

PIPERS GLEN CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS



Dated: March 2022

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AUTHORIZATION:

The Board of Directors of Pipers Glen Condominium Association is specifically authorized by the Declaration of Covenants, Conditions and Restrictions to promulgate rules and regulations and to regulate the conduct of owners, tenants and friends with respect to the utilization of the property and personal conduct.

Homeowners have been provided with a copy of the Covenants, Conditions and Regulations as well as the By-Laws of the Condominium Association. We encourage each of you to read both the abbreviated and the complete versions in order to be fully aware of and to understand your rights and responsibilities.

The Rules and Regulations have been developed and enforced 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.

WHAT IS A CONDOMINIUM?

When you purchased your condominium, you bought the inside walls from the unfinished drywall in, as well as the air conditioning system handler and ducts. The exterior portion of your unit, including exterior walls, patios, entryways, and land, is all owned by the Association. No material alterations of any kind may be made to the exterior areas of the unit without first getting written approval from the Board.

WHAT ARE LIMITED COMMON ELEMENTS?

Limited common elements are the areas surrounding your unit with the exclusive use and right of the unit owner. 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. These areas include the front entrance, walkway area, planting beds, and patios. No material alterations of any kind may be made to the exterior areas of the unit without first getting written approval from the Board.

WHAT ARE COMMON ELEMENTS?

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

WHO INSTITUTED THE ABOVE REGULATIONS?

The above Rules and Regulations are a combination of Florida Statutes 718 and the official recorded documents of Pipers Glen Condominium Association.

While the Board of Directors appreciates individuality, in order to maintain uniformity and attractiveness of the community, we must all abide by the same rules and regulations, Declaration of Condominium and By-Laws that we all signed and accepted upon purchase.

Rules and Regulations
Pipers Glen Condominium Association

Board of Directors and Monthly Meetings: The Pipers Glen Condominium Board of Directors represents all condo residents. Monthly meetings are held on the 4th Monday of each month unless otherwise indicated. Meetings are scheduled at 6:30 p.m. and held at the Pool House meeting room. Signs announcing the meetings are posted along Amberlea Drive South and an agenda posted on the community bulletin board. All residents are encouraged to attend open board meetings; and are invited to sign up to speak on agenda items with a time limit of 3 minutes. Meeting time and place will be posted on the community bulletin board. Members Annual Meeting and election of officers is held in February of each year; Members Annual Budget Meeting is held in October of each year.

Cable TV: Your condo association provides basic television coverage from Spectrum. This includes access to the first standard channels as well as a WiFi Hot Spot at the pool. For additional coverage residents should contact Spectrum.

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

Grills: No grills within 10 feet of any structure. Please refer to the attached Outdoor Cooking Guidelines provided by the Pinellas County Fire Marshal for additional rules and safety regulations.

Insurance: The Association is responsible for insuring common areas and the exterior of 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 heat/air conditioning. Residents are responsible for all damage and repairs incurred to condo additions beyond the original structure. Additions should be covered by a personal Homeowners Insurance rider.

Condo Documents: Condo docs must be retained in unit. At time of sale of the unit, documents must be provided to purchaser. If needed, additional copies can be obtained from HomeWiseDocs.com. For further information, contact Ameri-Tech Community Management, Inc.

Keys: Condo, storage-shed and pool keys must be given to residents by the seller. Mailbox keys may be obtained from the U.S. Post Office on C.R. 1 and San Christopher. A pool key can 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 grounds. Residents must maintain inside gardens and, if desired, add approved touches to the outside. Mulch and plants should be at least six inches from the building. The Board requests only Florida Friendly, non-invasive plants be utilized.

Leasing: Pursuant to 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. Any owner wishing to lease a unit must make application for permission to lease in accordance with the procedures as outlined in the attached Leasing Procedures.

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 and must have owned the unit for a minimum of Two (2) years.
- A written application on the required form, an application fee of \$150.00, 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, Suite 102, Clearwater, FL, 33763.

Legal Action: The Board of Directors of the Condo Association is authorized to initiate legal proceedings for the collection of maintenance fees in arrears. The Homeowners Association is likewise authorized to initiate legal proceedings for the collection of pool fees.

Maintenance: The Association assumes responsibility for issues in common areas and unit exteriors, including the roof. Ameri-Tech Community Management, Inc., must be contacted (727-726-8000) for all maintenance to these specified areas. Condo owners are responsible for all repairs and pest control within their units and all structural additions. Any utility serving the individual unit is the responsibility of the unit owner. Please refer to Condo Documents for information on repairs to water lines within the unit. Article XVIII, Section 5 of the Memorandum to Owners and Renters (attached) specifically addresses defacing, marring, or making any alterations, changes or replacements to the common elements.

Newsletter: A periodic newsletter will be provided to residents.

Outreach: Residents and friends contribute holiday food baskets and gifts annually to needy Dunedin families.

Parking: Pursuant to Article XVIII, Section 14 of the Memorandum to Owners and Renters, 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. Residents are asked to utilize assigned covered parking spaces for their personal vehicles. All non-covered spaces are for guests. 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.

Pets: Residents are limited to only one dog or cat not to exceed 40 pounds. A pet registration form is included in this packet. This form can be requested through Ameri-Tech Community Management, Inc., and once completed, returned to Ameri-Tech Community Management, Inc. As a courtesy to residents and neighbors, all canines must be on a leash when in common areas and neighborhood walkways. All pet waste must be immediately picked up, bagged, and properly disposed of in the trash dumpsters. As such, it is not permissible to allow canines outside and unaccompanied for any reason including for toileting.

Pool: The Pipers Glen Pool and Club House are shared by both homeowners and condo residents. Rules are clearly posted and adherence to these rules is closely monitored. Pool hours from November through March are 9:00 a.m. - 6:00 p.m. and from April through October hours of operation are from 9:00 a.m. - 9:00 p.m. During a severe weather alert, the pool will be closed for the safety of all. Pool parking rules are clearly posted. A monthly fee is to be paid by all residents to the 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. There is a container located next to each dumpster. Boxes must be broken down before being placed in the container. A copy of the Guide to Recycling is enclosed.

Renters: Maintenance issues must be reported to the unit owner who then is to contact Ameri-Tech Community Management, Inc. Renters are required to follow all rules and regulations as unit owners. Tenants should refrain from smoking in the unit unless approved by the owner. Short term rentals of less than one (1) year are not allowed.

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

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

Structures: No structural additions or modifications to the original building are permitted without the approval of the Board of Directors. Unit owners wishing to make modifications or additions to the unit must submit an Architectural Change Request to Ameri-Tech Community Management, Inc., a copy of which is attached.

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.

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

Amer-Tech Community Management, Inc.
24701 U.S. Highway 19 N, Suite 102, Clearwater, FL 33763
727-726-8000
Email: dfedash@ameritechmail.com

For additional restrictions, please refer to the Memorandum to Owners and Renters/Exhibit A and enclosures.