

WINDRUSH COVE, INC

RULES AND REGULATIONS

APPROVED MAY 12th, 2022

ABSENTEE OWNERS – If your unit will not be occupied for an extended length of time, homeowner must arrange to have their unit inspected every fourteen (14) days or twice a month in order to ensure that no damage has occurred, e.g. water pipes leaking. An inspection sheet will be available inside of unit for inspector’s signature. If damage occurs and unit has not been inspected, repairs will be the responsibility of the homeowner; Association will not be held responsible for damages that could have been avoided with regular inspections.

ARCHITECTUAL IMPROVEMENTS – Any changes made to the common areas of the property or the exterior of a unit require Board approval. These changes include, but are not limited to new windows, doors and patios additions. An ARC form must be submitted and approved for each request. The ARC form can be found under Documents at www.windrushcove.org; <https://www.windrushcove.org/documents/arch-form.pdf>

AUTOMOBILES/MOTORCYCLES/GOLF CARTS – Parking spaces are to be used solely for the parking of passenger automobiles, motorcycles or golf carts. Automobile parking spaces shall not be used for the storage of boats, trailers, recreational vehicles, inoperative or unregistered vehicles.

BICYCLES/KAYAKS – Owners/residents must store bicycles/kayaks out of the way as to not block sidewalks, entrances, halls, stairways of buildings or parking structures.

CAR WASH AREA – There is a designated car wash area in the clubhouse parking area.

CLUBHOUSE RENTAL – The clubhouse is available to rent for gatherings or social functions by a homeowner only. This requires submitting a Clubhouse Reservation form and a cleaning deposit. Note: this is for the use of the clubhouse only and the pool area is NOT included. More details about this can be found on www.windrushcove.org; under “Documents”.

Please note that no children under the age of eighteen (18) years of age will be permitted use of the clubhouse for a private party without a parent or guardian in attendance.

COMMERCIAL VEHICLES – Commercial vehicles are not permitted to be parked overnight for extended periods of time. If you are having contractor work done on your unit, please notify the management company if a commercial vehicle will be parked in the community more than three nights.

COMMUNICATIONS – WRC community information is sent various ways via the management company. It is the individual condo owner’s responsibility to ensure their contact information is

current. Our property manager is Gloria Reed and her email address is Greed@ameritechmail.com. Communications are also posted by the mailboxes and outside the clubhouse door.

COMMON AREAS – The sidewalks, entrances, halls, corridors and stairways shall not be obstructed or used for any other purpose than ingress to and egress from the units.

- Nothing shall be hung or shaken from doors, windows, walkways, corridors or walls.
- No homeowner or tenant shall use shades, louvers, venetian blinds, sunscreens or other similar items that are not in good repair and that can be viewed from the exterior of a unit or does not conform to the design and exterior appearance of the building. In the event of a dispute between a homeowner and the Association, the decision of the Board shall be final.
- No rubbish or garbage shall be placed or accumulated by any resident on condominium or unit property.
- No homeowner shall install wiring for electrical, cable or telephone installations or any type of television antenna, machines or air conditioning units.
- Homeowners, residents, families, guests, agents, visitors shall not enter or attempt to enter power rooms or maintenance areas of any building or adjust in any way previously determined settings and equipment in the common areas.

DAMAGES – Homeowners shall be responsible for any damage and/or situation created by them, their tenants, or their guests, and shall reimburse the Association for any costs incurred by the Association correcting any damage or cleaning up of any unsightly conditions.

DOGS – Pets are not permitted on the property unless they are a service or emotional support dog. Any service or support dog must be registered with Ameritech and have proper credentials on file as well as any license(s) as required by Pinellas County. Pets cannot be allowed in any common area or in the pool area, including clubhouse. Dogs must be walked along Windrush Blvd, must be leashed at all times and picked up after.

ENTRYWAY STORAGE – No permanent storage units can be constructed under front staircases.

FISHING – No fishing is allowed within the pool or clubhouse areas. However, fishing is allowed on any other part of the seawall surrounding the property area provided that no disturbance or hazard is created that affects a homeowner or tenant nearby.

GARBAGE/RECYCLING – Garbage is to be placed in one of the various dumpsters on the property. There are separate recycling bins next to the dumpsters. Boxes must be broken down before placed in recycling bins. PLEASE DO NOT PUT PIZZA BOXES, STYROFOAM or PLASTIC BAGS IN THE RECYCLING BINS – THEY GO IN THE GARBAGE.

GUESTS – A Guest Registration form be submitted whenever your unit is to be occupied in your absence by family members or friends. This is for the purpose of letting the Board know who is on the property when you are away. Owners are responsible for the conduct of their guests and shall be responsible for their compliance with the rules of the association. Go to Documents at windrushcove.org; <https://www.windrushcove.org/documents/guest-registration-form1.pdf>

LANDSCAPING – Plantings done by residents must be approved by the board prior to planting. All plantings done by residents are the responsibility of the resident for upkeep. (Except landscaping done via a committee.)

LEASING/RENTING – Units may only be leased/rented for **30 days minimum** and requires a leasing application and other documents to be submitted to the management company. Lessees/renter shall be subject to approval by the Board. Owners are responsible for the conduct of their lessee or tenants and shall be responsible for their compliance with the rules of the association. Go to documents at windrushcove.org; <https://www.windrushcove.org/documents/lease-application-2022.pdf> Homeowner is expected to comply with all licenses and taxes as required by Florida and Pinellas County. A renter is not approved unless and until the owner has received the original application back with an approval signature of a current board member.

MAINTENANCE REQUESTS – Any maintenance needs should be submitted via email to the property manager. Our property manager is Gloria Reed of Ameritech and her email address is Greed@ameritechmail.com. Complaints or inquiries regarding the services of the condominium shall be made in writing to the Board of Directors or to the property manager.

NO PARKING ZONES – Vehicles parked in designated no parking zones is a fire/emergency hazard and will be towed at the owner's expense.

NOISE AND NUISANCE –

- Noise levels need to be kept to a minimum between the hours of 11:00pm and 8:00AM.
- No trash should be left on the property except in designated receptacles.
- No gas or wood fire pits/BBQs are to be used on 2nd or 3rd story porches. Propane tanks cannot be stored on 2nd or 3rd floor porches.
- No clotheslines or laundry is to be hung outside of any property or in view in such areas as the lanai.

OCCUPANCY – The numbers of persons authorized to dwell in a unit is as follows:

- One (1) bedroom unit is limited to two (2) persons.
- Two (2) bedroom unit is limited to four (4) persons.
- Three (3) bedroom unit is limited to six (6) persons.

OWNERSHIP – No individual, corporation, partnership or other entity will be approved or permitted to own more than two (2) units at any one time.

PARKING SPACES – One parking space in the covered parking area shall be assigned to each unit. A space once assigned shall thereafter be deemed a limited common element reserved for the use of the unit to which it was originally assigned.

POOL USE – Pool use is permitted only between the hours of dusk to dawn.

- No one under the age of fourteen (14) years of age is permitted in the pool at any time unless accompanied by a parent or an adult.
- No glass items, cooking, food or drink is allowed at poolside per Florida law.
- No oversized floats, pool toys or scuba equipment are allowed.
- No running, unnecessary noise, abusive or foul language will be tolerated.
- No animals are allowed.
- Proper bathing attire is required.
- Incontinent persons, including children that are not toilet trained, may not use the pool.
- No more than fifteen (15) people can be in the pool at any time.
- No lifeguard is on duty. Swim at your own risk.
- Homeowners' pool privileges are transferred to their approved tenants when their unit is leased.
- Non-resident guests must be accompanied by the homeowner or tenant.