

THE TOWERS OWNERS' ASSOCIATION, INC.
1150 TARPON CENTER DRIVE
VENICE, FL 34285

RULES AND REGULATIONS UPDATED 2023

The Towers Owners Association, Inc. is a corporation with elected directors and officers who constitute the Board of Directors. The Board of Directors has the power to adopt rules and regulations. The rules and regulations are adopted to provide each occupant with safe and harmonious living conditions. The authority to create these rules and regulations is given to the Board of Directors in the Declaration of Condominium, Bylaws and Articles of Incorporation for The Towers.

The Board of Directors is the party responsible to enforce the rules and regulations. Please direct issues concerning the rules and regulations, the Declaration of Condominium, the Articles of Incorporation, the Bylaws or issues concerning harmonious condominium living in writing, to the Board of Directors or its Management Company.

Section 1. Obligations of Unit Owners and Occupants.

1. Unit owners are responsible to shut off water and water heaters when leaving their units for more than three, (3) days. If assistance is needed, please contact the Tower's Maintenance Manager. The Tower's Maintenance Manager and a Tower's owner representative are authorized to jointly enter a unit when the owner is not in residence for a period of time to check and/or shut off the water and water heater.
2. The Tower's Maintenance Manager and Tower's representative are authorized to jointly enter each unit to verify the unit's water heater and drain line and pan is open and functioning properly.
3. The Unit Owners are responsible to have their air conditioning unit serviced and the air condensate line blown out at least once a year. The Board recommends you have this service performed twice a year.
4. Unit Owners are responsible to assure that if an air conditioning unit is replaced or an electric tankless water heater is installed, that they are "Three Phase" units. No additional tankless water heaters may be installed without receiving prior approval by the City of Venice Building Department.
5. Unit Owners are responsible to reimburse the Association for any damage to common element property, including those caused by pets or to remedy restriction violations caused by the occupants of their units, whether such occupants are tenants, guests, invitees or family members.

6. Unit Owners are responsible to reimburse the Association for any damage to common element property and to clean up any litter or refuse left on the property by contractors servicing their unit. Owners and their contractors cannot use the Association dumpster to dispose of construction/renovation debris.
7. Unit Owners and occupants are responsible for the supervision and conduct of any children occupying their unit.
8. Units shall be occupied exclusively as single-family residences and may be occupied by no more than four (4) permanent residents.
9. Unit Owners shall notify the Management Company prior to any loan of a unit to a family member or friend. The written notice shall provide the names of the occupants and the dates they will occupy the unit.
10. Unit Owners shall not post on their units' signs which can be viewed from the exterior of the condominium property, or place any sign on the common element, without first obtaining the Association's prior written approval.
11. Unit Owners shall obtain the Association's prior written approval through an ACC form before altering, painting, or modifying the unit if the changes affect the unit's external appearance or affect the building's structural integrity or if the work requires a permit.
12. Unit Owners shall not modify the balcony in such a manner as to affect the uniform appearance of the building's exterior.
13. Wildlife shall not be fed on the condominium property.
14. Outdoor cooking is not permitted on any balcony or lanai. Outdoor cooking is only permitted on the condominium grill located on the common element. Owners, tenants, and guests are responsible for cleaning the grill after each use.
15. Although the Towers does not have established "quiet hours," we need to be mindful of our neighbors at all times. Unit occupants should not permit or create excessive noise, loud talking, loud music, or any other annoyance or nuisance which may disturb neighboring unit occupants. This provision applies both within individual units and ~~in~~ within common areas. Noisy construction and repair projects should be limited to the hours of 8 am – 5 pm Monday to Saturday, except for emergency repairs. (Revision to existing rule, approved by the Committee)
16. No soliciting of any kind shall be permitted at the condominium except with the Association's prior written approval.

17. Sarasota County has adopted an ordinance to protect sea turtles on the County beaches. The ordinance includes restrictions on lighting during the turtle nesting season (currently May 1 - October 31). Unit Owners, Renters and Guests must comply with the requirements of this ordinance which is posted in our Community Room. (New rule, approved by the Committee). Fines assessed for non-compliance shall be the responsibility of the Unit Owner.
18. Unit Owners shall provide the Board of Directors with a key or access code to provide entry to the Owner's unit from time to time as may be necessary for inspection, maintenance, repair or replacement of portions of the unit for which the Association is responsible, to prevent damage to the unit or other units, or in the case of emergency.
19. Unit Owners shall provide a copy of these Rules and Regulations to all renters and guests upon arrival.
20. The Owners Association purchases casualty and liability insurance for the structural portion of the building as well as for common areas. It is required that individual Unit Owners purchase casualty and liability insurance to cover the interior of their unit.

Section 2. Pool Rules

1. The pool rules and regulations are posted by the Pool.
2. The pool is not open to the general public. Only the unit occupants, their guests and invitees are permitted to use the pool.
3. Use pool at your own risk. NO LIFE GUARD.
4. Hours are dawn to dusk.
5. Shower before using the pool.
6. Children 12 and under must be accompanied by an adult aged 21 or older.
7. Bathing load is 13 persons.
8. Proper swimming attire is required.
9. No glass or pets in pool area.
10. No food or beverages within 4 feet of pool.
11. No smoking in pool area.

12. No ball playing.
13. No running or jumping into pool.
14. No standing or sitting on safety rope.
15. No large rafts allowed in pool.
16. Cover lounges with towels when using lotion.
17. Do not remove furniture from pool area.
18. No diving.
19. Do not drink the pool water; it is recirculated.

Section 3. Walkways, Stairways and Common Areas.

1. No personal items shall be placed on the walkways or in stairwells.
2. No clothes, bathing suits, towels, rugs, sheets, blankets, or other household articles or goods of any sort shall be dried or aired outside the unit, including on the pool fencing, or on the balcony railing.
3. No smoking is permitted in any common areas, except for the designated area by the front semi-circle.

Section 4. Trash, Garbage and Recycling

1. Trash, Recycling and Garbage rules are posted in the trash room located on the first floor. Please keep the trash room door closed in order to discourage wildlife.
2. The City of Venice requires recycling. The City will fine violators. Recycling requirements are posted in the trash room located on the first floor.
3. Do not put/leave paint cans in the dumpster or in the trash room. Take them to the County recycling facility.

Section 5. Elevator Use.

1. Unit Owners shall use the south elevator whenever moving into or out of the unit, or when moving large items into or out of the unit.
2. Unit Owners shall protect the elevator interior when moving into or out of the unit. Moving pads are available from the Association upon request.

Section 6. Community Room.

1. Unit Owners or their tenants may reserve the Community Room for private, non-commercial purposes by signing up on the calendar on the Community Room bulletin board. The Board may cancel your event in the case of emergency, maintenance, repairs or a scheduled Association function.
2. No more than sixty-five (65) people may occupy the Community Room at any time.
3. The Community Room shall be promptly placed back into the condition it was in prior to the private usage.
4. Persons wearing bathing suits are prohibited from entering the Community Room, except to use the restroom. Bathers who use the restroom shall enter and exit the Community Room by way of the rear hallway door.

Section 7. Storage/Locker Facilities.

1. No combustible or hazardous materials shall be placed in the storage lockers.
2. No personal property shall be left outside an assigned storage locker.
3. A four-wheeled trolley wagon and small hand truck are located in the third-floor north storage room. All persons who utilize this equipment shall promptly return the equipment to this location upon completing their task.

Section 8. Parking.

1. Each unit owner is assigned one parking space per unit.
2. If a unit owner desires to park in another owner's space, they shall get permission from that owner and use the yellow parking card available in the Community Room.
3. Only guests are allowed to park in the guest parking spaces. Owners and renters are not guests.
4. Renters are only allowed one car and must park in the leased unit's parking space.
5. If any unit owners desire to exchange spaces with each other, they must agree and notify the Board of Directors.
6. Overnight guests may park only one (1) vehicle on the condominium property.

7. Service personnel shall not park in the guest or owner parking areas but shall park their vehicles only in the parking area so designated between the hours of 8:00 a.m. to 5:00 p.m., Monday through Saturday, except in case of emergency.
8. No trucks, including pickups or vans (marked with commercial signs), boats, trailers, or motor homes are permitted to be parked on the condominium property, except to load or unload; in no event will overnight parking be permitted.
9. Motorcycles, mopeds and bicycles may be parked in the Unit Owner's assigned parking space or may be placed in the special rack area.
10. Bicycles parked in the bicycle racks must display a tag identifying the owner. If the owner is not in residence the bicycle must be removed from the rack and stored in the unit.
11. All areas not marked for parking are considered fire lanes and parking in these areas is prohibited.
12. In any case where a vehicle must be towed, applicable fines and/or towing fees are the sole responsibility of the vehicle owner.

Section 9. Pets.

1. Each Unit is allowed no more than two pets.
2. Tenants and guests are prohibited from keeping a pet, other than a service or emotional support animal, on the condominium property.
3. No pet shall be permitted to remain in a unit if it is determined by the Association that such pet is offensive, creates a nuisance, causes obnoxious odors, or damages the common element.
4. Pets shall be on a leash when outside the unit.
5. Pet owners shall immediately remove their pet's waste from the common element.
6. No pet is permitted access to the pool courtyard area.
7. No pet shall be left unattended on the condominium common element or inside a parked vehicle.

Section 10. Leasing.

1. In no event shall a unit be leased or rented more than one (1) time per calendar year nor for a term of less than three (3) consecutive months.

2. Unit owners and their prospective tenants shall provide the Association with a completed leasing application, currently with a \$50 application fee. The application fee, if the application is submitted less than one month in advance of the rental dates, is currently \$100. Application fees can be raised from time to time by the Board of Directors to the maximum amount allowed by Statute. The Association shall maintain a copy of this application form in its official records.
3. A family of no more than four (4) persons may occupy a leased unit.
4. Only the persons listed on the lease as tenants are permitted to occupy the unit.
5. Tenants who violate the Association restrictions may be evicted by the Association.
6. Unit Owners are prohibited from utilizing the condominium common element and facilities (swimming pool, parking lot, recreation room, storage locker, etc.) during the lease term of their units unless as a guest of another unit owner.

Section 11. Canoes, Kayaks, Paddle Boards, Beach Chairs or other Equipment

1. Water equipment may be stored and secured on the rack on the South side of the building.
2. During hurricane season, if the owner is not or will not be in residence, canoes, kayaks, paddle boards, beach chairs or other equipment **MUST BE REMOVED** from the storage racks.

Section 12. Community Grill

The Association has a large grill located outside the South end of the pool fencing. The grill is provided for all residents and guests and must be monitored at all times when in use.

1. For safety, open the grill lid before igniting.
2. Open the valve at the propane tank.
3. Turn the burner(s) on slowly and activate the igniter switch.
4. Turn off the valve at the tank when finished.
5. Be sure to clean the grill when finished and remove personal property and trash.
6. Replace the cover after the grill has cooled.
7. Contact the building maintenance manager at 941- 484-6020 if the tank needs to be refilled or there is any other problem with the grill.