

# Vintage Grand Condominium Association

## Purchase Application Requirements

**Vintage Grand Condominium Association Application and Sales Contract with other documents listed below must be received 10 days before the Closing date.**

Return to: PCM 3701 South Osprey Avenue, Sarasota, FL., 34239.  
Return by in office, drop box, or mail.  
Office Hours M-F 8-4:30. Phone 941-921-5393  
Questions? Call 941-923-7380 or email [vintagegrandadm@gmail.com](mailto:vintagegrandadm@gmail.com).

Any Vintage Grand Application or Sales Contract that does not include all items listed below will be put on Hold and/or Denied.

For a Purchase:

**Fees – \$100.00 (non-refundable) for a married couple or each 18 years or older, for a Purchase.**

**Cashier's check/money order made payable to Vintage Grand Condo. Assoc.**

1. Fully Completed Vintage Grand Application (no blanks left) and Sales Contract.
2. Up to date State ID or Driver License, and all other planned occupants of the unit who are 18 years old or older. If 17 yrs. or younger, put their name/s and age/s. If more space is needed, add another Vintage Grand Application.
3. Read all Documents before signing the Vintage Grand Application.
4. Up to date Registration copy/s of all vehicles with a full picture of the back in the daytime. Truck or Van must take a picture of each side of the vehicle.
5. **Pet/s** \$250.00 each (non-refundable) Pet Fee for each dog and cats are free, by cashier's check or money order, payable to Vintage Grand Condominium Association. Vintage Grand allows 2 pets. No aggressive pet/s. Must include color picture of pet/s.
6. Our Management Company PCM at [pcmfla.com](http://pcmfla.com) uses Home Wise, if you need a Purchase Approval, Estoppel, Assessments, Financials, Budget or other Doc's.
7. If Renting, "Tenant/s must **ONLY** contact the Owner/s or Rental Agent/s or Property Manager/s for any questions or problems that may arise." Any Tenant walking in office, calling or emailing/mailed the Vintage Grand Office will be reinstructed to the above wording. Leases are 6 months or more. There is **NO** Vacation Renting, No Month to Month or Extended Leases, Renewals and Transfers.

If Approved, Buyer will be called and/or emailed/mailed, about the Owner Website, Information and Parking Sticker/s. Owner is responsible for Tenant and/or Rental Agent/Property Manager receiving any or all information.

# VINTAGE GRAND CONDOMINIUM ASSOCIATION, INC.

## Purchase Application

Requirements for a Purchase is on the previous page. If more space is needed, add another Vintage Grand Application. Please call 941-923-7380 or email [vintagegrandadm@gmail.com](mailto:vintagegrandadm@gmail.com), if any questions.

Unit Address & Unit# \_\_\_\_\_  
Closing Date \_\_\_\_\_

Seller's Name: \_\_\_\_\_  
Phone \_\_\_\_\_  
Email \_\_\_\_\_  
Realtor/Agent \_\_\_\_\_  
Phone \_\_\_\_\_  
Email \_\_\_\_\_

Buyer Name 1 (Print) \_\_\_\_\_ Buyer Name 2 (Print) \_\_\_\_\_  
Social Security \_\_\_\_\_ DOB \_\_\_\_\_ Social Security \_\_\_\_\_ DOB \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Email: \_\_\_\_\_ Email: \_\_\_\_\_  
Driver's License# \_\_\_\_\_ State: \_\_\_\_\_ Driver's License# \_\_\_\_\_ State: \_\_\_\_\_  
Present Address: \_\_\_\_\_ Present Address: \_\_\_\_\_  
City/State \_\_\_\_\_ Zip \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
Name of Landlord \_\_\_\_\_ Phone \_\_\_\_\_ Name of Landlord \_\_\_\_\_ Phone \_\_\_\_\_  
Employer: \_\_\_\_\_ phone: \_\_\_\_\_ Employer: \_\_\_\_\_ phone: \_\_\_\_\_

17 years and younger Name and Age: \_\_\_\_\_

Pet - (circle) Cat or Dog- Breed \_\_\_\_\_ Weight \_\_\_\_\_ Pet - (circle) Cat or Dog- Breed \_\_\_\_\_ Weight \_\_\_\_\_

*Note- Only 2 pets permitted and a picture of each must accompany this application.*

### Vehicle Information:

Make:	Model:	Color:	Year:	State:	Plate #
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

I have received and read a copy of all Association's Documents, Rules & Regulations. I understand my responsibilities as a renter/occupant to agree to abide by the provisions of said documents.

### AUTHORIZATION FOR VERIFICATION OF INFORMATION FOR CREDIT REPORT, PUBLIC RECORD, RENTAL OR LEASE HISTORY AND EMPLOYMENT VERIFICATION:

I agree to hold harmless Progressive Community Management, Inc., and all providers of information on the prospective owner/s stated above. In the event that the information provided by me (us) is found to be misleading or false, my acceptance for this Purchase whether determination is made before or after my date of occupancy, maybe affected. I do hereby authorize with my (our) signature(s) the release or public records, credit report, rental or lease information and employment verification, whether by fax, verbal, photocopy or original signature, to Progressive Community Management, Inc., and all its members now and in the future for exclusive use of the Vintage Grand Condo. Assoc., Inc.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature: \_\_\_\_\_ Date \_\_\_\_\_

Action by Association: Approved: \_\_\_\_\_ Not Approved: \_\_\_\_\_

Signature: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

## MOTOR VEHICLE PARKING AND TOWING POLICY

Except as set forth below, only family-type non-commercial motor vehicles used for passenger transportation; and the incidental movement of personal belongings and property, may be parked at the Condominium. Permitted vehicles shall be limited to those vehicles which are primarily used as passenger motor vehicles, and which have a body style consisting of two doors, four doors, hatchback or convertible, and shall also include station wagons, mini-vans, full-size vans equipped with windows all-around the vehicle and passenger seats to accommodate not less than four(4) and not more than nine(9) people, sport utility vehicles, and four-wheel pick-up trucks (dual rear wheel pick-up trucks are prohibited). Motorcycles with an adequate muffled exhaust system are also permitted.

*All other motor vehicles, including but not limited to commercial vehicles (any vehicle used in a trade or business and having visible advertising or promotional symbols or information, or exposed equipment or materials); trucks (any motor vehicle designed or used principally for the carriage of goods and including a motor vehicle to which has been added a platform, a rack, or other equipment for the purpose of carrying goods other than the personal effects of the passenger, and cargo vans. Pick-up trucks are permitted if used for personal use and not classified as a commercial vehicle as long as there are no dual rear wheels); boats; campers; recreational vehicles (vehicles having either kitchen or bathroom facilities); trailers; motor homes; mobile homes; golf carts, and any and all other vehicles other than the afore described, may not be parked on the Condominium property except as may be permitted below.*

*Notwithstanding the foregoing parking limitations, the following exceptions shall be made: (i) service vehicles may be temporarily parked at the Condominium during the time they are actually servicing a Unit, but in no event overnight; (ii) boats, trailers, trucks, commercial and recreational vehicles, and other prohibited vehicles may be temporarily parked at the Condominium when they are being actively loaded or unloaded, but in no event overnight and only on an occasional basis; not more frequently than weekly.*

*The Board shall have the authority to prohibit any vehicle that would otherwise be permitted under this provision, if the Board determines, in the exercise of its business-judgment, that the vehicle constitutes a safety hazard or is unsightly. The opinion of the Board shall be binding upon the parties unless wholly unreasonable. The Board may by rule regulate the color and use vehicle covers, or prohibit vehicle covers altogether.*

*All motor vehicles must be operable and must have a current license tag. No inoperable vehicle may remain on Condominium Property for more than forty-eight {48} hours, including vehicles on blocks and/or jack stands with missing or flat tires. No repairs or maintenance of vehicles is permitted except for-replacing a flat tire or a defective battery, which minor repairs must be accomplished in the same day as commenced.*

*No motor vehicle, trailer, boat, or any other property of any nature whatsoever that is regulated by this Rule may be parked or stored on a lawn or unpaved area.*

*All vehicles parked or stored on Condominium Property must have a valid Vintage Grand parking decal or visitors' pass.*

*No electric vehicles, or other non-traditional vehicles {e.g., hydrogen or natural gas}, may be charged or filled on Condominium Property without the prior written consent of the Board. The Board may require owners of electric cars to install and use, at owner expense, charging stations, a separate electric meter with electricity to be borne by the owner of the electric car, and measures to ensure cords and fumes are not a health or safety hazard. The Board may elect to install central charging.*

Station and require users of electric cars to use that charging station and pay for their share of the cost of installation, maintenance, repair, and electrical and other operating expenses.

The property has been posted in accordance with governmental requirements and the Board has established the following Towing Policy.

1. Any vehicle parked or stored on Condominium Property in violation of these Rules is subject to towing, removal and storage, at the vehicle owner's risk and expense.
2. When possible and solely as a courtesy, Management may post a notice on individual vehicles or inform tenants via US Mail, email, or by phone prior to the removal of any vehicle in violation of these Rules. Said notification, however, is not required and vehicles may be removed without notice, if determined to be in violation.
3. The above Towing Policy is in full force and effect and no further notification will be required. If you are currently in violation of this policy, you must take the necessary to correct your violation immediately. Landlords/Property Representatives should notify their Tenants of this policy.

## **Fitness Center - Waiver of Liability**

**I/We the understand that as part of the lease agreement, it is required the I/We are aware that the waiver stating that when entering the fitness center, it is at my own risk. I/We are aware of the inherent dangers in using club facilities and that the property owners and Vintage Grand Condominium Association, Inc. are not responsible for loss of property or injuries sustained during use of fitness equipment.**



## Balcony and Lanai Rules

**You can be fined for violation of any of these rules.**

### 1. Items placed on or stored in balconies and lanais:

#### The following are allowed:

- Patio-type furniture designed for outdoor use.
- Plants in containers, placed on top of retaining dishes capable of capturing any water overflow from their container.

#### The following are not allowed:

- No grills or stoves of any type, regardless of fuel source.
- No storage of 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 a balcony or lanai.
- Bicycles cannot be stored on balconies and lanais. Bicycles cannot be stored in breezeways.

### 2. Balcony and lanai floor coverings:

- No floor coverings of any type shall be installed or placed on balconies or lanais.



3. Items hung on or attached to walls, doors, railings, and screens:

**The following are allowed:**

- Up to 2 decorative wall hangings that are light enough to be attached to the stucco walls with adhesive hooks. You must use Command brand hooks with damage free hanging, small or large size. (Not nails or bolts)
- Solar shades with fabric that is white or an earth-tone color. The shades must be in good condition and professionally installed in a manner that covers the full width of the balcony or lanai excluding the screen door area, if applicable.
- Light holiday decorations and strings of decorative lights hung on railings or attached to the stucco walls with adhesive hooks, displayed up to two weeks prior to through one week after United States national holidays.
- One portable, removable United States flag displayed in a respectful manner.
- 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 respectful



manner on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day.

Items hung on or attached to walls, doors, railings, and screens, can't:

**The following are not allowed:**

- No signs, banners or any other items that contain nudity, profanity, vulgarity, product or service advertising or political statements or endorsements.
- No linens, blankets, tarps, towels, bathing suits or laundry of any kind shall be hung over balcony railings.
- No strings of lights except at holidays, as outlined above.

4. Material hung from the ceilings:

- Nothing shall be hung from the ceilings of balconies or lanais other than properly installed overhead lights or ceiling fans.
- No wind chimes.
- No plants can be hung from the ceiling.

5. Pets occupying balconies and lanais:

- Pets may not be left unattended on balconies or lanais.



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 allowed to sweep material off the edges of balconies.

These rules form part of the governing documents of  
Vintage Grand Condominium Association  
and will be strongly enforced to ensure  
we have an attractive property.

# RECYCLING RULES AND PROCEDURES

Our red recycling bins have been removed by the recycling contractor and will be replaced with new blue bins. Effective immediately, all types of recyclable material (cans, bottles, cardboard, paper, etc.) may be placed in any blue bin. As in the past, the following restrictions and procedures apply and could result in fines if they are violated:

- NO STYROFOAM
- NO PLASTIC BAGS
- NO WOOD MATERIAL
- NO BATTERIES OF ANY KIND
- NO BROKEN GLASS
- NO GLASS OR METAL OBJECTS OTHER THAN EMPTY FOOD OR BEVERAGE CONTAINERS
- NO OIL OR CHEMICALS
- NO BOXES, CANS, JARS OR BOTTLES WITH FOOD RESIDUE
- ALL BOXES MUST BE FLATTENED
- LARGER BOXES MUST BE CUT IN PIECES TO FIT INTO A BIN WITH THE LID CLOSED

**WHEN IN DOUBT, LEAVE IT OUT!**

# **PARKING RULES AND POTENTIAL TOWING**

We are reminding all residents that the following violations of the Vintage Grand Condominium Association's parking rules could result in immediate towing of vehicles without warning:

- **PARKING IN A DESIGNATED NO PARKING ZONE**
- **PARKING IN A HANDICAP SPACE WITHOUT A GOVERNMENT ISSUED LICENSE OR PERMIT PLACARD**
- **PARKING IN A CARPORT WITHOUT REGISTRATION**
- **PARKING ACROSS TWO MARKED PARKING SPACES**
- **PARKING ON LAWNS OR SIDEWALKS**
- **OVERNIGHT PARKING OF COMMERCIAL VEHICLES, CAMPERS OR RVS**
- **OVERNIGHT PARKING OF ANY VEHICLE THAT DOES NOT HAVE A PARKING STICKER OR PASS ISSUED BY THE VINTAGE GRAND OFFICE (1)**
- **PARKED VEHICLES WITH LEAKING FLUIDS**
- **PARKED VEHICLES WITH FLAT TIRES (2)**

- (1) A courtesy warning to obtain a parking pass by the next business day is normally provided.
- (2) A courtesy warning to repair or replace the flat tire within 72 hours is normally provided.

## 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.

## VINTAGE GRAND CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

### 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 through 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

## VINTAGE GRAND CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

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.

## VINTAGE GRAND CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

### 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.I.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.

## VINTAGE GRAND CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

### 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 IV'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.

## VINTAGE GRAND CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

### 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.

## VINTAGE GRAND CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

### 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 levelers 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.

## VINTAGE GRAND CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

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.