

THE CLOISTERS AT BARDMOOR CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS AS OF JULY 2015

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 \$40.00 each person.
- 6) Yearly maintenance fee for Bardmoor North is \$250.00 per year for the current budget year. Bardmoor North maintains the streets and common elements of Bardmoor. Payments are made directly to Bardmoor North only.
- 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) The Cloisters at Bardmoor is not a 55 and older community.
- 13) All repairs to plumbing or electric within the unit must be made by a plumber or electrician licensed in Pinellas County.
- 14) 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 (20) pounds.
 - e) No more than two pets per unit.
 - f) All pet owners are responsible for picking up their pets waste.
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.

IV. PARKING AND VEHICLES

- a) Residents only, park in spaces so designed. No boats, trailers, campers, golf carts, or motorcycles allowed.
- b) No repairing of vehicles allowed.
- c) No washing of vehicles is allowed on property.
- d) No parking of commercial vehicles is permitted, except temporarily for pick-up, delivery and / or maintenance.
- e) All vehicles must have a current license tag and be in good repair.

V. 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 REMOVAL

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.

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