

IRONWOOD FIRST CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

Adopted February 7, 2019

Revised March 3, 2021

The following rules have been approved by the Board of Directors in order to provide an attractive, trouble free, and harmonious community for the enjoyment of all residents. These rules are supplemental to the provisions of the Declaration of Condominium, Articles of Incorporation, and Bylaws. In a few cases a provision in these documents has been included here.

LEASING, TENANTS, GUESTS & VISITORS

1. Lease terms are required to be for a minimum of 90 days and a maximum of one year. All prospective lessees must complete an application and be approved by the Board of Directors.
2. Tenants are not permitted to have a pet except for existing pets residing in the unit on April 4, 2018. When the pet is no longer residing in the rental unit, the pet may not be replaced.
3. When the owner is not in residence, all guests must register with the association manager.
4. Any individual residing in a unit more than 30 days must complete an application which is subject to board approval.

GARBAGE

Garbage must be securely wrapped and tied in plastic bags. Paper bags are prohibited. Refuse placed in the garbage chutes must slide easily to the dumpster. Boxes, including pizza boxes, should be broken down and carried to the dumpster. No wet garbage or glass should be dropped down the chute. The City of Bradenton solid waste department prohibits building material and household items in the dumpsters. This includes carpeting, tile, wood, and appliances. These require a special city pickup. Contractors are required to dispose of their debris.

WATER & PLUMBING

1. **Water heaters** are required to be replaced prior to the tenth (10th) anniversary of the manufacturing date of the water heater as shown on the identification plate. Water heaters must have at least a six year warranty.
2. **Main unit water valves** and water heater inlet valves must be maintained in working order. If these valves are not quarter turn ball valves, the valves must be replaced with this style valve the next time the water heater is replaced. Shut off valves on fixtures (toilets, sinks and lavatories) must be maintained in working order.

3. **Flushable items.** It is prohibited to flush baby wipes or personal wipes (even if labeled flushable), facial tissue or similar products. Toilet paper is the ONLY manufactured product permitted to be flushed into the sewer system. This rule is to protect association property and is requested by the City of Bradenton to protect city waste treatment facilities.
4. **Water shut off.** If a unit will be vacant for 7 days or more, the unit occupant is required to shut off the main unit water valve and the water heater valve.
5. **A/C condensate lines.** Unit owners are required to service the A/C drain line at least semi-annually with diluted bleach, vinegar or a commercial product specifically for that purpose.
6. **Water alarm or sensor.** Every unit is required to have a water alarm or sensor for remote monitoring placed in the utility closet near the water heater. It is recommended that an alarm or sensor also be placed in each bathroom and in the kitchen.
7. **Vacant units** are required to be checked for water, mold or other problems at least once a month.

VEHICLES & PARKING

1. Each unit is assigned one parking space. Unit owners and tenants are required to park in their assigned space. However, a vehicle may be parked in another unit's space with the written consent of that space's owner or tenant. This consent must be on file with the Association.
2. Only trucks and cars ordinarily used as passenger vehicles are permitted. No vehicles with commercial markings, work vehicles, recreational vehicles, campers or motorcycles are permitted to be parked on property for more than one night. Trucks with double rear wheels or otherwise too wide to fit reasonably in the parking space are prohibited.
3. Vehicles must be parked headed into parking spaces. Backing in is prohibited.
4. Owners or tenants of units must display an association parking sticker on their rear windshield. The owner of the vehicle must be an approved occupant of the unit. Overnight guests and visitors must display a temporary parking permit on their dashboard showing dates of visitation. Unauthorized vehicles are subject to towing.
4. All vehicles parked on property must be operable, insured and have a current registration.
5. Vehicles must be maintained so as not to excessively leak vehicle fluid causing pooling of fluid on the parking lot.
6. Washing of vehicles on association property is prohibited.

WALKWAYS

1. Nothing is permitted on the walkways or stairs. This includes doormats and planters.
2. Contractors are not permitted to do tile or wood cutting or other work on the walkways. Work in a unit that may cause drywall dust or other debris to be deposited on the walkway requires that tarps or ramboard be put on the walkway for protection.

SMOKING

1. Smoking or vaping of any tobacco or non-tobacco product on association property outside of a unit is only permitted on the grassy area between the parking lot and the street. Smoking or vaping anywhere else on association property is prohibited.
2. Littering of cigarette butts or other smoking related products is prohibited.

OTHER

1. Pets are required to be on a leash when outside of units. Pet fecal waste must be collected immediately, bagged and disposed of properly.
2. Lanais, balconies and walkways may not be used to dry laundry, rugs, mats or grill food. Lanais may not be used for storage, except for bicycles.
3. Door decorations are limited to decorations that fit between the main door and storm door so the storm door closes. Decorations must be nonpolitical, nonoffensive and, if seasonal, they must be seasonally appropriate.
4. Noise in units should be kept to a low volume from 10 PM to 8 AM.

Signed Owner/Lessee

Building and Unit #

Date