

Rules & Regulations
Pursuant to Special Provisions as Stated in Lease

MANAGEMENT AND ITS MANAGEMENT COMPANY ARE EMPOWERED TO ENFORCE THESE RULES AND REGULATIONS. ALL RULES AND REGULATIONS SHALL BE IN EFFECT AT ALL TIMES. MANAGEMENT SHALL HAVE THE RIGHT TO CHANGE THE RULES AND REGULATIONS AFTER A THIRTY-DAY WRITTEN NOTICE TO RESIDENT IF THE CHANGE IS REQUIRED TO PROTECT THE PHYSICAL HEALTH, SAFETY OR PEACEFUL ENJOYMENT OF THE RESIDENTS AND GUESTS IN THE COMMUNITY.

1. **INSURANCE**: Management "RECOMMENDS" all tenants carry "Renters Insurance".
2. **UTILITIES**: In units where tenants pay all utilities, tenant **MUST** have utilities transferred within Three (3) Business days after they take occupancy. Utilities will be turned off at the end of the third (3rd) business day.
3. **KEYS & LOCKS**: TWO (2) Apartment keys will be issued at time of occupancy. Alterations or replacement of locks or installation of bolts, knockers, mirrors or other attachments to the interior or exterior of any door without prior consent will cause a Fifty-Dollar (\$50.00) damage fee to be assessed against the Lessee at time of termination.
4. **LOCK-OUTS**: In view of the increasing demand and to reduce this problem to a minimum, authorized personnel will admit tenants who have been locked out at the following charge, which may be levied at the Management's option: 9:00 a.m. to 8:00 p.m. \$25.00 / All other hours \$50.00.
5. **MAINTENANCE**: Please make request for repairs or maintenance in writing and dropping the request off at the LEASING OFFICE drop box or by Calling the OFFICE at **727-289-8354**. **ALL EMERGENCY CALLS WILL BE HANDLED IMMEDIATELY**. A Tenant receives no charge for repairs or adjustments unless necessitated by negligence or mistreatment.
6. **TRASH RECEPTACLE**: Please help keep the premises clean by using the trash receptacle provided in the front of the property. It is imperative that all trash be wrapped or put in bags & **PLACED IN THE METAL CONTAINER**. Trash must not be left on hallways or ground at any time. Trash container is for Household trash ONLY. RESIDENTS ARE RESPONSIBLE TO ALL PERSONAL PROPERTY FROM THE COMMUNITY. Residents shall comply with governmental regulations relating to disposal by Residents of garbage and other refuse. No litter, ashtrays nor any other refuse shall be dumped or disposed of in any parking areas or other common areas of the community.
7. **ENTRANCES AND HALLWAYS**. In compliance with the Fire Marshall & Safety Code the entrance and hallways no personal property at any time. **SIGNS OF ANY TYPE ARE NOT TO ALLOWED**. Management will allow a small table with two chairs and two plants or flowers in hallways. NOT TO EXTEND MORE THAN 2FT FROM THE WALL. NO TOWELS, SWIMSUITS OR OTHER ITEMS TO DRY ON THE BALCONY RAILS. Any obstructions in entryway should be promptly removed to minimize the possibility of accidents to others. All sidewalks, hallways, entrances, passages, courts, patios, decks or balconies shall not be obstructed or encumbered or used by Resident for any purpose other than ingress and egress to and from the leased premises. All Resident's boots, shoes etc...shall be kept within the premises at all times. Residents shall keep the entry door to their Premises closed except during ingress and egress from premises.
8. **SMOKING**: Commodore Resort & Apartments is a **SMOKE FREE PROPERTY!** No Smoking is prohibited anywhere in the buildings or anywhere on the property.
9. **DISTURBANCE NOISES**: No tenant may make or permit any disturbing noises by themselves, their Families or guests. Loud playing of radio, television, or other musical instrument is discouraged at any hour. **ANY BOISTEROUS CONDUCT, WHICH MAY DISTURB THE PEACE & QUIET OF THE PREMISES, IS ABSOLUTELY PROHIBITED.** Any such actions will result in a written warning of conduct. If the Problem persists, EVICTION FROM COMMUNITY MAY FOLLOW.

10. **PARKING:** CARPORTS are assigned by Management and RESIDENTS MUST pay a monthly fee. Residents MUST park in assigned parking spots. All visitors must park on the street or in designated area **NO PARKING OR STORAGE OF OFF ROAD VEHICLES, RV'S OR TRAILORS OF ANY KIND.** Residents CANNOT use CARPORTS for storage. Any vehicle without current tags or license plate will be Ticketed and **TOWED AT THE OWNERS EXPENSE.** Any vehicle not parked in a designated parking area will be Ticketed and **TOWED AT THE OWNERS EXPENSE.**
11. **CHILDREN: PARENTS OF CHILDREN WILL BE HELD RESPONSIBLE FOR ALL ACTIONS OF THEIR CHILDREN.** Parents MUST be outside with their Children, NO EXCEPTIONS. Children are not permitted to play in the parking areas or anywhere in or around the buildings where they may endanger themselves or unnecessarily disturb residents. Children of working parents must be adequately supervised by the parents and be provided with means of access to their unit at all times. It is of the utmost importance that children be so supervised that they will not be a disciplinary problem for management. **Use of bicycles, scooters, rollerblades, skate boards or any other toys with wheels is banned from use on the property.**
12. **PLUMBING:** In the event that any foreign object(s) are discovered & removed from any part of the plumbing in the unit the **COST & REPAIR OF SUCH REMOVAL WILL BE CHARGED TO THE TENANT.**
13. **GUESTS:** Guests will be allowed to stay & visit no more than (3) days. Family members can stay up to 10-days in the calendar year. All overnight guests MUST be registered with the office prior to them arriving. **DAY GUESTS cannot use the amenities. Residents must be with their guests when they are on the property, NO EXCEPTION! Guest's fees will apply. Guests are not allowed to bring pets on the property.**
14. **LAUNDRY USE:** This amenity is for RESIDENTS use ONLY! Any resident found in violation of this rule will forfeit their security deposit and the lease will be TERMINATED IMMEDIATELY.
15. **APPLIANCES:** It is the Residents' responsibility to care for all appliances in a manner that will limit any damages, repairs or service calls. Landlord will pay for the first service call or any manufacturer defects. Residents will be responsible for any repairs or service calls thereafter.
16. **DISPOSALS:** It **ANY DAMAGE OR COSTS FOR REPAIRING THE DISPOSAL OR KITCHEN DRAIN BECAUSE OF NEGLIGENCE WILL BE THE RESIDENT'S RESPONSIBILITY.**
17. **AIR CONDITIONING AND HEATING:** Filters are to be replaced on a regular basis. Upon move a new filter will be installed. It will be the **LESSEE'S RESPONSIBILITY TO REPLACE THE FILTER PERIODICALLY.** It is recommended that the filter be replaced every three (3) months for optimum performance. In the event that there is any damage caused by the tenant due to negligence (excessive dust, dirt or old filter) **LESSEE WILL BE CHARGED FOR REPAIRS TO UNIT.**
18. **BATHROOM TOILETS:** **DO NOT FLUSH ANY FOREIGN OBJECTS!** toilet paper is the only thing that should be flushed in the toilet. **COST OF REMOVAL OF THESE OBJECTS OR ANY OTHER BLOCKAGE WILL BE CHARGED TO THE TENANT.**
19. **PLANTS:** All potted plants setting on floors that need water and plant food must have a water shield between carpet and plants. Water and soil damage will become the responsibility of the lessee.
20. **WALLS:** All stick-On tape, picture hangers, wallpaper, paint, panelling or mirrors are strictly prohibited. **USE OF SUCH ITEMS ON ANY WALL OR CEILING SURFACES WILL RESULT IN A CHARGE TO LESSEE FOR THEIR REMOVAL AND COST OF RESTORING WALL AND CEILING TO THEIR ORIGINAL CONDITION.** Command strip hangers are permitted.
21. **PET POLICY:** SMALL PETS ARE ALLOWED ONLY IN CERTAIN UNITS WITH PRIOR WRITTEN APPROVAL FROM THE LESSOR. LESSEE **MUST** sign a **PET AGREEMENT** and pay a pet deposit. Violation of the pet policy will result in **EVICTON OF LESSEE.** Any approved pets must be house pets. Dogs **MUST** be on a leash and accompanied by the resident at all times while outside of unit. ALL "droppings" must be picked up immediately and disposed in the trash container. No pet shall be tied up or put in a pen outside the unit. Visitors **are not** permitted to bring pets onto the property. No exceptions.

22. **PATIO & SWIMMING POOL AREAS:** Pool rules & hours are posted at the south end of the swimming pool deck. **POOL RULES MUST BE COMPLIED.** Please shower before entering the pool, Shower at the North end of pool. Pools toys or floatation devises should be removed after use. Do NOT feed birds anywhere on the property.

All gates leading to the pool, must be always closed, due to insurance requirements. Appropriate swim attire is required in the pool (NO CUT-OFFS). Residents and guests swim at their OWN RISK. The Commodore Resort & Apts assume NO LIABILITY.

Use of the outside kitchen in the Pergola MUST be approved by Management and a deposit will need to be paid. Management will provide lounges, tables & chairs for the pool deck.

NO GLASS CONTAINERS ALLOWED. RESIDENTS MUST BE WITH THERE GUEST WHEN AT THE POOL. NO PETS ALLOWED AT THE POOL NO EXCETTONS. USE OF THE PERGOLA MUST BE APPROVED BY MANAGEMENT.

23. **OCCUPANCY LIMITS:** Only persons listed with the office or on the signed lease will be permitted to occupy the premises. Occupancy laws prohibit excessive numbers of persons in household (depending upon size of unit). Guests will be allowed to **VISIT FOR NO MORE THAN FOURTEEN (3) DAYS** in the calendar year. Family Members can stay up to 10-days in the calendar year. All OVERNIGHT GUESTS MUST be registered and approved by Management. There will be no exceptions to visit limitations. If anyone is found to be in violation of the occupancy Limits, they will be given a warning notice. If the problem still persists it will result **IN TERMINATION OF LEASE.**

24. **TERMINATION:** Upon vacating your apartment unit it must be left clean. All trash and furniture must be removed from the unit. ALL appliances, sinks, cabinets, bathrooms **MUST BE CLEANED.** Walls must be spot washed to remove hand marks etc.

25. **FRONT PORCHES, PATIOS, DECKS & BALCONIES:** ALL areas should be kept neat and free from obstructions. Only those items allowed in the lease will be permitted to stay in these areas. Toys, Bicycles etc...need to be put away if not in use, if left unattended they will be considered abandoned, and the Management has the right to remove such objects. **RESIDENT SHALL NOT STORE KEROSENE, GASOLINE OR OTHER FLAMMABLE OR EXPLOSIVE MATERIAL IN OR AROUND THE APARTMENT.** No tablecloths, clothing, laundry, rugs or other personal property of the Residents shall be taken or hung from the windows, doors, balconies etc...

26. **EXTERIOR OF BUILDINGS:** No shades, awnings or other projections including but not limited to air conditioners, television, or radio antennas, wiring or **"DISH"** system shall be placed upon or attached to or extended from the outside walls or siding, roof of the premises or any other building, fencing or structure of the complex. Anyone found to attach such items will be held responsible for the cost of restoring the damaged item to its original form.

****GRILLS OR COOKING DEVICES are not ALLOWED on the property. Management will supply a electric grill in the Pergola. Residents MUST get Management approval to use the grill and outside kitchen.**

27. Nothing shall be done by the Resident, member of the Resident's guests or agents to abuse the Management's agents or employees, including but not limited to: Assaulting, battering, Unwanted touching, emotional harassment or excessive verbal abuse, or threats of assault, battery, or harm. Residents can NOT operate a business from there apartment or anywhere on the property.

28. **GROUNDS & VEGETATION:** The trees, shrubbery, and planted areas are a vital and valuable part of the townhouse community, and the Resident shall pay all damages resulting from any mutilation or defacing thereof for which the Resident is responsible.

29. **YARD SALES OR CARPORT SALES:** Individual carport and yard sales are **PROHIBITED** within the community. Management would consider a community carport sale that would benefit the community.

30. **BICYCLE & KAYAK STORAGE:** Kayak Racks are on the North side of the building. Bicycles can be stored in the storage room for bikes or in your apartment. ALL BICYCLES MUST be in good condition and useable. PLEASE KEEP THE STORAGE AREA NEAT AND CLEAN AT ALL TIMES.

31. **FISHING DOCK & BOAT SLIPS:** Fishing from dock only, 9am to 7pm. These amenities are for residents only. Docks should be kept clear at ALL times, items left on dock will be disposed of.

32. **CLEANLESS:** Take your trash from your apartment directly to the dumpster to eliminate any issues with bugs. Boxes MUST be broken down and put in the recycle container. Residents are responsible for cleaning up after themselves. **VACATING FROM YOUR APARTMENT! MONDAYS THRU SATURDAY 8AM TO 5PM.**

33. **STORM SEASON:** It is the Residents responsibility to prepare and make their apartments ready for Storm Season. Residents are responsible to have all items on the hallway/balcony remove or inside there apartment prior to any storms. Pet owners MUST register themselves and pets for pet-friendly shelters as space is limited. (Pinellas County Animal Services 12450 Ulmerton Road, Largo, Florida 33774 CALL 727-582-2150) Please visit Pinellas County website pinellascounty.org and review the information for preparing for the Storm Season. Also you can up a copy of the current Storm Surviving Guide at the Management Office.

34. **PARTIES:** NO RESIDENT PARTIES NO EXCEPTIONS.

35. **SECURITY:** Residents must keep security gate codes confidential. This will maintain security throughout the building.

THESE RULES AND REGULATIONS ARE INCORPORATED INTO AND MADE A PART OF ALL LEASE AGREEMENTS ENTERED INTO AT THE PROPERTY KNOWN AS THE COMMODORE RESORT & APARTMENTS 11760 CAPRI CIRCLE S, TREASURE ISLAND, FLORIDA 33706.

GDI FLORIDA, INC.
GEORGE DANFORD, JR.

DATE