

**RULES AND REGULATIONS
TYRONE GARDEN I APARTMENTS ASSOCIATION**

Wherever used in these Rules and Regulations, TYRONE GARDEN I APARTMENTS ASSOCIATION shall hereinafter be referred to as "Association."

Each owner, invitee, relative, guest or otherwise, hereinafter referred to as "Occupant of the Condominium Parcel", shall, in addition to the obligations and duties as set forth in the Declaration of Condominium, by By-Laws, or any amendments thereto, be governed by the following rules and regulations:

1. All motor vehicles shall be parked only in the parking spaces so designated for that unit. Such designation is by unit number. Any additional motor vehicles owned by the present unit owners must be parked on 14th Avenue or 57th Street. When a vehicle is parked on 14th Avenue or 57th Street, please park close to the vehicle in front or back of you. Spaces assigned for guests must not be used by a unit owner for their motor vehicle but, instead, must remain available for guests or service people. Those parking spaces assigned for the condominium owners may not be used for the parking of motor homes, campers, mopeds, motorcycles, large or oversized vans, or commercial vehicles, and any form of trailer.
2. Each occupant shall maintain their unit in good condition and repair, including all internal surfaces within or surrounding their unit; and shall maintain and repair the fixtures therein. Each unit owner must pay for any utilities including cable which are metered separately to their unit. Common areas of the building, such as the hallways, stairs, stairwells, elevators, landscaped and grassed areas, shall be used only for the purposes intended. No articles belonging to the unit occupants shall be kept in such areas, temporarily or otherwise. First floor owners are responsible for cleaning their windows and the door facing the courtyard in addition to cleaning their front windows and doors.
3. Each owner shall provide the Board with a key to their unit OR provide the name and phone number of a local person who will have an extra key to the unit. The Board requires this in case of an emergency only.
4. All major renovations to a condominium that require a permit (electrical work, water heater, air conditioner, etc.) must be done by a licensed contractor. Contact the Board for instructions and paperwork.
5. Each unit shall be used only for the purpose of single family residence, and for no other purpose whatsoever; and shall only be occupied by no more than two (2) persons in a 1-bedroom unit, or by no more than four (4) persons in a 2-bedroom unit. Each occupant shall maintain their unit in a clean and sanitary manner. The balconies, porches, terraces, window sills, and all common areas shall be used only for the purposes intended and shall not be used for hanging garments or other objects, or for cleaning of rugs or other household items. Each occupant may provide their unit with laundry and drying equipment, but no drying of laundry will be permitted outside of the occupant's unit except in the laundry rooms.
6. Small domestic pets are allowed with the following conditions:
 - A. The owner is responsible for any damage done by the animal.
 - B. Dogs cannot weigh more than 20 pounds. Dogs must always be on a leash when outside the condominium unit. They must be held when in the elevator, on the sidewalk, or walkways.
 - C. Dogs can be walked only in the grassy perimeter area of the condominium complex (14th Avenue, 57th Street, 13th Avenue, 58th Street). **NO ANIMALS ARE ALLOWED IN THE COURTYARD.**
 - D. The owner is responsible for cleaning up after the dog immediately after it has relieved itself. The waste must be bagged, tied up and disposed of in the dumpster—NOT by putting it down the chutes.

E. IF THERE ARE WRITTEN COMPLAINTS ABOUT ANY PET BECAUSE OF NOISE, NON-COMPLIANCE OF THE "CLEAN-UP" RULE, OR ANY OF THE ABOVE CONDITIONS, THE OWNER WILL RECEIVE A WARNING LETTER. IF A SECOND (2ND) WARNING LETTER IS NECESSARY, THE OWNER MUST PERMANENTLY REMOVE THE ANIMAL FROM THE CONDOMINIUM PREMISES WITHIN FIVE (5) DAYS.

THE PRIVILEGE OF OWNING A PET MUST NOT INTERFERE IN ANY WAY WITH THE RIGHTS, COMFORTS, OR OTHER CONVENIENCES OF OTHER OCCUPANTS.

7. Maintenance, alteration and repair of the building is the responsibility of the Association. However, alteration, maintenance and repair of the interior of the unit is the responsibility of the individual unit owners. No exterior painting of doors or buildings nor additions, such as exterior lighting fixtures, or any other exterior item whatsoever, is permitted, and no alteration of any interior boundary wall may be made without first obtaining written approval of the Association.
8. No occupant may make or permit any disturbing noises in the building or on the condominium property. No occupant may play any musical instrument, stereo, radio, or television in the unit or on or about the condominium property between the hours of 11:00 p.m. and the following 8:00 a.m., if the playing disturbs or annoys the other occupants of the condominium property.
9. Outdoor barbequing is permitted at the designated areas in the courtyard. The grills will be provided by the Association. INDIVIDUAL UNIT OWNERS MAY NOT HAVE THEIR OWN GRILLS. Each resident/user is responsible for the materials used to barbecue, AND for the cleaning of the grill at the conclusion of the use.

Non-compliance of the rules and/or complaints about specific use may result in the privilege being revoked.

10. Any second and third floor units may install in the bathroom(s), kitchen, living room, dining room, and/or bedrooms laminate, wood, or ceramic tile flooring with the understanding that in the event of complaints from your neighbor below you must attempt to correct the problem or install carpet.
11. Disposition of garbage and trash shall be only by the use of a garbage disposal in the unit, or by use of the dumpsters supplied by the Association. All garbage/trash must be bagged and tied or sealed. Boxes must be broken down. Broken down boxes and large items should be taken to the dumpster on the first floor NOT put down the dumpster chutes.

Large objects such as chairs, tables, couches, mattresses, etc. should be placed at the street and the resident should call St. Petersburg Sanitation Department at 727-893-7398. Our location ID is #62109.

12. No signs, advertising or notices of any kind or type whatsoever, including, but not limited to "For Sale" signs, shall be permitted or displayed on the exterior of any unit; nor shall the same be posted or displayed in such a manner as to be visible from the exterior of any unit. A general bulletin board is maintained by the Association that can be used for advertising of services which would be beneficial to the members of the Association.
13. There shall be no rentals of condominium units by the individual unit owners or their agents. Board approval is required and may be approved for emergency residence of family or agents of unit owner due to the owner's illness or incapacity. Emergency residence for an individual, or individuals acting on behalf of the unit owner, will be limited to a maximum period of one (1) year.

14. All payments due monthly by the unit owner to the Association are to be paid by the first day of the month in which it is due. Any payment received after the fifth day of the month will be subject to a late charge penalty in the maximum amount allowed by Chapter 718, Florida Statues.
15. Children are welcome to play in the courtyard as long as they are supervised by an adult. We ask that you and the children refrain from using bats, hard balls, climbing the trees, etc., that may cause damage or result in an injury. Any damage that occurs will be the responsibility of the supervising adult and/or condo owner. Please be respectful of all others in the courtyard.
16. Elevators in Building "B" and "D" are passenger elevators. Unit owners have priority use of these elevators over service personnel. All unit owners are responsible for any damage to the elevators caused by service personnel hired by said unit owner.
17. The Board requests an e-mail address from all residents.
18. A suggestion box is located in the breezeway on the "B" and "D" sides. When communicating, the resident should include their name, date, as well as the concern.
19. All official notices of the Association will be communicated via e-mail. If that isn't a viable possibility, USPS will be used. The e-mails will be identified as Condominium Association Board.

This compilation of the RULES AND REGULATIONS, and Amendments thereto, of TYRONE GARDEN I APARTMENTS ASSOCIATION, was made and entered into on this _____ day of _____ 202

TYRONE GARDEN 1 APARTMENT ASSOCIATION
Current Board of Governors

BY: _____
Board President – JulieAnne Harding

BY: _____
Board Vice-President – _____

BY: _____
Board Secretary – Kim McFadden

BY: _____
Board Treasurer – John Cole

BY _____
Board Member – Bob Duato