

Pipers Glen Condominium Association, Inc.

To: Unit owners and residents

From: Board of Directors

Re: Rules and Regulations

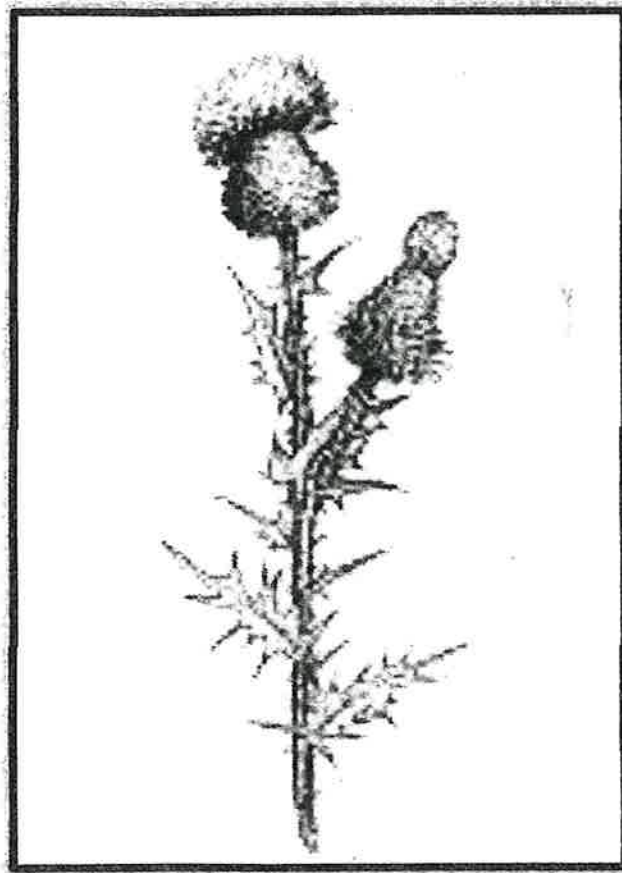
The Condo Association, and its Board, is dedicated to creating and preserving a pleasant and safe way of life for its residents. The success of the community depends in large part on its rules, regulations and restrictions. The following Rules and Regulations were developed in order to ensure your comfort and aid the Board in maintaining the standards of the Association's common property. Please note that each of these Rules and Regulations have been thoughtfully constructed and enacted to protect the interest of all owners and residents.

The Board is concerned that some areas of responsibility have been overlooked by unit owners and residents. Please note that all owners and residents must be in full compliance with the enclosed Association's Rules and Regulations; the Board will take corrective action for non-compliance.

Please read the Rules and Regulations thoroughly and keep them readily available as they will address many questions that you may have about our community's operation. If you have a question that is not answered, however, please contact our community property manager at Ameri-Tech Community Management Partners, LLC at (727) 726-8000 for more information.

PIPERS GLEN CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS



Approved and adopted by the Board of Directors
Pipers Glen Condominium Association this
24th day of November, 2025.

Pipers Glen Condominium Association

Rules and Regulations

The following Rules and Regulations are a combination of Florida Statutes 718 as well as the Association's Declaration of Condominium and By-Laws, the official documents of Pipers Glen Condominium Association as recorded in O.R. Book 4450, Page 988, Public Records of Pinellas County, Florida.

They have been developed for the explicit purpose of protecting residents and property, for increasing property value, and ultimately for making Pipers Glen a safe and pleasant environment in which to live. It is essential to thoroughly review the Declaration, By-Laws, as well as these Rules and Regulations in order to understand your rights and responsibilities.

CONTENTS:

- What is a Condominium?
- What are Common Elements?
- What are Limited Common Elements?
- Rules and Regulations

WHAT IS A CONDOMINIUM?

When you purchased your condominium, you bought the inside walls from the unfinished drywall in, as well as the electrical systems, plumbing, and air conditioning system, handler and ducts. The exterior portion of your unit, including exterior walls, patios, entryways, and land is owned by the Association. No material alterations of any kind may be made to the exterior of the unit.

WHAT ARE COMMON ELEMENTS? (Association Responsibility)

Common elements are the open areas and grounds outside of your unit and patio walls. These areas are where underground utility pipes and cables run. Any change, upkeep and maintenance of these areas is the sole responsibility of the Association. No modification to these areas by unit owners is permitted. Any modifications made to the common elements by the unit owner will be removed and the area returned to the original state at the expense of the unit owner.

WHAT ARE LIMITED COMMON ELEMENTS? (Association Owned, exclusive use to Owner)

Limited common elements are the areas surrounding your unit with the exclusive use and rights of the unit owner. These areas include the carports, front entrance, walkway area, planted beds, and patios. While being owned and supervised by the Association, the general upkeep and maintenance is the owner's responsibility. They have their own set of rules as stated in your documents. They must be kept clean and free of trash, weeds, pet waste, clutter, etc. No material alterations of any kind may be made to the exterior of the unit; any damage caused by the unit owner to the Common Elements or Limited Common Elements are the responsibility of the unit owner for repair.

RULES AND REGULATIONS

Architectural Change: No structural additions or proposed modifications to the original building are permitted. Unit owner wishing to make modifications or repairs to previously approved additions to the unit must submit an Architectural Change Request (ARC) to Ameri-Tech Community Management, Inc, a copy of which attached.

Board of Directors and Monthly Meetings: The Pipers Glen Condominium Board of Directors represents all condo residents. Monthly meetings are held at 5:30 p.m. on the 4th Monday of each month unless otherwise indicated. Meetings are held at the Pool House meeting room. Signs are posted announcing the meeting. The meeting's Agenda and announcements are posted on the community boards, as well.

All residents are encouraged to attend open board meetings. Open discussion is welcome; however, residents are asked not to interrupt discussion and voting on official business. Residents are welcome to attend community workshops. Information on the workshops will be posted on the community bulletin boards alongside monthly meeting announcements. Members Annual Budget Meeting is held in October of each year. Annual meeting and election of officers is held in February of each year.

Cable TV: Basic television coverage is provided by the Association, including access to standard channels. Residents seeking additional coverage should contact the current cable provider for customer support for assistance in setting up their service.

Community Events: Periodically, seasonal and social events are organized by residents. Interaction, involvement, and camaraderie are encouraged.

Condo Documents: Condo governing documents which include the Declaration, Articles of Incorporation and By-Laws, Rules and Regulations must be retained in unit.

Golf Cart and Vehicle Restrictions: Article XVIII, Restrictions, Section 14 states:

"No motor vehicles other than regular passenger automobiles, pickup and light van-type trucks shall be permitted to park in the condominium property other than for the time needed for pickup and delivery."

Resolution dated August 23, 2021 provides,

"... specifically, no golf carts are permitted within the Community ... other than those grandfathered in."

No vehicles should be left unattended for periods of time. Vehicles with expired license plates, those deemed inoperable or abandoned, and those considered a nuisance are not permitted. Residents and guests are asked to be diligent about not parking or driving on the grass or sidewalks.

Grills: No grills may be used within 10 feet of any structure per the N.F.P.A. 10.11.6 code regarding grilling use.

Insurance: The Association is responsible for insuring common areas and the exterior of the condo unit including unit roofs. That cost represents the largest percentage of monthly maintenance fees. Residents are personally responsible for insuring everything within the residence including walls, electrical wiring, plumbing and heating/air-conditioning. Residents are responsible for all damage and repairs incurred to condo additions or modifications beyond the original structure. Additions should be covered by a personal Homeowners Insurance rider.

Keys: Condo, storage shed, and pool keys must be given to buyer by the seller. Mailbox keys may be obtained from the U.S. Post Office located on C.R. 1 and San Christopher. If necessary, a pool key may be obtained by contacting Pool Manager, Alan Gamble at (727) 400-2629.

Lawn Maintenance: A lawn care company, contracted by the COA, is responsible for mowing the grass, trimming shrubbery around the exterior of the condo units, and general landscape and maintenance. An additional service provides fertilization and lawn pest control. Additionally, sprinklers utilizing reclaimed water are installed on the grounds. Residents must always maintain inside gardens and if desired, add plantings to the outside with written Board approval. Mulch and plants should be at least six inches from the building. The Board requests only Florida-friendly, non-invasive plants be utilized. Board requests brown mulch/nuggets be utilized.

Leasing/Rentals: Pursuant to Article XIX, Section 2. Leasing of the Condominium By-Laws:

"No unit shall be leased or rented by the respective unit owner thereof for transit or hotel purposes, which are hereby defined as (a) rentals for less than ninety days, or (b) rentals where the occupants of the unit are to be provided services, such as room service for food and beverage, maid service, furnishing of laundry and linens, and bellboy services. Other than for the foregoing, the owner or owners of the respective units shall have the right to lease same, provided that all such leases are made subject to this Declaration, and the Condominium Act, and the lessee has been approved for occupancy in writing by the directors of the Association. Said approval shall not be unreasonably withheld."

Pursuant to attached Amendment of November 2019 with regard to Article XIX, Section 2, of the Condominium By-laws:

"... no unit shall be leased or rented by the unit owner during the initial twenty-four (24) months of ownership; nor shall the rental be for less than one year."

All rental requests must be in writing, applicant participate in interview, and be approved by the Board of Directors. Said approval shall not be unreasonably withheld.

Maintenance Issues. All maintenance concerns must be reported by the unit owner to the property manager at Ameri-Tech Property Management. If the issue is due to a leaky water pipe within the walls of the unit or in the ceiling, or if the air conditioner is the cause, it is the owner's responsibility as is the cost of repairing damage to walls, ceilings, or flooring. If, however, the leak is determined to be beneath the slab or due to a leaky roof, it is the COA's responsibility to repair.

Memorandum to Owners and Renters: Details the right and responsibilities of the owners and renters, outlining the community standard and expectations.

Patio Enclosures: No structural additions or modifications to the original building are permitted. Any modifications to the common elements that were made to convert a patio to a Florida room or enclosure are the responsibility of the Unit Owner with respect to maintenance and the cost thereof and no further modifications of Common Elements are permitted.

Pets and Animal Registration Form:

Pursuant to Article XVIII, Section 4, *"... Unit owners shall be permitted to own and keep one dog [which when fully mature, shall not exceed 40 pounds in weight] or one cat Owners shall keep said dog on a leash at all times that the dog is out of the owner's unit ..."*

In addition, Residents are required to pick up after their pets and dispose of waste properly.

Form for registering pets with the Association is required and must be accompanied by a current vaccination record. The Association maintains an updated record of all pets in the community.

Restriction of the following breeds, or in the case of a mixed breed dog and combination of the following breeds based on a DNA test paid for by the dog owner, shall be in effect for the community:

Akita
Doberman Pinschers
Mastiffs
Rottweilers

Boxers
German Shepherds
Malamute
Staffordshire Terriers

Cane Corso
Great Danes
Pitbull / American Bull

If you have one of these breeds within the community prior to the enactment of these Rules and Regulations, you will be grandfathered in. However, any dog, regardless of breed, may be removed from the Association if it poses a danger to the health, safety and welfare of the members, residents, employees, invitees or anyone lawfully on the Association's property, or is otherwise a nuisance.

Pool: Pipers Glen Pool and Clubhouse are shared by both homeowners and condo residents. Rules are clearly posted and adherence to these rules is closely monitored. Pool parking rules are clearly posted. A monthly fee is to be paid by all residents to Pipers Glen Homeowners Association. For more information, contact HOA bookkeeper at pipersglenhoabk@outlook.com or by telephone at 727-400-1483.

Recycling: The Pipers Glen community has access to recycling containers which are picked up on Fridays. These containers are located next to each dumpster. Boxes must be broken-down before being placed in the container.

Sheds: Each condo unit is assigned a storage shed indicated by the unit address number.

Signs, Flags, and Seasonal Decorations: Pursuant to Article XVIII, Section 3 of the Association's By-Laws,

"No unit owner shall cause any signs of any nature whatsoever to be posted or affixed to any of the common elements, limited common elements, or in his respective unit if such sign may be seen from any portion of the common elements; except for nameplates which shall be uniform in size and design, and approved by the Board of Directors."

Any display - whether a flag, sign, advertisement, or similar display - is prohibited in windows or areas visible from the common grounds. Notwithstanding the foregoing, unit owners shall be permitted to display flags in accordance with Florida Statute 718.113(4), which states as follows:

"Any unit owner may display one portable, removable United States flag in a respectful way. On Armed Forces Day, Memorial Day, Flag Day, Independence Day, Patriot Day, and Veterans Day, unit owners may display a portable, removable official flag (not larger than 4 1/2 feet by 6 feet) which represents the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard."

To properly display the American flag, always position the field of stars (the union) to the left when hanging flat against a window. The flag may be displayed from sunrise to sunset, unless illuminated at night.

All seasonal decorations must be removed within a reasonable amount of time.

Smoking: Smoking is limited only to the designated area at the pool and within unit (with owners' approval) and patios. Smokers must be respectful of non-smoking neighbors and not dispose of smoking material on condo grounds.

Termites: Information regarding termites and the responsibilities of remediation can be found in the Addendum attached hereto.

Trash: Trash is picked up on Tuesday and Friday mornings. All trash must be placed in plastic bags, properly sealed, and placed in the dumpster closest to the condo. Furniture, mattresses, appliances, electronics, paint receptacles or construction materials are not to be placed inside or outside of the dumpster. The city will pick-up household items; a fee for collection will be unit owner's responsibility. Contact Ameri-Tech Community Management, Inc, for further information.

Visitors: Unit owners, or unit owners' approved lessees, shall be permitted to have visitors or residents occupy their units either with or without unit owners being present; However, information as to any person or persons whether temporary or permanent, other than unit owner or unit owners' approved lessees, must be provided to the directors of the Association in a form provided by the Association's management company.

Website: Pursuant to Florida Statute 718.111(12) Effective January 1, 2026, the Association is required to have a website or mobile app which will include a password-protected area for Pipers Glen owners to access Association records. As such, the Association will be required to post recorded governing documents of the Association, current Rules and Regulations, the approved meeting Minutes for the twelve-month period, as well as a list of contracts and bids received within the year and the Annual Budget. Information regarding the website will be provided by AmeriTech.

Windows and Doors: All maintenance and repair of the unit's windows and doors are the sole responsibility of the unit owner and must be maintained at all times. Unit owners must submit an ARC form for the replacement of doors and windows in their unit.

Note: All rules and regulations are governed by the Association's Condo Documents and By-Laws, and Florida Statutes, which take precedence over the Rules and Regulations. For information or clarification, please contact the Association's management company:

Ameri-Tech Community Management, Inc.
24701 U.S. Hwy 19 N. Ste. 102
Clearwater, FL 33763
Office: 727-726-8000
Email: ameritechmail.com

Addendums:

- Animal Registration Form
- Architectural Change Request
- Golf Cart Resolution
- Memorandum to Owners and Renters
- Outdoor Cooking and Guideline
- Pet Resolution
- Rental and Leasing Procedures
- Termite and Pest Control

ANIMAL REGISTRATION FORM

(Must be completed in its entirety prior to animal being permitted on the premises)
(Please submit this form and all further documentation to Management Company)

Animal Owner's Name: _____

Address and Unit No.: _____

Contact Number: _____

Type of Animal: _____

Name and Age of Animal: _____

Breed and Description: _____

*(Picture of the animal is required to be supplied with this form for identification purposes)

Emergency Caretaker: Name: _____
 Phone Number: _____

Veterinarian: Name: _____
 Phone Number: _____

*(Vaccination records for the animal is required to be supplied with this form)

I hereby certify that the animal is current on all licensing and vaccination requirements and I have read, understand, and agree to abide by the Association's rules and regulations pertaining to animals.

I FURTHER HEREBY AGREE TO INDEMNIFY THE ASSOCIATION FOR ANY AND ALL DAMAGE THAT MAY RESULT TO THE CONDOMINIUM PROPERTY OR TO ANY PERSON WHILE HE OR SHE IS ON THE CONDOMINIUM PROPERTY AS A RESULT OF OR ARISING FROM THE ANIMAL BEING ON THE CONDOMINIUM PROPERTY.

Animal Owner (Signature).

Date

The Board of Directors has received acceptable documentation for the animal

Print:
On behalf of the Board of Directors for
Pipers Glen Condominium Association, Inc.

Date

ARCHITECTURAL CHANGE REQUEST
Pipers Glen Condominium Association

NAME: _____ Unit No. _____ Phone: _____

Email: _____

RESIDENT'S SIGNATURE: _____

PROPOSED ALTERATION:

- 1) Describe the alteration to be considered on a separate piece of paper and attach to this form;
- 2) Attach photo or rendering along with specifications from contractor who will perform the work;
- 3) Once approved, prior to any work being started, AmeriTech must receive copies of required permits, contractor insurance information and contractor's license.

Note: Contractor or builder's business signs are not permitted.

CONTRACTOR ENGAGED: _____

STARTING DATE: _____ TO BE FINISHED BY: _____

REMARKS: _____

APPROVED ____ DISAPPROVED ____ (If disapproved give reasons on reverse side)

_____ Date: _____

Once approved, prior to commencement of any work, please submit copies of Contractor's insurance and license(s) as well as required Permits to AmTech.

Please describe change or alteration on an attached sheet of paper; if door or window alteration, send picture (this can be from a brochure you get from window/door company).

**RESOLUTION OF THE BOARD OF DIRECTORS
OF
PIPERS GLEN CONDOMINIUM ASSOCIATION, INC.**

WHEREAS, the Declaration for the Creation and Establishment of Pipers Glen Condominium, as originally recorded in O.R. Book 4450, Page 998 et seq., and as amended, of the public records of Pinellas County, Florida, contains a provision at Article XVIII, Restrictions, Section 14 of the Declaration, relating to motor vehicles permitted within the Community, as such provision states as follows:

Section 14. No motor vehicles other than regular passenger automobiles, pickup and light van-type trucks shall be permitted to park in the condominium property other than for the time needed for pickup and delivery.

WHEREAS, over the years, the Board of Directors has not actively enforced the aforementioned provisions; and

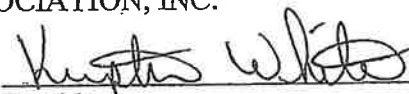
WHEREAS, the current Board of Directors has determined that it shall enforce the aforementioned provision from August 23, 2021 forward.

NOW, THEREFORE, after consideration by the Board of Directors at a duly called meeting on August 23, 2021, the Board has determined as follows:

1. All provisions contained in Article XVIII, Restrictions, Section 14 of the Declaration, and any amendments thereto shall be strictly enforced against all owners as of August 23, 2021. Specifically, no golf carts are permitted within the Community.
2. The Association is aware of one (1) golf cart belonging to 1601 Amberlea Dr. S. Dunedin, Florida 34698. Such golf cart shall be grandfathered in and be able to continue to park within the Community. Such golf cart may not be replaced with another golf cart or similar type vehicle once it is sold or disposed of, and the owners of such Unit shall then remain in compliance with the Association's vehicle restrictions.
3. The Board of Directors shall provide a copy of this resolution to all owners once same is adopted.
4. A copy of this Resolution shall become part of the corporate records of the Association, and shall be kept with the other policy resolutions.

Date: 8/23/2021

PIPERS GLEN CONDOMINIUM
ASSOCIATION, INC.

By: 
President

ATTEST:

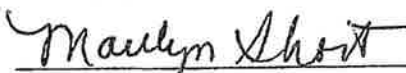

Secretary  Treasurer

EXHIBIT A

**MEMORANDUM TO OWNERS AND RENTERS,
PIPER'S GLEN CONDOMINIUM ASSOCIATION**

At the Annual Meeting of December 1, 2008, the Board of Directors of the Pipers Glen Condominium Association directed that this Memorandum be distributed to all owners and renters in Pipers Glen, setting forth the Restrictions of the Association as contained in the Bylaws, Article XVIII.

Section 1. No unit shall be used for any purpose other than as and for a single-family residence or dwelling.

Section 2. All unit owners shall keep and maintain the interior of their respective units in good condition and repair, including all appliances, the entire air conditioning system (compressor, ducts, vents, etc.) servicing the respective owners' apartments, whether inside or outside owners' apartments, the unit's electrical system and water lines and fixtures within the unit.

Section 3. No unit owner shall cause any signs of any nature whatsoever to be posted or affixed to any of the common elements, limited common elements, or in his respective unit if such sign may be seen from any portion of the common elements; except for nameplates which shall be uniform in size and design, and approved by the Board of Directors.

Section 4. Unit owners shall be permitted to own and keep one dog or one cat and birds such as canaries or parakeets and fish, such as goldfish, which may be kept by a unit owner in the owner's respective unit provided that no such dog, cat, bird and or fish shall be raised for commercial purposes. Unit owners shall be permitted to keep only one dog (which when fully mature, shall not exceed 40 pounds in weight) or one cat. Owners shall keep said dog on a leash at all times that the dog is out of the owner's unit.

Section 5. Unit owners, their families, guests, invitees, or lessees shall in no way deface or mar, or make any alteration, repair or replacement, or change, in or to the common elements or limited common elements, and shall be liable for damages therefor.

Section 6. All common areas shall be kept free for their intended use by the unit owners in common, and shall in no event be used as storage areas by the individual unit owners, either on a temporary or permanent basis.

Section 7. No clothing, bedding, or other similar items, shall be dried or aired in any outdoor area, except same may be dried or aired within the walled patio area, provided however that same cannot be seen from the common elements.

✓

Section 8. All garbage and trash shall be placed within the metal disposal installations designated for such purposes by the Association.

Section 9. All occupants of units shall exercise extreme care about making noises, or the use of musical instruments, radios, televisions and amplifiers, that may tend to disturb other occupants.

Section 10. No occupants shall play upon, or suffer to be played upon, any musical instrument, or permit to be operated a phonograph or radio loudspeaker in such occupant's unit between the hours of 11:00 o'clock p.m. and the following 9:00 o'clock a.m., if the same disturb or annoy other occupants of the buildings, nor shall an occupant commit or permit any nuisance, or immoral or illegal act in his unit, or in the common elements.

Section 11. Unit owners, or unit owners' approved lessees, shall be permitted to have visitors occupy their units either with or without unit owners being present, provided that if unit owner is not to be present, notice to the directors of the Association shall be given as to the names and ages of the visitors and the period of time for which the visitors will be in occupancy.

All unit owners acknowledge that if the privilege of visitation is abused, that reasonable rules and regulations may have to be promulgated to more strictly control visitation privileges and agree to abide by such rules and regulations as promulgated.

Section 12. Unit owners, their guests and invitees agree to use the common recreational area only in accordance with the rules and regulations promulgated from time to time therefor.

Section 13. Lawn care shall be furnished by the Association. Unit owners shall water, care for and maintain such shrubs, flowers, and other plantings within their walled patios and entrance ways.

Section 14. No motor vehicles other than regular passenger automobiles, pickup and light van-type trucks shall be permitted to park in the condominium property other than for the time needed for pickup and delivery.

The above and foregoing restrictive covenants shall only be amended in the manner as provided for the amendment to this Declaration. The condominium shall have the right to make and amend reasonable rules and regulations respecting the use of the property in the condominium, as is provided for in its Articles of Incorporation.

In the event a unit owner is in violation of the terms and provisions in any of the restrictions, and after notification by the Board of Directors, continues to violate such regulations, then in the event it be necessary that the Directors bring a legal proceeding for the enforcement of and/or the abatement, as the case may be, of any provision of the restrictive covenants then in such event the unit owner shall pay for the costs and expenses for such legal proceedings by the Association, provided that the Association has been successful in such litigation.



OUTDOOR COOKING GUIDELINES

Dunedin Fire Department enforces this in accordance with the following Codes and Standards of the National Fire Protection Association as authorized under Florida Statutes 633.022 and 633.025. These guidelines are intended to provide an overview for the use and storage of charcoal and gas grills, and may not address specific requirements as they relate to various locations and situations.

N.F.P.A. 1, 2009^{ed} – Uniform Fire Code

- 10.11.6 No hibachi, gas-fired grill, charcoal grill or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony or under any overhanging portion or within 10ft of any structure.
- 10.11.6.1 Listed equipment permanently installed in accordance with its listing, applicable codes, and manufacturer's instructions shall be permitted.

The term 'listed' is defined in all NFPA codes and standards as:

Equipment, materials, or services included in a list published by an organization that is acceptable to the authority having jurisdiction and concerned with evaluation of products or services, that maintains periodic inspection of production of listed equipment or materials or periodic evaluation of services, and whose listing states that either the equipment, material, or service meets appropriate designated standards or has been tested and found suitable for a specified purpose.

Underwriters Laboratories is one example of a commonly accepted listing organization. Note that the cooking equipment must be listed for permanent installation.

- 69.3.10.9.1.2 Cylinders shall be located in areas where there is free air circulation, at least 10 ft (3.0m) from building openings (such as windows and doors), and at least 20 ft (6.1 m) from air intakes of air conditioning and ventilating systems.
- 69.3.10.9.2 Cylinders having water capacities greater than 2.7 lbs (standard grill tanks are 20 lbs) shall not be located on decks or balconies of dwellings of two or more living units above the first floor unless they are served by exterior stairways.

N.F.P.A. 58, 2008^{ed} – Liquefied Petroleum Gas Code

- 6.19.11.2 Cylinders having water capacities greater than 2.7 lbs (standard grill tanks are 20 lbs) shall not be located on decks or balconies of dwellings of two or more living units above the first floor unless they are served by exterior stairways.
- 6.3.7(b, c) Cylinders installed alongside of buildings shall be positioned so that the discharge from the cylinder pressure relief device is at least 3 ft horizontally away from any building opening that is below the level of discharge. The discharge from the cylinder pressure relief devices shall not be located not less than 5ft in any direction away from any exterior source of ignition, openings into direct-vent (sealed combustion system) appliances, or mechanical ventilation air intakes. Cylinders shall not be located and installed underneath any building unless the space is open to the atmosphere for more than 50 percent of its perimeter or more.

For additional information, please contact the Fire Marshal in the Fire Prevention Office at 298-3090.

OFFICE OF
FIRE DEPARTMENT
ADMINISTRATION

(727) 298-3102
FAX: (727) 298-3104
1042 VIRGINIA STREET
DUNEDIN, FL 34698

www.ci.dunedin.fl.us

"The City of Dunedin does not discriminate on the basis of race, color, national origin, sex, religion, age, and handicapped status in employment or the provisions of services."

PREPARED BY AND RETURN TO:
CIANFRONE, NIKOLOFF, GRANT, GREENBERG & SINCLAIR, P.A.
1964 BAYSHORE BOULEVARD, STE A
DUNEDIN, FL 34698

**RESOLUTION
OF THE
BOARD OF DIRECTORS
OF
PIPERS GLEN CONDOMINIUM ASSOCIATION, INC.**

WHEREAS, the Declaration of Condominium for the Creation and Establishment of Pipers Glen Condominium, as originally recorded in O.R. Book 4450, Page 988 et seq., and as amended, of the public records of Pinellas County, Florida, contains a provision concerning Animals and Pets at Article XVIII, Restrictions, Section 4, which reads as follows:

Section 4. Unit Owners shall be permitted to own and keep dogs, or cats and other pets, including birds such as canaries or parakeets and fish, such as goldfish or tropical varieties, which may be kept by a unit owner in the owner's respective unit provided that no such dogs, cats, birds, and/or fish shall be raised for commercial purposes. Unit owners shall be permitted to keep only one dog (which when fully mature, shall not exceed 40 pounds in weight) or one cat. Owners shall keep said dog on a leash at all times that he dog is out of the owner's unit and shall only walk their dog and/or cat in areas set aside and designated for such purpose.

WHEREAS, over the years, the Board of Directors has not actively enforced the aforementioned provision; and

WHEREAS, the current Board of Directors has determined that it shall enforce the aforementioned provision from FEBRUARY 22, 2016 forward.

NOW, THEREFORE, after consideration by the Board of Directors at a duly called meeting on FEBRUARY 22, 2016, the Board has determined as follows:

1. Article XVIII, Section 4 of the Declaration of Condominium for the Creation and Establishment of Pipers Glen Condominium, shall henceforth be enforced against those residents owning pets.
2. The Board of Directors shall provide a copy of this Resolution to all owners.

3. A copy of this Resolution shall become part of the corporate records of the Association, and shall be kept with the other policy resolutions.

Date: FEBRUARY 26, 2015

PIPERS GLEN CONDOMINIUM
ASSOCIATION, INC.

By: Paul Bloss
PAUL BLOSS, President

ATTEST:

Marilyn R Short
MARILYN R. SHORT Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 26th day of FEBRUARY, 2015, by PAUL BLOSS, as President, and MARILYN R. SHORT, as Secretary of PIPERS GLEN CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced FLORIDA DRIVERS LICENSES as identification and did take an oath. If no type of identification is indicated, the above-named persons are personally known to me.

NOTARY PUBLIC:

Donna M. Cox
State of Florida at Large
My Commission Expires:



STATE OF FLORIDA-PINELLAS COUNTY

I hereby certify that the foregoing is a true
copy as recorded in the official records of

Pinellas County.
This 17 day of April, 2016.

Ken Burke
Clerk of Circuit Court & County
By: [Signature]
Deputy Clerk

EXHIBIT B

Piper's Glen Board of Directors
Community Management Concepts, Inc.
Attn: Tracy Lose
4585 140th Avenue N., Suite #1012
Clearwater, FL 33762.

August 1, 2010

Dear Piper's Glen Owner:

The Board of Directors is writing to clarify the Association's regulations regarding the leasing of units. The following procedures were approved by the Board at its July 19, 2010 meeting. The Board also approved this distribution to all unit owners.

1. Leasing, in accordance with the Association's Documents:

Article XVIII. Section 1:

"No unit shall be used for any purpose [other] than as and for a single-family residence or dwelling."

and

Article XIX. Section 2. Leasing:

"No unit shall be leased or rented by the respective unit owner thereof for transit or hotel purposes, which are hereby defined as (a) rentals for less than ninety days, or (b) rentals where the occupants of the unit are to be provided services, such as room service for food and beverage, maid service, furnishing of laundry and linens, and bellboy services. Other than for the foregoing, the owner or owners of the respective units shall have the right to lease same, provided that all such leases are made subject to this Declaration, and the Condominium Act, and the lessee has been approved for occupancy in writing by the directors of the Association. Said approval shall not be unreasonably withheld."

This letter will serve as notice that the Association will enforce these existing leasing regulations for all new tenants effective August 1, 2010. If any existing owners and tenants have not conformed to these regulations, the Board will allow the status quo for those owners and tenants through the term of occupancy of the current tenants only. If the unit owner has not already done so, the owner must make immediate application for the current tenant on the required application form and pay a \$50.00 application fee.* Any new tenants in that unit will be subject to the procedures outlined below.

Please be advised that new Florida statutes regarding condominiums now allow for associations to collect rent directly from tenants when an owner is delinquent on assessments. Piper's Glen will do so, as provided by statute.

LEASING PROCEDURES:

Any owner wishing to lease a unit will be strictly subject to the existing regulations in the Association's documents. The unit owner must make application for permission to lease in accordance with the following procedures:

- The owner must be in good standing with the Association.
- A written application on the required form, an application fee of \$50.00, and a copy of the lease with the proposed tenant must be submitted by the owner to Ameri-Tech Community Management, Inc. a minimum of 15 days prior to the proposed tenant's occupancy.
- Initial leases must conform to the requirements of the Association documents and will be granted for a period not to exceed one (1) year. Lease renewals for the same tenant require an additional application and may be for periods up to two (2) years or longer, at the discretion of the Board.
- The tenant will be interviewed by a member of the Board of Directors.
- The tenant may not take occupancy until written approval has been received by the owner and tenant.
- If during the period of occupancy by the tenant, the owner becomes delinquent of fees due the Association, in accordance with Florida Statutes, the Association will exact payment of such fees directly from the tenant until such delinquency is satisfied.
- It is understood that the owner and tenant agree to abide by all provisions of the Association's documents. Failure to do so will subject the owner and tenant to possible legal proceedings.

Applications may be obtained from property manager:

Ameri-Tech Community Management, Inc.
24701 U.S. Highway 19 N. Ste. 102
Clearwater, FL 33763
Office: 727-726-8000
Email: ameritechmail.com

PIPERS GLEN CONDOMINIUM ASSOCIATION

Termite Remediation

Article XV of the Association's Declaration of Condominiums states:

"... Unit owners, for purposes of maintenance, shall be deemed to own the inner decorated and/or finished surfaces of the perimeter walls, floors and ceilings, together with the walls and partitions contained within the perimeter boundaries of the owners' respective units, ..."

Article XV of the Association's Declaration also states the Association is responsible for the repair and/or replacement of property defined as ***"land and all improvements which are not included within the units,..."*** while the Owner is responsible for the repair and/or replacement of the property that is within the boundaries of the unit.

In addition, Section 2 of Article XVIII of the Declaration states:

"All unit owners shall keep and maintain the interior of their respective units in good condition and repair ..."

Counsel for the Association has provided the following legal opinion regarding unit owner's responsibility to remediate any existing, or potential, drywood termite concerns within your unit:

"Pursuant to the Condominium Act, . . . the responsibility for termite remediation and prevention depends on where termites are located. If they are within the common elements, the Association is responsible; whereas, if they are located within the unit boundaries, the unit owners are responsible."

The Association is currently under contract with a termite and pest control company to warrant the prevention and remediation of sub-terranean termites. In addition, the Association has obtained the services of a pest control vendor to inspect all Association units to determine drywood termite activity.

If it is determined drywood termite activity is found within your unit boundaries, you should proceed to promptly remediate same. If the unit owner is negligent in remediating the infestation and the infestation spreads to other common elements, the Association may proceed to engage a qualified pest control vendor to inspect and remediate the issue and hold the unit owner responsible for the common element remediation and repair cost. Therefore, it is imperative that you take all necessary steps to remediate the infestation and provide documented confirmation to the Association's management company. The Association has the statutory right of access to inspect the units should such access be necessary to fully evaluate the situation.