
WEST END TOWN HOMES

Tampa, Fl 33606

COMMUNITY POLICY

- 1) Each unit shall be used only for the purpose of single-family residence.
- 2) Up to (2) domestic dogs are permitted for owners and (1) for renters. Up to two (2) domestic cats are permitted. (indoors only)
- 3) No individual may do or keep anything, which will increase the insurance rates on unit, common or limited common elements, not obstruct or interfere with the rights of others or annoy them. Nor shall an owner commit or permit any nuisance, immoral or illegal act in his unit or on the common elements.
- 4) Each condo parcel owner shall conform to and abide by the Declaration and By-Laws as recorded. Rules and Regulations in regards to the use of the unit and common elements which may be adopted in writing from time to time by the Board of Directors and the Association, and to see that all persons using owners' property by, through or under him or her do likewise.
- 5) No sign, advertisement or notices may be shown inside or outside any unit or the common elements, such as For Rent or For Sale.
- 6) No exterior painting of doors or buildings, or additions, such as screen doors, lighting fixtures or any other item whatsoever without prior written approval of the Association. No alterations of interior boundary without written permission from the Association, or any solar or light altering material applied to windows that would change the appearance of the unit without Association approval.
- 7) Plumbing and electrical repairs within the unit shall be by licensed persons only.
- 8) Parking spaces may be used for parking passenger vehicles classification by the Florida Department of Highway Safety and Motor Vehicles. Property owners and renters may not park including , boats, trailers, watercrafts, panel trucks, buses, RVs or commercial vehicles, on Property overnight. Repairing of automobiles is prohibited. Vehicles with commercial writings on their exteriors are prohibited. Vehicles that do not have a current license tag or is obviously inoperable are prohibited.
- 9) Laundry or clothing may not be displayed where it will be visible from the outside of the unit. Clotheslines are not allowed.
- 10) Each occupant shall maintain his or her unit in a clean and sanitary manner and in good condition and maintain and repair fixtures within. Any time the Board of Directors determines this rules is not adhered to an inspection may ensue. Any utilities which are metered separately to the occupant shall be paid promptly by the unit owner or renter.

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- 11) Garbage and trash shall only be disposed of in dumpsters. No garbage or trash shall be placed on the outside of a unit, temporarily or otherwise. Garbage must be bagged and sealed, then placed in receptacles. All cardboard boxes must be broken down before placing in dumpster. Appliances, furniture, electrical equipment (computers, VCR's, DVD's, TV's, microwaves, etc.) will not be picked up by Waste Services so do not leave out by the dumpster nor do not put these items in the dumpster. Please make arrangements to have these types of items removed on your own accord. No remodeling or construction debris to be placed in dumpsters. Contractors must remove all debris. DO NOT leave anything outside of the dumpster!
- 12) All damage to Property caused by moving or carrying of articles therein shall be paid by the Property owner or the persons in charge of such articles.
- 13) SOLICITING IS STRICTLY FORBIDDEN. It is requested that owners notify the Association if a solicitor appears, and appropriate action will be taken.
- 14) No occupancy may make or permit any disturbing noises in the building or on the property whether made by himself, his family, friends, guests, etc. This action is to protect the rights and comforts of other occupants. The playing of music (stereo, radio, television, etc.) at unreasonable volume levels is not permitted at any time.
- 15) West End units may not be used for business or for any commercial use whatsoever.
- 16) West End unit owners, guests, renters, visitors, must follow the Rules & Regulations of the Pool, as posted in the Pool area.
- 17) New owners may lease their unit for no less than a 1 year period with Board approval prior to the effective date of the lease. (Contact management for application forms)
- 18) Garage sales, yard sales, flea markets or similar activities are prohibited.
- 19) In the event a Home will be unoccupied for an extended period of time, the Resident must prepare their unit prior to departure by: (i) notifying Association in writing; (ii) remove all items from lanais and stair landings; (iii) designate a responsible firm or individual to care for the Home, should the Home suffer damage or require attention, as well as provide a key to that firm or individual. Contact information should be provided to the Association. Association shall not be held liable of any nature relating to any unoccupied Home.
- 20) The use of outdoor grills is prohibited.