

THE CLOISTERS AT BARDMOOR CONDOMINIUM ASSOCIATION RULES AND REGULATIONS AS OF MARCH 2021

The statements contained herein are only summary in nature. A prospective purchaser should refer to all references, exhibits hereto, the sales contract, and the condominium documents.

I. UNIT RULES AND REGULATIONS

- 1) Each unit owner is allowed one vote.
- 2) All transfers, sales, rentals or leases must be approved in writing by the Association prior to the effective date of such transfer, sale, rental or lease. The Association must approve or disapprove all sales, rentals or leases within fifteen (15) days of submission. Contact Management Company for Sale or Lease Application.
- 3) Each Unit resident must conform to and abide by the By-Laws and our Rules and Regulations of the Association.
- 4) Units may not be leased or rented for less than twelve (12) months.
- 5) An application-processing fee of \$30.00 is charged for each sale or rental approval plus a background fee of \$70.00 each person.
- 6) All owners need to be aware that all Cloisters owners are a part of the Bardmoor North Property Owners Association (BNPOA), the community HOA. A yearly maintenance fee is apart and separate for the BNPOA and is a separate annual billing of approximately \$275.00 per year for the current budget year, but it is subject to change. BNPOA maintains the streets and common elements of Bardmoor, but can impose its own rules and regulations as a statutory homeowners' association. Payments are made directly to the BNPOA and it has its own property management apart from ours, which you should receive a coupon book directly from them in January of each year.
- 7) Each Unit resident has the right and easement of enjoyment in and to the common areas.
- 8) Each Unit must be maintained in a clean and sanitary manner including steps and patio.
- 9) Patios and common elements are not to be used for hanging garments, cleaning rugs or drying laundry or general storage.
- 10) Individuals who damage common elements will be held responsible for damages.
- 11) No Unit resident may make or permit disturbing noises from 11:00 P.M. to 7:00 A.M. that may in any manner disturb or annoy other unit resident.
- 12) All commercial activity by an outside contractor is limited to Monday thru Saturday between the hours of 8 AM and 7PM with the exception of emergency services, such as air conditioning repairs, electrical and water issues. We ask that all personal repairs be done within the same hours and to be mindful and respectful of neighbors. No construction or demolition of any kind is permitted beyond 7 PM.
- 13) The Cloisters at Bardmoor is family community and NOT a 55 and older community.
- 14) All repairs to plumbing or electric within the unit must be made by a plumber or electrician licensed in Pinellas County.
- 15) Riding of bicycles, skateboards, roller skates, scooters, etc., are not permitted in the common areas of the Cloisters at Bardmoor.

II. PETS

1. Unit owners are permitted to keep pets in each unit subject to prior written approval of the Board of Directors. Pet owners must abide by the following rules:
 - a) Pets are to be walked on the pet walk areas.
 - b) Pets are not permitted in the pool or on the pool deck.
 - c) Barking and other pet noises should be kept to a minimum.
 - d) Pets may not exceed the maximum weight allowed of twenty (25) pounds.
 - e) No more than two pets per unit.
 - f) All pet owners are responsible for picking up their pet's waste.
 - g) Pets being walked outside the unit shall be on and controlled by a leash as stipulated under Pinellas County ordinances.
2. The Board of Directors of the Association, in its sole discretion, shall determine that a pet has become a nuisance, (and upon written notice from the Board of Directors), the owner of the pet shall remove the pet permanently from the condominium property.

III. PARKING AND VEHICLES

- a) Residents only, park in spaces so designed.
- b) No commercial trucks, boats, trailers, or campers, are allowed overnight parking, and any such vehicle must fit within the confines a single parking spot and not exceed the boundaries of such spot. Any vehicle impairing the egress or ingress of another vehicle from the complex is subject to being towed at the owners expense.
- c) Any vehicle displaying advertising or company identification shall be considered a commercial vehicle.
- d) No repairing of vehicles allowed.
- e) No washing of vehicles is allowed on property.
- f) No parking of commercial vehicles is permitted, except temporarily for pick-up, delivery and / or maintenance.
- g) Absolutely no storage containers or PODs may be parked on property. Moving trucks are allowed during normal hours but cannot block cars from going or leaving their parking spaces.
- h) All vehicles must have a current license tag and be in good repair.

IV. SWIMMING POOL

- a) No diving is permitted.
- b) All children must be accompanied by an adult in the pool area.
- c) Please remember that there is no lifeguard on duty; use common sense.
- d) No running is permitted in the pool area.
- e) Pool hours are from dawn to dusk.
- f) Keep the pool gate latched at all times.
- g) Glass containers are prohibited in the pool area.

V. TRASH

- a) Please be sure your trash is disposed of inside the trash bin so that it may be properly removed. Please leave the area the way you would like to find it. Lid and doors should be kept closed when not in use and the dumpster should never be filled beyond the point of lids failing to close. If the trash does not fit within the dumpster, please do not place it in or around the dumpster. Similar to single family homes, once we reach capacity, we have to wait until the next pickup. Be respectful and mindful that trash left outside a closed dumpster is a feeding ground for rats and other rodents.
- b) The use of the trash dumpsters is for owners and residents only. Absolutely no dumping from outside the community is allowed.
- c) All boxes need to be broken down before disposing into the dumpsters
- d) No carpeting, lumber, furniture, mattresses, appliances (including stoves, water heaters and refrigerators) and electronics are to be disposed of in the dumpsters. It is the owners and resident's responsibility to notify any contractors doing repairs or any companies delivering new appliances that items be removed or replaced that they be removed from the Association property by them. Any extra charges based on the removal of such items being placed in the dumpsters shall be charged to the offending unit owner. Large items, such as mattresses, should have arrangements made prior to disposal so that they are not an eyesore to the community
- e) Absolutely no hazardous waste, including televisions, computer monitors, CFL light bulbs, florescent light bulbs, motor oil or other such items are to be disposed of in dumpsters. Please refer to Pinellas county for more information on what is allowed to be disposed of legally. Any violation or fine will be the responsibility of the offending unit owner.

VI. ARCHITECTURAL GUIDELINES

- a. Any changes made to the inside of unit, including flooring, should have an architectural change request form submitted to the board for approval.
- b. Any flooring installed must exceed Florida condominium standards for sound proofing.
- c. Any modifications to a unit, including a patio enclosure, must be in conformity with any and all condominium material alteration rules.
- d. Owners are responsible for all modifications, past and present, to their unit. If such a modification exposes the unit to damage that was not present before the modification, that unit owner is responsible for the costs associated with any repairs inside and outside the unit.
- e. Absolutely no material alterations will be permitted beyond the roof line.
- f. Owners are encouraged to landscape around their unit at their own cost beyond what is provided for by the association. However, any landscape additions or modifications must be submitted in writing to the board and such modifications must be in conformity with the overall uniform appearance of the complex. Additionally, if any plantings are added, such plants, if approved, must be consistent with the existing plantings around the complex.

VII. GRILLING

Absolutely no grills of any kind, with the exception of electric grills are permitted to be used or stored on site. This includes any form of propane or charcoal grills. The use of electric grills are permitted, so long as the use of it does not interfere any resident's quiet use and enjoyment of their property. We ask that residents be mindful and respectful of their neighbors.

Thank you for your cooperation in maintaining that the Rules and Regulations be met with the utmost courtesy to each and all of us.