

**CRESTWOOD VILLAS OF SARASOTA MULTI-CONDOMINIUM ASSOC.**

**THE HIERARCHY OF DOCUMENTS GOVERNING CONDOMINIUMS IN THE  
STATE OF FLORIDA IS:**

**FLORIDA STATE LAWS  
DECLARATION OF COVENANTS  
ARTICLES OF INCORPORATION  
BYLAWS  
RULES AND REGULATIONS**

**The Restated By-laws of Crestwood Villas of Sarasota Multi-Condominium Association, Incorporated were approved November 30, 1999. Article XV Rules and Regulations states the following.**

**ARTICLE XV RULES AND REGULATIONS**

Purpose: The rules and regulations of the Association shall be a list of certain reasonable restrictions on, and requirements for, the use, maintenance, and appearance of the Condominium Property, Common Property, or any portions thereof. Such rules and regulations shall be in addition to all other requirements of the Association Documents.

Modification: The rules and regulations may be modified, amended, or repealed and new restrictions and requirements may be adopted from time to time by the majority vote of the Board.

Application: Every Unit Owner, occupant, guest, and invitee shall be subject to the rules and regulations. A copy of such rules and regulations, as amended from time to time, shall be made available by the Association to all Unit Owners and occupants of any Unit on request, although the failure to furnish a copy thereof in any instance shall not affect the enforceability of any rule or regulation.

Exceptions: The Board may, under special circumstances, waive or vary specific restrictions or requirements in individual cases upon a vote of two-thirds (2/3) of the entire Board. The Board may impose conditions on any waiver or variance.

This document is effective upon approval by the Board of Directors and supersedes all previous Rules and Regulations dated and undated.

Approved \_\_\_\_\_ April 27, 2022

## **ENFORCEMENT PROCEDURE**

Any Unit Owner may report a violation of the Rules & Regulations in writing to their Section Director.

The Section Director will, following an investigation of the matter including an interview with the alleged violator(s) if necessary, attempt to resolve the exception amicably.

If the violation is not resolved the Board of Directors will be notified in writing by the Section Director in order to take further action.

If the Board of Directors decides that further actions are required, the Section Director will be notified and provided a written directive to conclude the matter.

The directive can include demands for action, employment of vendors to cure the deficiency and charging any expenses to the offending unit owner.

### **NO OWNER, TENANT OR OTHER OCCUPANT OF A CONDOMINIUM UNIT SHALL:**

1. Use the unit for other than residential purposes. In no event shall any 2-bedroom unit be occupied on a regular basis by more than four persons, nor any 3-bedroom unit be occupied on a regular basis by more than six persons, including unit owners and guests.
2. Commit or permit any public or private loud and objectionable language, noises or obnoxious odors to emanate from the unit which might cause a nuisance to the occupants of other units in the sole opinion of the Board of Directors.
3. Make any use of the unit which: violates any laws, ordinances, or regulations of any governmental body.
4. Fail to conform to and abide by the Articles of Incorporation, the By-Laws of the Association, and the Rules and Regulations in regard to the use of the units and the common elements which may be adopted from time to time by the Board of Directors, or fail to allow the Board of Directors access to the unit as permitted by the Florida condominium act.
5. Obstruct the common way of ingress or egress to the other units or the common elements. The common elements are those portions of the Condominium Property not included in the units.
6. Allow anything to remain in the common areas which would be unsightly or hazardous.
7. Fail to keep the unit and the limited common elements appurtenant thereto in a clean and sanitary condition at all times.
8. Allow any fire or health hazard to exist in or about the unit.
9. Make use of the common elements in such a manner as to abridge the rights of the other unit owners to their use and enjoyment of the common elements.

10. Lease less than an entire unit for a period of less than three months nor lease a unit more than three times in any calendar year.
11. Hire an unlicensed and/or uninsured contractor to make repairs or improvements to a unit when Sarasota county permits are required.
12. Store trash, recycling or pet waste containers other than inside the garage.
13. Install or maintain bird feeders of any kind.
14. Hold or conduct a yard or garage sale at their unit's address. See the CWV Estate and Moving Sale policy.
15. Attach any objects to any exterior wall or garage door of a unit with the following exceptions:
  - A garage door keypad opener.
  - The uniform address numbers and a pole holder for an official American or Florida state flag may be attached to the front (street side) of the unit.
  - On Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veteran's Day, a flag which represents the US Army, Navy, Air Force, Marine Corps, or Coast Guard may be flown.
  - On "game" day, a school or team flag may be flown. Military and school or team flags must come down by midnight of the day of the holiday or event.
  - Decorative items and lights may be attached to the exterior walls of a unit's portico and the exterior walls of the lanai/patio.

**WITHOUT THE WRITTEN APPROVAL OF THE ASSOCIATION BOARD OF  
DIRECTORS NO OWNER, TENANT OR OTHER OCCUPANT OF A  
CONDOMINIUM UNIT SHALL:**

1. Place any sunscreen, blind, or awning over the exterior door or window openings of a unit. Hurricane protection is covered under the CWV Hurricane Shutter Policy.
2. Paint or otherwise change the exterior appearance of the walls, door, windows or lanai.
3. Place any draperies, curtains, blinds or shutters at the interior of any windows of any unit without a solid, light color facing the exterior of the unit.
4. Tint, color or otherwise treat or apply anything to any window which will adversely affect the uniform exterior appearance of the building.
5. Place any signs, symbols or decorations in windows or on any exterior surface. With the exception of the walls of the entrance portico and the lanai. "For Sale" signs placed by the owner or realtor must not to be larger than 24x30 inches and must be placed parallel to the unit within 12 inches of the front of the planting bed.
6. Make any structural additions or alterations (except the erection or removal of non-support carrying interior partitions wholly within the unit) to any unit or to the common elements unless they may be removed without substantial damage to the wall or ceiling structure
7. Erect, construct or maintain any antenna, satellite dish or other equipment or structures on the exterior of the building, or on or in any of the common elements.
8. Construct and/or enclose a lanai/patio on any limited common element area.
9. Install water softeners, water purifiers or water filters other than inside the garage. If that is not possible, upon written Board approval, such appliance(s) may be placed at the side of the unit and must be hidden from street or neighbors view by shrubs planted at owner's expense by the Association's garden and landscaping provider. The discharge of saline or other regenerating solution from water treatment equipment or any other chemicals into any street, easement, surface water drain or portion of the common elements so as to harmfully affect any lawn or landscaping or pollute the drainage system of the overall Crestwood Villas area is prohibited.

## **LANDSCAPING AND GROUNDS RULES**

1. Potted plants must be placed where they will not interfere with landscape maintenance.
2. Live flowers (not shrubs or bushes) may be planted only in the planting bed areas. Maintenance is by the Owner.
3. Garden benches and/or chairs are permitted to be placed within 6 feet of the entrance door. Maintenance is by the Owner.
4. Solar powered landscape lights are permitted to illuminate entrance walkways but must not interfere with landscape maintenance. Patio string lights are permitted to illuminate a lanai/patio.
5. There will be no installation of fountains or placement of figurines and/or statues on common or limited common property.
6. No objects are to be hung from the post lights.
7. Trees, shrubs, bushes and other plantings must provide a minimum space of 18 inches between the vegetation and the wall of a unit.
8. Shrubs and bushes placed to conceal mechanical units such as air conditioners and water softeners shall be maintained at a height equal to the height of the mechanical unit. Shrubs, bushes or plants underneath the house numbers cannot exceed 5 feet in height.
9. All trees, shrubs, bushes and other plantings (except item 2 above) will be maintained by the Association. The Association will replace, at its discretion, diseased, dead or dying trees, shrubs, bushes or other plantings.
10. A Unit Owner desiring to add, remove, or replace trees, shrubs, bushes or other plantings at their own expense is required to submit a drawing and list of plants to the Landscape Advisory Group to review and make a recommendation to the Board of Directors.
11. Unit Owners are not to give any instructions of any kind to the Association's landscaping maintenance crew. All requests for landscape work to be performed must be submitted in writing to their Section Director.
12. Any Unit Owner who plants trees, shrubs, bushes or other plantings of any kind, without written Board approval, may be required to remove them within 14 days of notice from the Association. If the work is not done within the time period, the unapproved items will be removed by the Association and the Unit Owner will be billed for the expense.

## CLUBHOUSE RULES

1. Children under the age of 14 are not permitted in the clubhouse unless accompanied by an adult.
2. Smoking is not allowed inside any room(s) of the Clubhouse.
3. Persons in wet bathing suites are not permitted in the clubhouse main room
4. Furniture is not to be removed from the clubhouse without the permission of the Clubhouse Manager.
5. Except for working dogs or other medical assistance no pets are allowed in the Clubhouse.
6. All lights and fans must be turned off when leaving the Clubhouse.
7. Unit owner(s) who reserve the facility are responsible for cleaning the interior of the Clubhouse and the area around the exterior of the Clubhouse, including the parking lot, before leaving at the end of the function.
8. Clean up means:
  - (A) Because there is no commercial trash pickup at the Clubhouse, all trash is to be removed from the Clubhouse and disposed of at the end of each event.
  - (B) Floors are swept and carpets are vacuumed.
  - (C) Furniture is cleaned and if moved returned to its original location.
  - (D) Sink & refrigerator are cleaned and excess food removed from the Clubhouse.
  - (E) The gas grill must be cleaned after each use.
  - (F) Restroom floors, sinks, and fixtures are cleaned.
  - (G) Dishes and utensils are washed, dried, and replaced in cabinets and drawers.
  - (H) Both thermostats are set for 80 degrees.
  - (I) All lights and fans must be turned off and window blinds closed.
  - (J) All doors are closed and locked.
9. All state and local laws relating to alcoholic beverages and tobacco shall be obeyed.
10. Solicitation and/or advertisements may not be displayed on the bulletin board without the written approval of the Clubhouse Manager

## POOL RULES

1. NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK
2. POOL HOURS: FROM DAWN TO DUSK
3. SHOWER BEFORE ENTERING THE POOL – PLEASE USE LOTIONS, NO OILS
4. NO RUNNING, JUMPING, BALL PLAYING OR HORSEPLAY IN OR AROUND THE POOL DECK
5. PEOPLE WEARING BANDAGES, CHILDREN WEARING DIAPERS OF ANY KIND, OR INDIVIDUALS SUFFERING FROM INCONTINENCE ARE NOT ALLOWED IN THE POOL  
(STATE LAW)
6. CHILDREN UNDER THE AGE OF 14 MUST BE ACCOMPANIED BY AN ADULT
7. SWIMMERS MUST WEAR APPROPRIATE SWIM WEAR. NO CUTOFFS
8. NO FOOD OR DRINKS ALLOWED IN THE POOL AREA. FOOD AND DRINKS IN UNBREAKABLE CONTAINERS ARE ALLOWED UNDER ROOF AREA.
9. NO ANIMALS IN POOL OR ON POOL DECK
10. NO DIVING
11. NO SMOKING ALLOWED IN POOL OR ON POOL DECK
12. NO BIKES INSIDE THE POOL AREA

**IN CASE OF EMERGENCY, CALL 911**

A LANDLINE IS AVAILABLE IN THE CLUBHOUSE KITCHEN

## **SPEED LIMIT AND PARKING RULES**

### **1. THE SUGGESTED SPEED LIMIT IS 15 MPH**

- Vehicles share the road with pedestrians at Crestwood Villas. There are walkers, dog walkers, owners and their guests going to and from the pool and this foot traffic means drivers are likely to come upon walkers almost every time they enter or leave the area by car. Pedestrians are highly encouraged to walk on the side of the road facing the traffic. Please BE CAREFUL, especially at the entrance, and all intersections.

### **2. GENERAL PARKING**

- Vehicles are not allowed to park on the grass because irrigation sprinklers can be easily damaged.
- If an event is being held at the clubhouse, that event has priority for clubhouse parking.
- Owners/tenants and guests are allowed to use the clubhouse and pool area parking during the day.

### **3. DAY TIME PARKING**

- The available space in front of each unit is limited. It must be left available for service vehicles, and visitors.
- Owners/tenants and guests may not park a vehicle on the road for long periods during the day or routinely day after day. Use your driveway for parking that exceeds an hour or two.
- Commercial vehicles may only be parked on the roads and driveways while providing a service to an owner or the Association.

### **4. OVERNIGHT PARKING**

- No vehicle may be parked on the road over night. A parked vehicle becomes a greater hazard to other vehicles after dark, especially emergency vehicles.
  - Boats, campers, motor homes or trailers may not be parked over night.
  - Golf carts, motorcycles and bicycles must be stored in the unit's garage.
  - Occasional guest passenger vehicle parking is available at the clubhouse and pool area.
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- **Vehicles in violation of the parking rules are subject to being towed.**



## **PET RULES**

1. Pets are limited per unit to two dogs, or two cats, or one dog and one cat, small caged birds and small marine animals in aquariums.
2. No pet may weigh more than 35 pounds. Certified service and therapy animals are exempt from this weight limit.
3. Dogs and Cats must be on a leash when on roads and common areas.
4. Owners must clean up after their pets.
5. Pets are not permitted in the pool, pool area, club house or tennis/pickleball court.
6. If any pet is or becomes a noise nuisance, a physical threat to other pets, owners or guests, or becomes uncontrollable by their owner – as determined solely by the Board – the animal will be removed from the community within 10 days of the Board notifying the owner of such decision.
7. Tenants may NOT have pets of any kind.