

Capri Village East

Rules and Regulations

KEYS-CALDWELL, INC.
1162 INDIAN HILLS BLVD, VENICE, FL 34293

RULES, INTERPRETATIONS, AND ADVISORIES

Introduction. For the guidance of owners, guests, and renters, the Board of Directors has rectified and updated the rules that come under its purview. In addition, it has attempted to provide interpretations and advisories for other items.

Our Declaration of Condominium contains rules with which all members are expected to be familiar. Therefore, none of those rules will be repeated herein. Further, the Board does not have the power to waive, alter or override any of them. In general, they call for appropriate conduct and consideration of one's neighbors. They also impose constraints on the use of condominium property. Among other things, they mandate prior Board approval for (1) any structural change within a unit, (2) any external change (including plantings) outside of a unit, and (3) any internal change that might affect the external appearance of a unit.

No rule is rule unless it is in writing – Either expressed later herein or posted conspicuously in place where applicable.

1. Notify the Board or Board member whenever your unit is to be occupied by other persons and when you will not be present.
2. Equipment that creates radio or TV interference in other units is prohibited, and noise levels must be curtailed so as not to be objectionable to others.
3. All trash must be bagged and deposited in the dumpsters in either of the two utility buildings. Large boxes or containers must be compacted before being placed in a dumpster.
4. Unit owners must park their vehicles in assigned spaces. Visitors (Buildings A, B, and C) must park their vehicles in the parking areas for visitors. Parking on grass is prohibited. Ingress to and egress from parking areas must not be blocked.
5. Towels, bathing suits and other items may not be hung in view outside of units.
6. Renters and guest may not have pets.
7. No motor homes, boats, motorcycles, mopeds, campers, trucks or trailers may remain on the premises for more than 24 hours.

8. Maintenance assessments are due on the first day of each calendar quarter and are delinquent if not paid by the tenth day thereafter. As provided by the Declaration of Condominium, an assessment not paid within 30 days of the due date shall bear interest from the date due until date paid at the highest rate allowed by law.
9. Owners are responsible for any extra costs incurred as a result of failure to cooperate in facilitating completion of condominium repairs, painting, inspections and the like.
10. Storage of flammable materials within units is prohibited.
11. The charge for processing a sale or rental proposal is a non-refundable amount of \$75.00.
12. If a visit by unrelated guests exceeds 30 days, the unit owner is required to satisfy the Board of Directors promptly that the requirement of single-family residence is not being violated.
13. Broken items that the Association has an obligation to replace will be replaced in kind only when such are readily available.
14. Replacement air-conditioning units must be of the same size, appearance, and color; roof-positioned units may not be replaced by heavier units. (In the event of any doubt or question, the Board of Directors should be consulted in advance of replacement.)
15. Owners are responsible for any expense due to improper use of any of the common elements by themselves, their guests, their tenants, or servicemen engaged by them, e.g., painters, air-conditioning personnel, and the like.
16. Requests and/or complaints are not to be made directly to workmen but to management.
17. When owners are away overnight or longer, they must close the water shut-off valve for their unit unless in so doing they deprive another occupied unit of water.
18. Owners or their representatives are required to be present to permit interior inspection when roof leaks are repaired.
19. Only persons designated and approved by the Board may:
 - a. handle the irrigation pumps, or
 - b. attempt to alter (e.g., paint, repair, etc.) structures.
20. Rules for the clubhouse are posted therein.
21. Owners are required to ensure that their guests comply with all rules, and in the case of rentals, to acquaint renters with the rules.

INTERPRETATIONS AND ADVISORIES

1. Since the Declaration of condominium does not define "single family residence", the Board accepts Harry Wood's definition (p. 15, Condominium Living of Florida, March 1988) as follows.
 "One or more persons related by blood, marriage or adoption or no more than two unrelated persons living and cooking together as a single housekeeping unit".
2. All plantings on common elements, including any put in by an owner at his expense and with the required prior approval of the Board, are common property. Thus, fruit on common-element trees is available to every owner for personal consumption.
3. The interiors of concrete planters attached to some units are the responsibility of unit owners.
4. Owners are urged to consider replacement of hot water heaters before they fail and possible do extensive damage.
5. Each owner should consider whether he wishes to entrust another with a key to his unit. The Board, neither collectively nor individually, is required to perform custodial services, and therefore, is not responsible for keeping keys to all units.
6. The Association is not responsible for patios that were added at owner's expense.

POOL AND POOL AREA RULES

1. Dial 911 for emergency assistant.
2. The pool is restricted to the use of residents (owners and tenants) and their guests.
3. The pool is used at one's own risk. Hours of use are from 8 A.M. to 10:30 P.M. No diving or jumping into the pool.
4. The clubhouse proper is off limits to bathers in wet suits.
5. All persons entering the pool area of leaving and returning from another area should wear protective footwear to minimize danger of transmitting infection. No one (notably a child) is exempt.
6. All must shower before entering the pool. Special care must be taken to remove lotions or tanning materials before entering the pool.
7. Only bathing suits (no T-shirts or cut-offs) may be worn in the pool.

8. Children under 15 years of age are not permitted in the pool, pool area, or clubhouse unless attended by adults who must enforce all rules.
9. No loud talking, loud music, running or horseplay is permitted in the pool or pool area.
10. No breakable (glass, china or the like) is permitted in the pool or pool area.
11. No food or beverages may be consumed in the pool.
12. Litter, cigarettes, etc. must be deposited in receptacles or returned to owner's unit to be discarded.
13. When the pool blanket is used, the last person out of the pool is responsible for its replacement.
14. Pool furniture must be completely covered with toweling before being used by persons wearing oils, creams, lotions, and the like.
15. No pets are permitted within the fenced area of the pool.
16. No inflatables are permitted in pool because of safety considerations.

BOARD PROCEDURES

1. The President appoints committees.
2. Emergency repairs such as roof leaks may be made on the authorization of the highest ranking person in charge; prior Board approval is not required.