

THE FAIRWAYS TWO AT PINEBROOK
OWNERS ASSOCIATION, INC.
HOUSE RULES

Applicants Name: _____

Building & Unit: _____

_____Initial 1) SALE/LESSEE UNIT APPROVAL

Refer to the Documents for the sale of your unit. New owners may not rent or lease a unit for two years after purchase or acquiring title.

Subject to the two year requirement, units may be rented for a period of not less than three months or more than twelve (12) months. To lease your unit, you must complete an application furnished by the manager that then goes to the Board for approval. A screening fee is required.

Fair Housing Act is followed – Prohibits any discrimination in housing against families with children under 18. Fairways Two at Pinebrook is a community open to all ages.

_____Initial 2) PARKING

Your parking space is assigned for only your exclusive use. To change your assigned space requires approval by the Board of Directors.

Cars must not be backed into any parking spaces in front of Bldg. 10 due to gas fumes.

Trucks of any type, motorcycles, campers, motorhomes, boats, trailers or commercial vehicles are prohibited from overnight parking, unless special circumstances are pre-arranged with the Board of Directors.

_____Initial 3) RECREATIONAL FACILITIES

Posted rules must be followed throughout our community.

_____Initial 4) STORAGE

Confine your storage to only the inside area of your storage locker.

Maintenance rooms are for Association use only - Bldg.10 – 2nd floor/Bldg.11 – 5th floor.

_____Initial 5) ANTENNAS

No radio, TV antennas or satellite dishes may be installed.

_____Initial 6) COMMON AREAS AND NO SMOKING POLICY

Fire regulations are enforced. All walk areas must be kept clear of obstructions. No towels or clothes can be draped over the walls. No chairs or potted plants will be allowed to obstruct clear access to a unit.

Smoking is NOT permitted outside any condominium unit including common areas and limited common areas. This includes the welcome porch, the walkways, the elevators, the lobbies, the stairwells, the roofs, the storage lockers, and the parking garage of Bldg.11. There are no designated smoking areas on the property.

The No Smoking Policy includes but is not limited to cigarettes, cigars, pipes, e-cigarettes, vapes, chewing tobacco, and snuff.

_____Initial 7) BIKES

Bikes must be locked, tagged with your unit number and parked in the designated area. Bikes must be maintained and fully operational. The bike rack is not meant for permanent storage when an owner is absent.

_____Initial 8) BALCONIES & LANAIS

No towels, clothing, rugs etc. may be hung outside the unit, either from the first floor balconies of Bldg.11 or any unit lanais.

_____Initial 9) FIRE MARSHALL

As stated in the County fire code, no fuel oil, kerosene, charcoal and fluid, gas grills or BBQ's may be used or stored on balconies, patios, lanais, storage rooms or lockers, walkways or parking lots. Oxygen may not be stored in lockers or storage rooms.

_____Initial 10) REMODELING & REPAIRS

No remodeling will be approved **unless the owner will be on site** or a project manager hired to manage the remodeling/alterations taking place. Owners must oversee contractors to ensure that clean up takes place with special attention to the elevator, walkway and lobby at the end of each day.

No remodeling, alterations or repairs can be done without advanced written approval of the Board of Directors. This includes but is not limited to screen doors, lanai enclosures, window modifications (code), and floor coverings with underlayment.

Please complete the "Request for Approval of Improvements" (in center of Directory) and contact a Board member before you begin renovations.

Contractors should manage the work project from ground level so walkways can stay clear and clean.

Refer to the City of Bradenton regarding permits.

_____Initial 11) ELEVATORS

All children and pets should be monitored when using the elevator.

_____Initial 12) GARBAGE/TRASH

All garbage should be double wrapped in plastic bags and tied before deposited down the trash chute. Grease should not be disposed of down unit sinks.

If you manually place trash in the dumpster, please close the door afterward. Closing the garbage room door prevents attracting unwanted wildlife.

Recycle bins are provided and are labeled. Use of the recycle bins reduces the cost of waste management.

_____Initial 13) NOISE/NUISANCE

No owner/lessee may make or permit any disturbing noises in the building or common areas whether made by himself, his family or guests. Permitting any noise or disturbance to be done by such persons will interfere with the rights, comforts or convenience of other residents (See documents). All complaints should be directed to the manager.

_____Initial 14) PETS

Owners may have one pet that does not exceed 20 pounds upon maturity. Guests and lessees may not keep a pet.

A pet must be kept on a leash and never left tied or unattended when not in the unit (either on the grounds or walkways). Owners are responsible for cleaning up after their pet and may allow their dogs to relieve themselves only in the area defined as the open green space between Fairways and Fairways Two, never directly in front of buildings.

_____Initial 15) SECURITY

The Association does not contract for security. You are strongly advised to keep your doors locked at all times.

_____Initial 16) WATER AND HOT WATER HEATERS

It is the responsibility of the person occupying the unit to turn off the water when the unit is to be vacant for more than 48 hours. The unit owner is responsible (not the Association) for ANY damages from water negligence caused to another unit or to the common and limited elements impacted. Shut off valves are located above the water heater in the utility room.

The Association policy requires that water heaters be replaced every ten years. If you fail to follow the policy and your water heater breaks, you are at risk for the damages to affected units.

It is also advisable to update your shut off water valves.

_____Initial 17) ROOF ACCESS

Roof access will be limited to the 1st or 3rd Thursday of each month for regularly scheduled A/C maintenance. Directors must be notified in advance of schedules. Emergency access will be accommodated upon contact of a Director.

Any work performed on the roof must use pads to protect the roof membrane. These welder's blankets are located in the Roof Access Room for Bldg. 11 and Board Storage Room 2nd floor for Bldg.10.

Owners must inform their A/C companies that the company will be held accountable for any roof damage incurred when servicing an A/C unit.

_____Initial 18) MOVING POLICY

When moving furniture or appliances in or out of your condo you are responsible to be sure that the elevator is padded to protect the walls from damage. Remember **not to block the elevator door open** as the timing mechanism will go off cycle and the elevator will malfunction.

In Bldg.10 your storage key will open the door near the elevator on the third floor to get the elevator pads. In Bldg.11 your storage room key will open the door near the elevator on the fourth floor to access the pads. Please return the pads after the move or delivery is complete.

_____Initial 19) EXTENDED ABSENCES

Please be advised that the Board must have a key to your unit and a completed Emergency Information Sheet.

Refer to the "Check List When Going Away" on the front page of the resident's directory. Highlights include: unplug all appliances; set your humidistat and A/C unit according to your service provider; saran wrap toilets/drains; shut off water and electric water heater at the circuit breaker.

PLEASE NOTE:

A condominium community represents a group of people living in close proximity to one another. Courtesy and respect for everyone's unique perspectives can enrich each of us. Your Board, in conjunction with your management company, works to maintain the value of all of our homes.

We are glad you wish to become a part of our community.