

## VINTAGE GRAND CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

### A. USE OF COMMON ELEMENTS

1. Exterior Walls No awning, canopy, shutter, or other projection shall be attached to or placed upon the building exterior walls. No banners, signs, advertisement, notices or other graphics or lettering shall be affixed to, attached to, hung, displayed, inscribed, or painted on the building exterior or breezeway walls.
2. Sidewalks, Breezeways and Stairwells: Sidewalks, breezeways and stairwells shall not be obstructed nor used for any purpose other than ingress and egress to and from the building's residential units. Unit owners and residents shall not leave or store any personal belongings in these areas.
3. Lawn Areas/Grounds: Owners and residents shall not remove, move, alter or damage any plants, irrigation pipes or landscaping material that has been installed by the Association. Owners and residents shall not install any of their own landscaping improvements (including but not limited to plants, paving tiles, shells, gravel or other decorative materials, yard ornaments and similar items), without specific approval of the Board of Directors. For any such owner- or resident-initiated landscaping changes that have received Board approval, the Board reserves the right to remove the material with 30 days of notice if circumstances change in the future, and the Board is not obligated to reimburse the responsible owner or resident for the cost of any of the removed material. Residents and/or their guests shall not play football, soccer, baseball, or other games that require a large play area nor conduct any form of target practice with guns, darts, or arrows anywhere on Condominium grounds. No type of grill or portable stove shall be operated anywhere on Condominium grounds other than in one of the three Picnic Areas that are described in the Amenities section of these Rules and Regulations.
4. Parking Lots: . Parking of resident-owned vehicles in areas other than in a covered carport assigned to a specific unit or in the paved parking lot areas within the painted boundaries of one of the unassigned parking spaces is prohibited. Residents and guests of residents who wish to park a vehicle overnight on Condominium property shall register their vehicle with the Association and display a parking sticker or pass as directed by the Association. Vehicles parked in designated handicap parking spaces must display an appropriate government-issued license, vehicle tag or placard. Additional rules and restrictions on vehicle parking are defined in a separate Motor Vehicle Parking and Towing Policy document that was approved by the Board in 2017 and which may be revised from time to time by the Board of Directors.

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### B. USE OF AMENITIES

1. Car Wash and Vacuuming Station: A car wash and vacuuming station with two vehicle stalls is located in the middle of the Vintage Grand complex and is provided for the use of Vintage Grand residents on a first come, first served basis. This is the only location where it is permissible to wash a vehicle. The equipment and dispensers of soap and car wax are coin operated and maintained by an outside vendor. Any problems that are encountered with the performance of the equipment or dispensers should be reported to the Vintage Grand Office. However, the Office will not refund money in instances when the equipment or dispensers did not operate properly. Residents and guests who use the station shall pull their vehicles far enough into the driveway so that no part of their vehicle sticks out into the traffic area of the pavement. After cleaning their vehicles, residents and guests shall wrap the hoses on the stands next to the equipment and inspect the area to ensure that they are not leaving behind any trash or debris, except in the trash can provided.
2. Laundromat: A laundromat is located in a building on the south end of the complex by the back pool. Residents are provided keys to allow entry to the laundromat room through doors on the east and west side of the building. The washers, dryers and soap dispensers are coin operated and maintained by an outside vendor. Any problems that are encountered with the performance of the washers, dryers or dispensers should be reported to the Vintage Grand Office. However, the Office will not refund money in instances when the equipment or dispensers did not operate properly. Children under twelve (12) years old must be accompanied by a responsible adult whenever they are in the laundromat room. Use of the laundromat room for any purpose other than to clean, dry and fold laundry is prohibited.
3. Swimming Pools: The complex's two swimming pool facilities are generally open from dawn to dusk daily and are provided for the private use of residents and their guests. Residents are provided keys to allow entry into the pool area though locked gates during those periods when the pools are open. Residents should not prop or otherwise leave a pool gate open after unlocking the gate. Padlocks are installed at the gate areas to prevent entry of anyone during times when the pools are closed. Entry into a fenced pool area by climbing over the fence is strictly prohibited. No pets other than service dogs are allowed in the fenced pool area at any time. Guests using pool facilities must always be accompanied by a resident who is at least eighteen (18) years old. Residents of a single unit shall not invite or allow more than four (4) guests to enter the fenced pool area without advance approval from the Association Manager. Parents or other responsible individuals who are at least eighteen (18) years old must accompany any children under twelve (12) years old who are present in the fenced pool area. Bicycles, scooters, skateboards and similar items, and glass containers are not permitted in the fenced pool area at any time. Food and beverages shall not be brought into a pool or the jacuzzi/spa. Proper swimwear is required -- cutoffs and thong style swimsuits are not allowed. Diving, running, horseplay, shouting of profanity and similar rowdy behaviors are not permitted anywhere in the pool area. Residents and guests using the pool areas shall not play music at a volume that disturbs other residents and guests inside or outside of the pool area. If a resident or guest politely asks that music be turned down, it is expected that the individual playing the music will promptly comply.
4. Basketball and Tennis Courts: These facilities are available for the use of residents and guests on a first come, first served basis. Proper athletic footwear (i.e., "tennis shoes") must be worn at all times when walking, running or playing on the paved surfaces of the basketball and tennis courts. Riding bicycles, scooters, skateboards or similar equipment or vehicles on the paved surfaces of the basketball and tennis courts is prohibited. Using chalk, crayons or other

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substances to mark or decorate the paved surfaces is also prohibited. Horseplay, shouting of profanity and similar rowdy behaviors are not permitted in either of these areas.

5. Fitness Center: The Fitness Center located adjacent to the Clubhouse is available for the use of residents and guests of residents on a first come, first served basis. During hours when the Fitness Center is open, residents and guests can gain entry by entering an assigned code into a keypad locking mechanism on the door. Children under the age of twelve (12) who wish to use the Fitness Center must be accompanied by a parent or other responsible adult who is at least eighteen (18) years old. Residents and guests using the Fitness Center should clean up the area after they have completed their exercise regimen including using a towel to remove their perspiration from any exercise equipment that they used.
6. Picnic Areas: Three picnic areas with charcoal grills, tables and gazebo roofs are available in the complex for the use of residents and their guests on a first come-first served basis. Nothing other than charcoal shall be burned in the grills that the Association has installed in these areas. Residents are permitted to use their own grills, camping stoves, portable camping lanterns, etc. in these areas. After using a picnic area, residents are expected to clean up the area, wipe down the tables and properly dispose of any trash.
7. Bicycle Storage Areas: Bicycle storage facilities are located at strategic locations in the Condominium complex for residents' use. It is recommended that residents secure their bicycles to the provided racks using a high-quality bicycle lock. Periodically, the Association will scrutinize the bicycle storage facilities to identify and tag what appear to be abandoned bicycles. If no resident claims a tagged bicycle by a deadline date marked on the tag, the bicycle will be removed from the rack and moved to a holding area where it will be kept for a few months, and subsequently removed entirely from Condominium property if no Unit owner or resident comes forward to claim it.

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### C. USE OF BALCONIES AND LANAIS

1. Material hung on or otherwise attached to walls, furniture, doors, railings and screens: No signs, banners or any other items that contain nudity, profanity, vulgarity, product or service advertising or political statements or endorsements shall be displayed anywhere in a balcony or lanai, including on the walls, furniture, doors, railings and screens. No linens, blankets, tarps, towels, bathing suits or laundry of any kind shall be hung over furniture or balcony railings. No material of any kind shall be hung on or otherwise attached to the stucco walls, railings or screens of a balcony or lanai other than:
  - a. Up to two decorative wall hangings that are light enough to be attached to the stucco walls with new adhesive material/hooks or existing metal hooks that are appropriate for such purpose. No holes are to be made in the walls to install new metal hooks for such purpose.
  - b. Solar shades with fabric that is white or of an earth-tone color. The shades must be in good condition and properly installed in a manner that covers the full width of the balcony or lanai excluding the screen door area, if applicable.
  - c. One portable, removable United States flag displayed in a respectful manner.
  - d. One portable, removable official flag that represents the United States Army, Navy, Air Force, Marine Corps or Coast Guard, not larger than 4½ feet by 6 feet, displayed in a respective manner on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day
  - e. Light holiday decorations and strings of decorative lights hung on railings or attached to the stucco walls or ceilings with adhesive material/hooks or existing metal hooks, displayed up to two weeks prior to through two weeks after nationally celebrated holidays. No holes are to be made in the ceilings to install new metal hooks for such purpose.
2. Material hung from the ceilings: Nothing shall be hung from the ceilings of balconies or lanais other than one overhead light or ceiling fan, that is hardwired into an electrical box, and/or light holiday decorations and decorative lights as discussed in paragraph C.1.e., above. Hanging an overhead light or fan on the ceiling and draping or running its electrical cord across the ceiling and down to an outlet is not permitted.
3. Items placed on or stored in balconies and lanais: No articles other than patio-type furniture designed for outdoor use and plants in containers, placed on top of retaining dishes capable of capturing any water overflow from their container, shall be placed on or stored in a balcony and lanai. No rugs are allowed on second floor balconies due to concerns about water damage to underlying floors or mold accumulation. No grills or stoves of any type, regardless of fuel source, shall be used on or stored in a balcony or lanai. Balconies or lanais shall not be used as a storage area for bicycles, children's toys, pool toys, tools, exercise equipment, cleaning equipment or supplies, or other items or material that are not normally used by people while relaxing on the balcony or lanai.
4. Floor coverings No new flooring material of any type shall be installed or placed on balconies or lanais without specific approval of the Board of Directors. The Board has the authority to set standards for any such installations, including standards for the specific type, quality and thickness of the flooring material and floor system design provisions to drain away water that might accumulate on top of or under the flooring material.
5. Alterations, remodeling or Improvements to balconies or lanais: Before beginning any alterations, remodeling or improvements to a balcony or lanai, including activities such as

Approved by Board of Directors on March 31, 2022

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replacing the patio slider door, adding an egress screen door on a lanai or adding a screen enclosure on a balcony, the Unit Owner must submit and obtain Board of Director approval for the work through procedures established and updated from time to time by the Board.

6. Cleanliness and orderliness of balconies and lanais: Residents shall clean their balcony or lanai on a regular basis and not allow any trash to accumulate there. Dirt or other material swept off balcony and lanai floors shall be collected and disposed of in a proper manner. It is not permissible to sweep material off the edges of balconies. Using a small blower to remove leaves and other material that has accumulated on the outside of balcony and lanai screens is permitted.

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### D. DISPOSAL OF TRASH AND DEBRIS

1. Transport of trash, recyclables and debris to disposal areas: Designated areas and facilities for the disposal of trash, recyclable material and debris are in the middle of the Condominium complex and shall be used only by residents and their guests. Residents and guests shall exercise care when transporting such material to the disposal locations to ensure that nothing falls and/or is inadvertently left on the breezeways, sidewalks, pavement or grounds of the Condominium complex. It is not permissible to temporarily store any trash, recyclable material or debris on a balcony, lanai or breezeway prior to carrying or transporting it to the proper disposal location.
2. Recycling Bins: Recyclable material such as cans, bottles, cardboard and paper shall be placed in one of the marked recycling bins loose or in a paper bag. No plastic bags are allowed. Residents and guests shall read and follow the recycling instructions and restrictions that are printed on labels attached to the top of the bins. In particular, Styrofoam material, wood material, electronic devices, batteries, sheet or broken glass, and oils and chemicals of any kind shall not be placed in a recycling bin. Any food residue must be rinsed off cans, bottles, jars and boxes before they are placed in a bin. All cardboard boxes must be flattened to take up less space in a bin and larger boxes must be cut in pieces to fit inside a bin with the lid closed.
3. Trash Compactor: The trash compactor shall be used for the disposal of non-recyclable paper, cloth, plastic and metal trash and garbage, such as food material, all of which must be contained in a paper or plastic bag. No other material of any kind shall be placed in the trash compactor. The bags of trash and garbage shall be placed on the metal chute that is accessed by pulling down on the metal handle. Nothing shall be placed into the compactor while it is running. If the compactor has broken down and is not allowing additional bags of trash and garbage to go down the chute, residents shall immediately call the emergency number listed on the sign by the wall opening and not leave any trash or garbage in the area until the problem with the compactor has been resolved. People who are unable to reach the metal handle or who are confused about how to place their trash in the compactor may call the same emergency number during the office's Monday through Friday business hours to request instruction or assistance.
4. Bulk Item Disposal: The bulk item disposal area, which is located in a fenced area next to the maintenance shed on the south end of Building 12, may be used to dispose of a wide range of larger items which cannot be placed inside a recycling bin and which do not qualify as "trash and garbage" that could be deposited in the trash compactor (see above). Items which may be disposed of in this area include wooden furniture, couches, chairs, mattresses, rugs, window shades, blankets, sheets, curtains, curtain rods, large cardboard boxes, exercise equipment, toys, lumber, scrap material and small kitchen appliances such as toasters, blenders and microwave ovens. Items which may not be disposed of in this area include large appliances such as kitchen stoves, refrigerators, washers and dryers, electronic equipment such as TV's, personal computers and printers, and any hazardous chemicals or materials. Residents should contact Sarasota County or visit their website to identify proper procedures and locations to dispose of the latter types of material. When in doubt, contact the Vintage Grand Office for advice before leaving any questionable material in the bulk item disposal area.
5. Construction Dumpsters: From time to time, construction dumpsters may be placed in areas of the Condominium complex to support the activities of construction crews who are performing work for the Association. Residents, guests and/or contractors who are performing work for owners or residents, shall not use those dumpsters to dispose of their own trash and debris.

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### E. SUPVERSION AND CONTROL OF PETS

1. Resident Responsibilities for Pet Behavior Residents are responsible for the behavior of their pets and the pets of any guests that they may allow to enter their units or roam on Condominium property. Any pet that is allowed to be on Condominium property shall be trained, supervised or in some other way constrained to not disturb other residents. Pets shall not be left unsupervised on the balconies, lanais, breezeways, sidewalks or grounds of the Condominium complex. When pets are taken outside of a residential unit, they shall either be caged, placed inside a pet carrier or a suitable covered box, or allowed to walk on a leash while controlled by a resident or guest who is at least fourteen (14) years old.
2. Pet waste: Residents or guests who are supervising pets shall pick up any waste that the pet may deposit on Condominium property and dispose of that waste either in a trash can within their unit or by capturing it inside a small plastic bag and depositing the bag in one of the pet waste stations that are located throughout the complex. Failure to do so could result in fines from the Association. Repeated violations will be reported by the Association to Sarasota County and could result in penalties as prescribed in County ordinances.

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### F. OTHER RULES:

1. Satellite Dishes Installation of satellite dishes by unit owners shall be restricted in accordance with the following:
  - a) Installation shall be limited only to the unit or a balcony or lanai appurtenant thereto and may not be on the Common Elements.
  - b) The dish may be no greater than one meter in diameter.
  - c) To the extent that same may be accomplished without
    - i. Impairing reception of an acceptable quality signal,
    - ii. Unreasonably preventing or delaying installation, maintenance of use of the antenna, or
    - iii. Unreasonably increasing the cost of installing maintaining or using an antenna,the dish shall be placed in in a location which minimizes its visibility from the Common Elements
2. Installation of Other Types of Radio or Television Antennae Owners and residents shall not install radio or television antennae on the roofs, exterior walls, balconies, lanais or breezeways of the Condominium buildings without specific approval of the Board of Directors. The Board has the authority to set and enforce standards for any such installations on a case by case basis.
3. Unit Windows and Doors: No banners, signs, advertisement, notices or other graphics or lettering shall be affixed to, attached to, hung, displayed, inscribed or painted on unit windows or doors, including glass patio doors. No window air-conditioning units shall be installed by unit owners or occupants. No aluminum foil, reflective material or tinted substance of any kind shall be placed on or affixed to any window or glass patio door. The color of all curtains and drapes (or linings thereof) and blinds, shutters or levelors which face on exterior windows and glass patio doors shall be white. No linens, cloths, clothing, shoes, bathing suits or swimwear, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any window.
4. Storage of Personal Property The personal property of residents and their guests must be stored in their respective units and not on the balconies and lanais of units except as specifically permitted in Section C of these Rules and Regulations. The interior closets and the storage rooms adjacent to most balconies and lanais are the best storage locations for personal property that is not currently in use.
5. Use of Association Employees During those times when they are working for the Association, Association employees are not allowed to perform personal errands or maintenance work for unit owners or residents. The Board of Directors shall be solely responsible for directing and supervising the activities of all Association employees.
6. Flammable, Combustible or Explosive Substances With the exception of small quantities of normal household items such as cleaners, nail polish remover, hand sanitizers, lighter fluid and the like, flammable, combustible or explosive fluids, chemicals or other substances shall not be kept in any Unit nor on the balconies, lanais or breezeways of the residential buildings.

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7. Supervision of Children Adult residents who have children who reside in the Condominium complex, or who allow children to enter the Condominium complex as their guests, are responsible for providing sufficient guidance and supervision to those children to ensure that the children adhere to all Rules and Regulations of the Condominium.
8. Unlocking of Residential Units Association employees will not unlock residential units except when it is necessary for them to personally gain access, or to provide access to a contractor working for the Association, to carry out the Association's maintenance responsibilities. Association employees will not unlock residential units to allow contractors working for the unit owner or resident to perform maintenance work and will not assist owners/residents in situations where the owners/residents have lost their keys or locked themselves out of their units. Under such circumstance the owner/resident should call a locksmith to gain access to their units.
9. Keys Provided by The Association Unit owners have been provided one key that allows access to both the fenced pool areas and tennis courts and a second key that allows access to the laundromat room. Unit owners are responsible for safekeeping of those keys, providing them to and retrieving them from their tenants when tenant leases start and expire and providing them to new owners after selling their Units. Additional or replacement keys can be purchased in the Vintage Grand office.
10. Move-in and Move-out Procedures Under normal circumstances, moving vans and/or trucks used for this purpose shall remain on Condominium property only while they are being loaded or unloaded. Any overnight parking of moving vans, trucks and/or storage pods must be approved in advance by the Association Manager.
11. Alterations, Remodeling or Improvements to Units Before beginning any alterations, remodeling or improvements within a unit, the Unit Owner must submit and obtain Board of Director approval for the work through procedures established and updated from time to time by the Board.