

**MIRAMAR AT LAKEWOOD RANCH CONDOMINIUM ASSOCIATION, INC.**

**RULES AND REGULATIONS, AND GENERAL INFORMATION**  
**(January 2020)**

**INTRODUCTION**

Miramar at Lakewood Ranch Condominium Association, Inc. is responsible for the operation of the Common Areas available for use by Owners and Occupants of Units in Miramar at Lakewood Ranch.

The primary Rules and Restrictions governing the use of the Common Areas at Miramar at Lakewood Ranch are set forth in the Miramar at Lakewood Ranch Covenants. All Unit Owners and Tenants are encouraged to review and become familiar with all the documents including the complete Covenants and the Articles of Incorporation and Bylaws. In accordance with the Covenants and its Articles of Incorporation and Bylaws, the Board of Directors of the Miramar at Lakewood Ranch Condominium Association is directed to establish, publish, and enforce additional Rules and Regulations as it considers necessary to maintain reasonable decorum, to protect the property of owners, and to assure pleasant and harmonious living for all residents and their guests. Toward that end, the Board of Directors has adopted these additional Rules and Regulations.

In multi-family living all of us not only have certain rights but also have certain mutual obligations to other owners. Behavior that is not considerate of others is unacceptable, and we must be mindful that the restrictions we impose upon ourselves are for our mutual benefit and comfort. To this end you are requested to observe them for the common good since what is good for one is, in the long run, good for all. This also applies to your Tenants and Guests since you are responsible for their actions.

These Rules will be reviewed from time to time and clarified or supplemented as determined necessary by the Board of Directors after input from the Unit Owners.

Regulations subject to the rights of the members as provided in Section 15 of the Bylaws, reasonable regulations concerning the use of the Common Elements, Units, including Permitted Improvements, Association Property and other Condominium Property may be made and amended from time to time by the Board of Directors of the Association, and all Owners and occupants shall abide by said regulations.

## GENERAL BUSINESS AND CONDUCT

1. Employees of the Association are not to be engaged by Unit Owners or Tenants for their personal errands. The Board of Directors, through its officers or agents, shall be solely responsible for directing and supervising the Association's employees and any contractors or agents working on the Common Areas at the request of the Association.
2. No work may be performed on Sundays or Holidays except for an emergency. Work will begin no earlier than 8:00 am and must finish by 7 pm.
3. Tasteful seasonal wreaths not to exceed two (2) feet in diameter, may be hung on the front door. Wreaths must be hung using an over the door wreath hanger. They may not be permanently affixed to the door with nails or screws. Christmas door wreaths, menorahs, gate garland and carriage light bows and swags, are permitted from Thanksgiving until January 15th, at which time all must be removed. Not permitted are inflatable/animated decorations, laser/projection lights, flashing lights or music accompaniment. Additionally, string lighting is not permitted in the landscaping as it interferes with landscape maintenance
4. Children shall be the direct responsibility of their parents or legal guardians who must supervise them while they are within the Common Areas. Full compliance with the Rules and Regulations shall be required of all children. Playing shall not be permitted in any other areas where it would be disturbing to residents or represent a safety hazard or damage to condominium property. Loud noises will not be tolerated.
5. **NUISANCE PROHIBITED.** No nuisances shall be allowed to be committed, or maintained upon the Condominium Property nor any use or practice that is the source of annoyance to residents, or which interfere with the peaceful possession and proper use of the property by its residents.
6. There shall be no loud and objectionable noises or noxious odors emanating from the unit. Playing loud music, an organ, drums or other electronically amplified musical instruments or devices in such a manner as to be considered a nuisance to the occupants of other units is prohibited. This rule also applies to common areas, such as the pool, etc.
7. Curtains, drapes and other window coverings (including their linings) which face on exterior windows or glass doors of Units shall be white or off-white in color unless otherwise specifically approved in writing by the Board of Directors.
  - a. Solar Shades - only solid dark brown or beige solar shades are permitted on the lanais.

8. Homeowners may install retractable screen doors, except on overhead garage doors. The retractable screen door housing must match the color of the door frame. The approved brand and model is Phantom Retractable Screens, Model: Legacy, Color: almond. An ARC form must be submitted for approval prior to installation.
9. Tradespeople must bag smoke detectors and sprinkler heads before painting or performing work that will raise sand or dust, because paint fumes, dust and sand can set off the building's fire alarm system. After the work is finished, the bags must be removed from the smoke detectors by the contractor. A fire alarm caused by failure by the trade to comply with this rule will cost the trade \$100.00 per call.
10. Concrete floor slabs may not be cut or core drilled.
11. Quarterly assessment fees are due and payable in advance on the first day of January, April, July, and October of each year. Administrative fees and/or loss of privileges will result for all delinquencies.

## **PETS**

1. A unit owner may keep no more than two (2) pets. Pets are limited to dogs or domestic cats, and no pet may exceed seventy-five (75) pounds in weight at maturity. No pet shall be permitted to become a nuisance to Unit Owners or occupants of Units and all pets are subject to removal from the Condominium at the discretion of the Board of Directors.
2. The ability to keep such a pet is a privilege, not a right, and the Board of Directors may order and enforce the removal of any pet that becomes a source of annoyance to other residents.
3. No dog or cat shall be permitted outside of the Permitted Improvements located on its Owner's Unit unless attended by an adult and on a leash.
4. Pet owners are responsible for the prompt removal and proper disposal of all excrement from all areas.

## **GROUNDS AND COMMON AREAS**

1. The Common Areas shall only be used for their intended purposes and shall not be used for fishing in ponds/lakes, camping or recreational fire pit activities.
2. No personal property of the Owner, the Tenant, their families and Guests may be stored in the Common Areas.

3. The Common Areas shall not be obstructed, littered, defaced, or misused in any manner.
4. No exterior antennae shall be permitted (on the Common Areas) provided that the Association shall have the right (but not the obligation) to install and maintain community antennae, radio and television lines and security systems, as well as communication systems.
5. **Grills.** According to Manatee County fire code, condominiums (Lagoons buildings) are considered multi-family dwellings, while townhomes (Links buildings) are considered single family dwellings. There are different fire regulations that govern the use of grills for these two different classes of residential dwellings.

Electric grill appliances, not to exceed 200 square inches, are permitted for use in all Lagoons and Links residences.

Gas (propane) barbecue grills are only permitted for use in Links residences.

While gas grills may be used on driveways, lanais and grass area adjacent lanais, it is a safe grilling practice to grill 10 feet away from a building. Gas grills must not remain outside after usage, but must be returned to inside the residence. They may not be used or stored on balconies. Failure to do so may result in their being impounded.

Links residents who are planning to use a propane grill are encouraged to use one of the many propane tank exchange programs operated at home centers and supermarkets. This will ensure that the tank being used has been properly tested for leakage prior to being refilled for purchase.

For safety reasons, the propane tank should be removed from the grill and stored on the lanai when not being used for an extended period of time.

Residents are also reminded that the removal of all driveway stains are the responsibility of the homeowner. Therefore, residents are encouraged to use grill mats under their grill.

The use of gas grills is considered a privilege. As such, their usage may be withdrawn anytime by Association board action. The Manatee County Fire Marshall, will continue to enforce the proper use of gas grills during his periodic site inspections.

6. Garbage and other refuse are picked up curbside on schedules determined from time to time by Manatee County or its designee. Residents must use trash receptacles **with secure lids** to dispose of trash. Boxes, electronics and furniture that do not fit in a trash receptacle with a secure lid may be brought curbside during the same times as the trash receptacles.

- a. Garbage cans and recycling containers may be placed curbside after sunset the night before and must be returned to the garage by 11 pm the day of scheduled pickup.
  - b. Call Manatee County Customer Service at 941-792-8811 to schedule a pick-up for appliances; Christmas trees are picked up on Wednesdays in January as yard waste.
7. No planting of trees, shrubs, or any landscaping changes shall be done without the approval of the Board of Directors or its representatives.
8. No articles except suitable furniture, plants and planters shall be placed on lanais, stairs, or courtyards. The Board of Directors reserves the right to require the removal of any item placed on such if it is in violation of fire code requirements or is determined by the Board of Directors of the Association to constitute a safety hazard or otherwise be detrimental to the appearance, value, or well-being of the community.
9. The Owner of the Unit will be liable for any injury or damage caused by any object falling or blown from the lanai. The Association reserves the right to require any item placed or stored on the lanai to be secured if the item might be a safety hazard.
10. Watering of plants and sweeping or mopping or hosing of lanais shall be done so as to not bother persons residing in lower apartments or common areas. Hosing of upstairs lanais is prohibited.
11. Unless approved by the board, no advertisements, notices or lettering may be exhibited, displayed, inscribed, painted or affixed in or upon any **part of the Common Areas**. Additionally, no awning, canopy, air-conditioning unit or other projection shall be attached to, hung, displayed or placed upon the outside walls, doors, lanais, courtyards, windows, roof or other portions **of the Common Areas** with the exception of retractable screen doors.
12. **MOTOR VEHICLES AND PARKING: Parking is monitored by COMMTOW (941-896-3182). Any violations of the MOTOR VEHICLES AND PARKING are subject to tow at Owners expense.**
13. Regular or permanent parking of vehicles shall be in a resident's driveway or in the garage. Regular or permanent use of guest/overflow parking spaces is PROHIBITED. Any vehicle parked more than 30 days (or part of a day) in a 24 month period in the guest/overflow parking spaces will be towed.

14. Only family-type non-commercial motor vehicles used for passenger transportation, and the incidental movement of personal belongings and property, may be parked in a driveway or a guest parking area
15. All family-type non-commercial motor vehicles parked on a driveway or guest parking areas must be operable and must have a current license tag. No repairs or maintenance of vehicles is permitted except in an enclosed garage.
16. Oil and other stains onto a driveway or guest parking area are the responsibility of the owner of the vehicle. Any damage from stains will be repaired at the expense of the Owner of the residence from which the offending motor vehicle originated.
17. Street parking is prohibited.
18. Car covers are not permitted.
19. Sidewalks shall remain unobstructed at all times to permit pedestrian traffic. Vehicles in a driveway (laneway) shall be parked so they do not extend or obstruct full sidewalk access from either side of the driveway. Owners of Units with vehicles parked in violation of this rule are subject to fining and suspension of use rights in accordance with the governing documents and the Florida Statutes, and/or referral to the appropriate law enforcement agency, and any other rights the Association has under law. Residents unable to comply with the above, after having demonstrated full use of their garage for vehicle storage, may apply to the Association Board for a waiver to park in guest parking.
20. Homeowners may install security features, cameras, and ring doorbell. An ARC form must be submitted for approval prior to installation.

## **POOL AND SPA AREA**

1. All persons using the swimming pool or spa do so at their own risk.  
**NO LIFEGUARD SERVICE IS PROVIDED.**
2. The pool and spa area will open at 5:00 A.M. and will close at 11:00 P.M. daily.
3. Infants with diapers shall be permitted in the pool or spa only with leak-proof rubber or plastic pants over the diaper.
4. Only noodles and floats not to exceed 3 ft wide and 6.5 ft long are permitted, but please be considerate of others and limit their use when the pool is crowded. No other water toys are permitted.
5. The pool and spa area is reserved for the exclusive use of Owners, Tenants,

authorized unit Occupants and the Guests of the Owner or Tenant.

6. If moving furniture, please ensure you carry, not drag and prior to leaving, please put all furniture back in its proper location and lower umbrellas.
7. The consumption/serving of food is restricted to non-pool spa areas. The use of chewing gum is prohibited.
8. No pets are allowed in the pool or spa area including the clubhouse.
9. All persons using the pool or spa must take a shower before entering the pool.
10. Swimwear must be worn to enter pool or spa.
11. Posted safety rules must be observed in and around the pool and spa area.
12. Food and beverages are prohibited in the pool and on the pool wet deck area; animals and glass containers are prohibited within the fenced pool area, or 50 feet from pool edge when no fence exists.

Full document: [http://www.floridahealth.gov/environmental-health/swimming-pools/documents/64E-9\\_FAC\\_Draft\\_Rev7\\_no\\_strike.pdf](http://www.floridahealth.gov/environmental-health/swimming-pools/documents/64E-9_FAC_Draft_Rev7_no_strike.pdf)

#### **POOL RULES**

- A. Warning! No Lifeguard on Duty
- B. Shower before entering pool
- C. No glass or animals in the pool area
- D. No food, drink or glass in pool or on pool wet deck
- E. No music without earphones
- F. No running or horseplay
- G. Do not swallow the pool water
- H. Children under 16 years old must be accompanied by an adult
- I. Pool capacity 28 persons
- J. NO DIVING
- K. Pool hours dawn to dusk

#### **SPA RULES**

Maximum water temperature is 104 degrees  
Pregnant women, small children and people with health problems, people using alcohol or narcotics that cause drowsiness should not use the spa pool without first consulting a doctor.  
Children under 16 must have adult supervision  
Maximum use is 15 minutes  
Bathing load 10 persons  
Spa hours dawn to 11 pm  
NO DIVING

13. Persons using suntan lotion must cover furniture with towel or other suitable covering before sitting or lying on the pool furniture.
14. The use of radios, stereos, or portable TV sets is prohibited in the pool and spa area unless their sound is transmitted only through headphones.
15. Clubhouse parties must be approved in advance and scheduled through the Association with the Unit Owner or Tenant being responsible for a security deposit of \$250.00; pre-party arrangements and immediate post-party clean up. Approval of Clubhouse parties does not eliminate the right of other Owners to simultaneous use of the pool or spa area. No more than one (1) party will be scheduled per day. (Please refer to the Club House Reservation Form for all use of restrictions).
16. Children under 16 years of age must be accompanied by an adult at the pool or spa area.
17. Diving is not permitted.