

## RULES & REGULATIONS

### BORDEAUX VILLAGE CONDOMINIUM NO. 2

Approved by the Board of Directors May 24, 2001

1. All automobiles shall be parked only in the parking spaces so designated for that purpose by the ASSOCIATION. Such designation may be by separate letter or appropriate marking of the parking space or spaces by the owner's last name and/or apartment number. Owner agrees to notify all guests of the regulations regarding parking, and to require guests to abide by such parking regulations. If the ASSOCIATION has assigned a space to a unit owner, only the owner and his guests shall be permitted to utilize such assigned space. No trucks, except as provided hereinafter, no boats, trailers, campers, golf carts, motorcycles, commercial vehicles, or vehicles whose length and/or width is in excess of a passenger automobile parking space will be permitted within the development. Unit owners may park a truck, if the truck is: non-commercial, four (4) wheel pick-up style truck, which truck shall not be regularly used for towing, hauling or loading, nor shall the truck have a camper attachment, tool boxes, ladders, lettering of any type, nor weigh more than truck classified as one-half (½) ton pick-up truck. The Association shall allow trucks that provide a commercial service to the condominium property or a unit owner, as long as said trucks do not remain on condominium property overnight. No repairing of automobiles, trailers, boats, campers, golf carts or vehicles of any kind, or any other property of owner will be permitted outside the confines of the owner's unit. All vehicles must be registered with the Association. The Association by and through its Board of Directors, shall have the right and authority to promulgate reasonable rules and regulations, including but not limited to: the parking of any vehicle, vehicular speed limits, vehicular traffic signs, etc.
2. Each owner or occupant shall maintain his unit in good condition and repair, including all internal surfaces within or surrounding his unit, and each owner or occupant shall maintain and repair the fixtures therein and shall promptly pay for any utilities which are metered separately to his unit. Common areas of the building, such as hallways, etc., landscaped and grassed areas, shall be used only for the purposes intended. No articles belonging to the occupants shall be kept in such areas, temporarily or otherwise.
3. Each unit shall be used only for the purpose of a single family residence. Any exception to the is paragraph shall be obtained by prior written approval of the Association.

4. Each owner or occupant shall maintain his unit in a clean and sanitary manner. Patios and balconies shall be used only for the purposes intended and shall not be used for hanging of garments or other objects, or for cleaning of rugs or other household items. Each owner or occupant may provide his unit with laundry and drying equipment; but no drying of laundry will be permitted outside of the unit.
5. Condominium parcel owners can not keep pets or other animals in their units or within the common elements unless prior written approval of the Board of Directors of the Association is obtained. In the event written approval is obtained by the unit owner, then and in such event the unit owner will be required to be sure that the animal is always kept on a leash. In no event shall the animal be allowed to cause a nuisance or disturbance of any kind or nature. Pets shall not be left on the patio or balconies unattended. Pet owners are responsible for the proper removal of pet waste. The Board of Directors can withdraw the written approval as to pets referred to above at any time in its sole discretion when the pet becomes a nuisance or the owner does not abide by the rules and regulations established by the Board of Directors of the Association pertaining to pets.
6. Alterations and repairs of the building are the responsibility of the Association, except for the interior of the units. No exterior painting of doors or buildings, or additions, such as screen doors, lighting fixtures, or any other items whatsoever, and no alteration may be made to any interior boundary wall by any unit owner or occupant without first obtaining written approval of the Association. No reflecting device or materials may be used in any of the aforementioned areas.
7. Each unit occupant shall be responsible for the care and maintenance of plants or shrubbery placed upon the condominium property by him and should said occupant fail to maintain said plants and shrubbery, the Association shall have the right to have said plants or shrubbery maintained or removed at the expense of the owner or occupant. Unit owner must have written permission from the Board of Directors prior to planting.
8. No owner or occupant may make or permit disturbing noises in the building or on the condominium property, whether made by himself, his family, friends, guest or servants, nor may he do or permit to be done anything by such persons that would interfere with the rights, comforts, or other conveniences of other occupants. No occupant may play or suffer to be played any musical instrument, phonograph, radio or television set in his unit or on or about condominium property between the hours of 11:00 p.m. and the following 8:00 a.m., if the same shall in any manner disturb or annoy the other occupants of the condominium.

9. Disposition of garbage and trash shall be by use of garbage disposal units, and/or by receptacles supplied by the Association. Unit owners may not litter on common grounds including but not limited to cigarette butts.
10. No signs, advertising, or notices of any kind or type whatsoever, including, but not limited to, "for Rent" or "For Sale" signs, shall be permitted or displayed on the exterior of any unit; nor shall the same be posted or displayed in such a manner as to be visible from the exterior of any unit.
11. All damage to the common areas caused by unit owners, their guests or visitors, shall be paid by the unit owner.
12. Soliciting is strictly forbidden. It is requested that owner or occupants notify the Association if a solicitor appears and appropriate action will be taken.
13. The owner of a condominium parcel shall not permit or suffer anything to be done or kept in his unit which will increase the insurance rates on his unit or the common elements, or which will obstruct the rights or interfere with the rights of other members or annoy them by unreasonable noise or otherwise; nor shall an owner commit or permit any nuisance, immoral or illegal act in his unit or on the common elements.
14. Unit occupants, whether the owner or a lessee, are responsible for the safety and behavior of the children using their unit, whether their own children or those of their guests, using the common areas. Roughhousing or noisy use of the common areas is not allowed. Screaming and/or shouting is not allowed. Children's' motorized and/or battery operated riding toys are not allowed anywhere on the common grounds or paved areas. Unit occupants and owners are jointly and severally liable for any damage to the condominium property caused by their children or children of their guests.
15. Games and Sports - The common areas are not to be used for organized games or sporting activities. Without limitation, no game such as volleyball, kickball, baseball or football may be played in the common grounds or paved areas. Roughhousing or noisy use of the common area is not allowed.
16. No unit owner shall lease or rent their unit less than a term of one (1) year. All potential applicants must be interviewed and approved by the Board of Directors. All applications must be submitted with a copy of the rental lease document and application fee.

**BORDEAUX VILLAGE ASSOCIATION, NO. 2, INC.**  
**RECORDS REQUEST, COMMUNICATION AND WRITTEN INQUIRY POLICY**

The following shall be the standing policy of Bordeaux Village Association, No.2 with respect to records requests, Board communication and written inquiries received from owners:

1. Requests to inspect the records of the Association may be made by an owner or their agent, as designated in writing by the owner. Requests shall be limited to two (2) requests per owner, per month.
2. All requests to inspect the records shall be made in writing, in hard copy, and sent to the Association's property manager, via regular mail. No faxed, emailed, electronic, or otherwise submitted requests shall be accepted.
3. At the time a request is received by the property manager, it shall be date-stamped, and that date shall be deemed the date the documents were requested.
4. Upon receipt of the request, an authorized representative of the Association will contact the owner, in writing, to schedule an appointment to review the records or make alternate arrangements for procurement of the requested records.
5. Should the owner require copies of the records, they shall be made at a cost of \$.25 per page. Owners may also use their own portable device to make copies of the records at no charge.
6. All Written Inquiries shall be made by certified mail to the Association's property manager. The Association shall only answer one (1) Written Inquiry per owner in any given thirty (30) day period. Each additional Written Inquiry received within the thirty (30) day response period shall be answered in the subsequent thirty (30) day period(s).
7. All other written communications to the Association must be made via email or regular mail to the Association's property manager. Owners are prohibited from contacting Board Members directly via their personal email, personal telephones or physical addresses. It is acknowledged that Board Members are entitled to the peaceful use and enjoyment of their units and the Common Elements, and that the Board shall consider Association matters and concerns at Board Meetings.
8. As of the date of adoption of this policy, all emails shall be sent to [scharpentier@franklycoastal.com](mailto:scharpentier@franklycoastal.com). All mailed communications shall be sent to:

Bordeaux Village Association, No. 2, Inc.  
C/O FRANKLY COASTAL PROPERTY MGMT  
PO BOX 1294  
TARPON SPRINGS, FL 34688

Adopted this 4<sup>TH</sup> Day of February, 2020.

  
\_\_\_\_\_, President

  
\_\_\_\_\_, Secretary