale of a unit. Use of covered parking is limited to no more than one (1) vehicle per unit unless permission is authorized by the Board of Directors. A waiting list is maintained by the On-Site Manager.
- d) Only currently licensed, insured and mechanically operational vehicles may be parked on the premises. **All vehicles must fit into the parking space and must not block the sidewalks or roadways in any manner.**
- e) Commercial vehicles of any kind or description having an overall length greater than the typical length of the parking space are prohibited. Recreational vehicles, dune buggies, boats, jet skis, and boat trailers are specifically prohibited from any portion of the condominium property except those areas, if any, that may be designated for the temporary parking of the described vehicles. Motorcycle and motor scooter designated parking is in the carport area which requires payment of an annual carport fee. If a carport spot is already being paid for, then two vehicles may share that space as long as they fit inside the parking space provided and have a carport sticker from the Office. No loud noises are allowed from any vehicle.
- f) All commercial delivery and moving vehicles (i.e. U-Haul, Ryder, Penske, etc.) must check in at the office with the On-Site Manager. These vehicles are permitted to park (on paved areas only) for the period of time required for active unloading or loading. Please see section i hereof.
- g) No vehicle determined by the On-Site Manager or the Board of Directors to be unsightly is permitted.
- h) Only minor emergency repairs necessary to make a vehicle functional shall be permitted. Oil changes are not permitted to be done on the property.
- i) **Vehicles cannot be washed anywhere on the property.**
- j) The Association, through its designated agents, may have vehicles in violation towed from the premises in accordance with policy. Adequate notice, as required by law, is posted at the condominium entrance.

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28.) Clubhouse

Use of the clubhouse amenities (bathrooms, lounge, billiard room, saunas, and exercise room) is restricted to residents and guests, who must have their recreation pass in their possession. Recreational facilities are to be used at your own risk. **Alcoholic beverages and smoking are prohibited in the clubhouse.**

- a) Children less than eighteen (18) years of age must be accompanied by a responsible adult to be in the clubhouse.
- b) Glasses, bottles, cans, etc. may not be put on the billiard tables. Billiard players must furnish their own cue sticks and billiard balls. Billiard players must take care not to damage condominium property.
- c) Saunas may not be used by anyone under the age of eighteen (18).
- d) Under no circumstances will the clubhouse be available for business, solicitations, or any other purpose not in the best interest of Hidden Lake Village.
- e) The clubhouse may be reserved by Hidden Lake Village residents for private parties upon application to the On-Site Manager. A fee will be required for the exclusive use of the social rooms. The person whose name appears on the application shall be responsible for hiring their own security personnel if they have 20 or more guests. They are also responsible for any damage.
- f) Hours are daily from 8:00 a.m. to 10:00 p.m.

29.) Picnic and Playground Areas

- a) The picnic area, located near the Family Pool, is for the use of all residents and guests who must have their recreation pass in their possession, but such use is subject to the prevailing Rules and Regulations. Particular attention should be given to the parking rules in Rule 27.
- b) The picnic area may be reserved by residents for private parties of ten (10) or more upon application from the On-Site Manager. A fee will be required for the exclusive use of the picnic area, and the resident will pay for additional guard service, if required. The person whose name appears on the application shall be responsible for any damage. The picnic area shall be left in the same condition in which it was found.
- c) When cooking outside in the picnic area, care must be taken to ensure that sparks are not blown by the wind and that coals are extinguished when grilling is completed. Smoke and cooking odors must not be permitted to annoy other guests (see Rule 13).
- d) Hours in the picnic area are daily from 8:00 a.m. to 9:00 p.m.
- e) Hours in the playground are daily from 8:00 a.m. to 8:00 p.m.

30.) Tennis Courts

- a) Tennis courts shall be used by residents and their guests who have their recreational passes in their possession. Any child under the age of 18 must be accompanied by a responsible adult or guardian.
- b) Proper footwear must be worn at all times. Bare feet are not allowed.
- c) Hours are daily from 8:00 a.m. to dusk.