

A QUICK REFERENCE TO

JConway@CSCMSI

**PERICO BAY
VILLAGES
RULES AND
REGULATIONS**

**REVIEWED AND ADOPTED
BY THE
BOARD OF DIRECTORS
MAY 23, 2017**

**Please keep this booklet
accessible in your unit
at all times**

A BRIEF SYNOPSIS OF THE MORE COMMONLY REFERRED TO THE ARTICLES OF CONDOMINIUM AND RULES AND REGULATIONS OF PERICO BAY VILLAGES, A CONDOMINIUM.

These Rules and Regulations are based on the Documents referred to above. They are followed by a reference to the Documents after each statement. They apply to all owners, renters, tenants, occupants, their children and their guests. They are by no means all inclusive, but provide guidelines for the more common activities.

This booklet should be readily accessible to all occupants with the reminder that owners are responsible for the actions of all residents, both tenants and their guests who occupy their units

These Rules and Regulations are available electronically on our website

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I. APPEARANCE OF THE AREA

- 1. Hanging of laundry, towels, swimwear or other objects on railings or otherwise visible outside a unit is not permitted. (Art. 12.12)**
- 2. To permit emergency entrance, any furniture or large planters are not permitted on entrance landings.**
- 3. No discharge of hazardous waste products including gasoline, oil, and antifreeze, cleaning solutions or similar solutions shall be done on any common elements, as all runoff drains discharge into our lakes. (Art. 12.4)**
- 4. No exterior masts or antennae or similar structures for transmitting or receiving radio or television signals are permitted in the Villages. (12.8)**
- 5. All drapes, curtains and blinds visible from outside the unit must be of an off-white color. (12.13)**
- 6. Unless specifically approved by the Board, unit owners shall not enclose, paint or otherwise decorate, hang, alter or change the structure or appearance of the buildings, or the common elements (Art. 12.13)**

II, GARBAGE, TRASH AND RECYCLING

1. Trash, refuse and garbage shall be placed in trash bags and placed in the dumpsters provided for that purpose. If the bag should split or spill, the occupant is obliged to pick up the spilled material and put it in the proper container. The security bar on the dumpster must be replaced in the locked position to prevent entry of wild animals. (Art. 12.14)

2. Recycling is required. The Villages provide separate containers for paper products and all other recyclable products (glass, plastic etc.) For specifics, consult the labels on the recycling containers. (Art. 12.14)

3. Cardboard boxes should be collapsed before disposal. Additional costs are incurred for extra trash pick-ups. Items too large to be placed in the dumpster should be placed alongside the dumpster enclosure, then a call should be made to the City of Bradenton for pick-up (941-708-6340)

III. PETS

- 1. A unit owner is permitted to have up to two pets (either two dogs, two cats or one dog and one cat as house pets). Provided that they are registered with the association and that the combined weight does not exceed forty (40) pounds. When outside, the animal must be leashed and under control at all times. All pet feces and other debris are to be removed immediately from streets and common areas. (Art. 21.11)**
- 2. Pets that are vicious, noisy or otherwise unpleasant will not be permitted in the condominium common areas (12.11).**

IV. OCUPANCY OF THE UNIT

- 1. Units may be used for single family residential purposes only. In no event shall occupancy exceed two persons per bedroom, except for temporary occupancy by guests when the owner is present. (Art. 12.1)**

V. Sales, Rentals, Transfers and Occupancy

1. Sales, rentals, transfers and occupancy by guests must be preceded by application to the Board. In the case of sales or rentals, the application must be accompanied by \$100, made payable to Perico Bay Villages , and forwarded to the current management company (Art. 12.5)

2. Rental units may not be occupied until a written lease application, accompanied by a \$100 has been submitted and approved by the Board. This applies to renewals as well as first time renters. The Board reserves the option of requiring a personal interview. (Art. 12.5)

3. Units may not be subleased. Any change of occupants will require a new application and a \$100 application fee (Art. 12.5).

4, A unit may not be rented more than three times in a calendar year. No unit may be rented for a period of less than one month.

7. Posting of "For Sale" or "For Lease" signs within the Condominium property is not permitted. A list of available units is available at the gate House (12.7)

VI. Guests

- 1. Before a unit owner permits anyone, including relatives or friends, to occupy a unit when the unit owner is not there, the management company must be notified in writing a minimum of one week in advance along with a completed copy of a "Guest Information Form" (See attached Form). Upon arrival, the guest will be asked to provide picture ID and/or a valid driver's license (Art. 12.3)**
- 2. It is the responsibility of the unit owner to see that all guests and renters comply with the approved restrictions, rules and regulations of the Association. Any guest or contractor doing work in the unit, who violates the restrictions, rules and regulations may be required to leave the condominium property, and the unit owner shall be responsible for any damages (Art. 13.3)**

VII. Parking

- 1. Parking any vehicle on common lawn areas or other unpaved areas not intended for parking is prohibited (Art. 12.9 & 12.10)**
- 2. Boats, campers, motorcycles, mobile homes, trailers or trucks shall not be parked in any area in the Villages except for loading and unloading or for service vehicles during the time the service is being performed. Vehicles, including types otherwise permitted that exceed 6600 pounds maximum gross weight shall not be permitted on any portion of the condominium property except for temporary parking while they a part of the performance of a service (Art. 12.9 & 12.10).**
- 3. Owner's pick-up trucks must have a covered bed and must always be parked in a carport (12.9)**

VIII . SAFETY AND SECURITY

- 1. Vehicle speed shall not exceed 19 miles per hour on the entire Perico Bay Property. Drivers should exercise caution regarding children, walkers and bikers in the area (Art. 12.9).**

2. No activity or action which would result in increased insurance rates is permitted in the Villages. Nothing may be stored in a unit or carport or common area which could cause an increase in insurance rates which are paid for by the Association. No person shall maintain a fire hazard. (Art. 13,1)

3. All suspicious occurrences should be reported to "911" or the Gate House (794-5098).

IX. Miscellaneous

1. There shall be no loud or objectionable noise or obnoxious odors emanating from a unit. Playing electronically amplified devices in such a manner as to be considered a nuisance to the occupants of the other units is prohibited. (Art. 12.4)

2. No charcoal or gas fired grill may be used or operated on open, screened or otherwise enclosed porches, balconies or lanais, or under the overhang of a building.

(Art 13.1 & Bradenton City Code, Section 10-31)

3. Storage of propane gas containers within a unit or on a balcony, or lanai is prohibited. (Art 13.1 & Bradenton City Code, Section 10-31)

X. POOL RULES

(As per Florida State and Manatee County Regulations)

- 1.No animals allowed in the pool area.**
- 2.No food or glass containers permitted in the pool or on the pool deck.**
- 3.All bathers must shower before entering the pool.**
- 4.Pool hours are from dawn until dusk.**
- 5.Maximum bathing load in pool is 18, in spa, 5.**
- 6.Diving, running or jumping into the pool is prohibited.**

ADDITIONAL POOL RULES

- 1.Use of the pool and spa is restricted to members of Perico Bay Villages and their guests.**
- 2.Use of pool and spa facilities, at any time is at the user's own risk.**
- 3.Children under twelve (12) years of age MUST ALWAYS BE ACCOMPANIED BY AN ADULT! Children must be toilet trained or wear Aqua type diapers in the pool or spa.**

- 4. All persons using pool furniture are to cover the furniture with a towel to protect it from body oils and sun tan lotion. Umbrellas are to be returned to the closed position when you leave. Lounges are to be returned to the upright position and placed against the railing after use.**
- 5. Pets are not permitted inside the pool fence.**
- 6. Glass containers and other sharp breakable objects are not permitted the pool area. Plastic containers are permitted.**
- 7. Food, drinks and chewing gum are not permitted in the pool area. (The Board may grant permission for special occasions with specific guarantee that extra effort will be made by the Social Committee to be sure that the area is clean and not attractive to ants and other pests.)**
- 8. All swimmers must wear bona fide swimming attire. Cut offs, jeans and Bermuda shorts are not considered appropriate.**

9. In consideration of others, the volume of radios and other audio devices must be kept at a reasonable level. Saving chairs for persons absent from the pool is not permitted.

10. The pool restroom is available for your use while at the pool. All persons using this facility are urged to cooperate in keeping these facilities clean.

11. The pool and spa may not be used between the hours dusk and dawn without specific prior Board approval.

XII. IMPORTANT TELEPHONE NUMBERS

EMERGENCY; Police, Fire, Medical 911

ENTRY GATE 941-794-5098

MANATEE COUNTY SHERIFF 941-747-3011

PUBLIC WORKS (Trash pick up) 941- 708-6340*
(Extra pick up charge is \$8.73 per pick up)

FIRE DEPT. (non emergency) 941-792-0377

BLAKE HOSPITAL 941-792-6611

POISON CONTROL 941-748=2121

MANATEE PUBLIC HEALTH DEPT. 941-748-0747

C&S MANAGEMENT Services 941758-9454

XIII. GENERAL INFORMATION FOR NEW OWNERS AND RENTERS

- 1. Garbage pick days are Tuesdays and Fridays.**
- 2. Informational TV Channels are 732 and 733**
- 3. Facilities located at the clubhouse include; lap pool, tennis and pickleball courts, shuffle board courts, kayak launch, library, exercise room, grills and picnic tables.**
- 4. Placing of notices on the Village bulletin boards over the mailboxes must be pre-approved by the Board.**
- 5. Telephone directories for PBC residents may be obtained for \$3.00. They are available at "Café' on the Deck" (1st Monday of the month at the clubhouse) and by calling Kay Scanlon @ 941-798-9383.**

IN THE EVENT OF A HURRICANE WARNING!

ALL OBJECTS, INCLUDING BICYCLES, FURNITURE, DECORATIONS, PLANTS, PLANTERS AND PLANT BENCHES MUST BE REMOVED FROM ANY ENTRYWAYS, DOORS, EXPOSED BALCONIES AND LANAIS. ANY OBJECTS REMAINING UNATTENDED WILL BE REMOVED AND DISPOSED OF IN THE INTEREST OF SAFETY!

XIV. Unit Shutdown Guidelines

When your unit is to be vacant for any length of time (more than a week), there are certain guidelines that should be followed for the safety and “mold free” environment of your unit and that of your neighbor.

After careful study and years of experience, the Board recommends the following checklist before you leave;

- 1. Change the filter in the air handler.**
- 2. Pour a cup of bleach in the condensate pipe by the air handler.**
- 3. Turn the thermostat to 80 degrees F (summer) and turn the humidistat to 60% to reduce the chance of growth of mold in your unit.**
- 4. Check your hot water heater and dishwasher for leaks and be sure they are turned off.**
- 5. Clean toilet bowls, pour a cup of bleach in each and cover with plastic wrap to reduce evaporation.**
- 6. Pour a ½ cup of bleach in all sink, tub and shower drains.**
- 7. Shut off the main water valve for your unit.**
- 8. Check faucets for leaks.**
- 9. Shut the circuit breaker for you hot water heater**
- 10. Remove all items from the entrance way outside your door. They may become possible projectiles in a hurricane. More importantly, dormats will be a gathering place for dampness and mold growth.**
- 11. Leave a key with someone on site who might be able to check your unit in an emergency. If you are gone for the summer season, it is suggested that you have someone or a commercial service check your unit periodically.**

Please post this notice along with your copy of the updated Villages Rules and Regulations in a prominent place for any visitors or renters who may occupy your unit when you are gone.

**XVI. Perico Bay Villages Board of Directors
2017-2018**

		Bldg/Unit #		
President	Russ Stanley	6/702	941-792-7433	rujes@aol.com
Vice – Pres.	Ken Herndon	1/609	781-534-3566	kenisretired@comcast.net
Treasurer	Mary Roby	3/635	941-876-4361	mlrmvr@aol.com
Director	Marvin Hill	5/709	315-576-2777	mmarvhill@aol.com
Director	Linda Hughes	8/718	724-255-5627	lindahughes73@gmail.com

C & S	Juli Conway	941-758-9454	jconway@cscmsi.com
Management		ext. 107	
Services	Jan Ricker	941-758-9454	jricker@cscmsi.com
		Ext. 115	



