

**EASTWOOD SHORES TOWNHOMES ASSOCIATION
RULES AND REGULATIONS**

1. No personal articles shall be allowed to stand in any of the common areas or to obstruct the greens and walkways.
2. No owner shall modify the exterior of his/her unit without prior consent of the Board of Directors.
3. No article shall be hung from the doors, windows or fences, placed on the outside windowsills of the units or attached to outside structure of building.
4. No resident shall make or permit any noises that will disturb or annoy the occupants of any of the townhomes or cause anything which will interfere with the rights, comfort or convenience of other owners.
5. Each owner shall keep his/her unit clean and in a good state of repair. No owner or occupant shall sweep or throw, or allow anything to be swept or thrown from the doors or windows.
6. Awnings, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans or air conditioning devices shall not be used on or about the buildings without the permission of the Board of Directors.
7. The Board of Directors has designated the colors of white, off-white, or almond for all drapery liners and/or window coverings that can be viewed by others. *Doors on Patio enclosures may only have brown or bronze. (5/20/04)*
8. Each unit owner who plans to be absent from his/her home during the hurricane season is responsible for preparing his/her unit against damage. The Management Company should be advised if any owner is to vacate his/her unit for an extended time.
9. No signs, notices or advertisements shall be written or displayed on or about any unit
10. All garbage and refuse containers are to be kept in the patio areas except on specified pickup days. (Currently Tuesdays and Fridays)
11. The rules pertaining to pets are as follows:
 - A. The unit owner is responsible for any damage or annoyance caused by his/her pet.
 - B. All pets will remain inside their units unless leashed and accompanied by a responsible person.
 - C. Pet owners will be responsible for disposing of pet feces.
 - D. Two pets, each 20 pounds or under, will be allowed per unit.
12. The agents of the Board of Directors and any contractor or workman authorized by the Board may enter any unit, balcony or patio at any reasonable hour of the day for any purpose permitted under the terms of the Declaration of Condominium By-Laws of the Association or management agreement Except in the case of emergency, entry will be made by pre-arrangement with the owner.
13. All vehicles must be parked in their designated parking spaces, according

to our documents each unit has two spaces, one assigned parking space and one unassigned which is marked guest. This first come first served.

14. No unit owner shall store or park boats, trailers or campers on the condominium property. Overnight parking of motorcycles must be inside of unit owner's patio. No disabled, untagged or unused vehicle shall be allowed to remain on condominium property. No repairs to vehicles shall be made on condominium property.
15. The Board must approve all commercial vehicles parked in Eastwood Shores, including but not limited to, work vans and public service.
16. Any damage to buildings, recreational facilities or other common areas caused by any owner or guests shall be repaired at the expense of the owner who has caused the damage.
17. The use of the swimming pool, pool area and recreational facilities and the permitted hours of use, guest rules, safety and sanitary provisions and all other pertinent matters shall be in accordance with regulations adopted from time to time by the Board of Directors, and as posted in the swimming area.
18. Complaints regarding the management of the townhomes and grounds, or regarding the actions of other owners shall be made in writing to the Management Company.
19. Any consent or approval given under these rules and regulations shall be revocable at any time by the Board of Directors.
20. These rules and regulations may be modified, added to or repealed at any time by the Board of Directors.
21. No trees or invasive bushes shall be planted within patio areas.
22. UNIT OWNERS PARTICIPATING IN BOARD MEETINGS MUST COMPLY WITH THE FOLLOWING:
 - A. Must be recognized by the President or presiding officer.
 - B. After recognition by the President, participation must be limited to the current topic.
 - C. Participation will be limited to three (3) minutes unless the presiding officer determines additional time should be allowed.
 - D. Written requests to tape record Board meetings must be provided to the Board, in writing, 24 hours prior to any meeting.
 - E. Recording equipment must be set up 15 minutes prior to the meeting and be left unattended until the conclusion of the meeting, therefore not disrupting the meeting.
 - F. Residents should provide written notification of topics to be included on the agenda. This should be submitted to the Management Company at least five (5) days prior to the meeting. This does not preclude a member from making a motion at a meeting on a topic not included in the agenda.

COPY WITH EACH SALE OR RENTAL APPLICATION

**Eastwood Shores Townhomes Association
3000 Pine Cone
Circle
Clearwater,
Florida 33760**

The following restrictions govern the sale or lease of a unit. Please see condominium Documents and the Rules and Regulations for further clarification.

1. Two pets maximum 20 pounds each
2. No overnight motorcycle parking except inside of patio area
3. No boat, RV, or commercial vehicle parking allowed.
4. Sale:
 - A. No unit may dispose of a unit, by sale, without the approval of the Association, except to another unit owner.
 - B. A unit owner shall provide to the purchaser a copy of the Condominium Documents along with the Rules and Regulations.
 - C. A unit owner intending to make a bona fide sale of his unit shall give the Association notice of such intention, together with the name, address, and any other information concerning the intended purchaser that the Association may reasonably require. This notification shall be in the form of the Purchase or Lease application, which may be obtained at Ameri-Tech Property Management, Inc., 24701 US Highway 19 N., Suite 102 Clearwater, Fl. 33765, (727) 726-8000. There is a \$50.00 application fee.
 - D. Within 20 days of receiving such information and application, the Association will either approve or disapprove the proposed transaction in writing.
5. Lease:
 - A. No Unit Owner may transfer possession of a unit, by lease, without the approval of the Association, except to another unit owner.
 - B. No Unit Owner may lease his property without residing in it for at least one year.
 - C. A Unit Owner intending to make a bona fide lease of his unit shall give the Association notice of such intention, together with the name, address, and any other information concerning the intended lessee that the Association may reasonably require. This notification shall be in the form of the Lease application which may be obtained at

Ameri-Tech Property Management, Inc.
24701 US Highway 19 North, Suite 102
Clearwater, FL 33763
Phone: 727-726-8000