

VILLAGE GREEN OF BRADENTON CONDOMINIUM ASSOCIATION SECTION 9, INC

RULES AND REGULATIONS

The Board of Directors adopts these rules in the belief that observance will do much to help maintain VG9 as an attractive adult residential community with stable and increasing property values. Unit owners are expected to comply with the regulations and to require compliance by guests. These supersede all previous rules and regulations.

- 1) The occupants and all people using condominium facilities are expected to behave with consideration for others, avoiding loud and/or objectionable conduct that tends to trespass on the rights of others or limit common elements for private benefit.
- 2) No dogs or other pets shall be allowed except a small inside cat, with prior Board approval, will (i.e., never outside) be allowed as long as no nuisance is created by such an animal. No feeding of wild animals or birds is permitted.
- 3) Frisbee throwing, running, jogging, ball playing, wheeled toys and vehicles are prohibited in the central common area. This regulation is not intended to prevent "amusing" of small children with quiet, supervised play as long as the activity does not disturb or inconvenience others.
- 4) No wire, antennas, clothes racks or lines, equipment of any kind shall be placed on the exterior of units or in common areas. Any satellite dish must be approved by the Board of Directors prior to installation. One realty sign per unit is permitted only on the interior of a unit window or on the gate.
- 5) Unit owners shall maintain porches, courtyards, and garages to present a neat appearance. Garage doors are to be closed or opened no more than 24" for ventilation.
- 6) Owners are requested to keep their vehicles in their garage rather than parked overnight in the driveway or on the street. Motor vehicles of any kind, trailers, campers, motor homes, vans, buses, trucks, boats, or any commercial vehicles (commercial vehicles are those vehicles used for business purposes) may be parked in the unit driveway, paved common area or street for no more than 24 hours. Unit guests may park their vehicles (excluding motor homes, buses, and trailers) in the driveway or street for no more than 30 calendar days in a calendar year.
- 7) Use of the pool and Ramada for special purposes (other than Section 9 functions) must receive prior approval from the Board of Directors.

- 8) An owner shall advise the Board of Directors in advance and in writing of the identity and number of guests who will occupy a unit during the absence of the owner. Also, include dates of arrival and departure. The owner is responsible for making sure the guests know and follow Condominium rules.
- 9) The sprinkler system and other Association equipment can only be modified by the Board of Directors.
- 10) Maintenance concerns and operational requests should be expressed only to appropriate committee chairs or Board of Directors rather than to employees or contractors performing Association tasks. It is important that these workers are not diverted from assigned responsibilities
- 11) No solicitation by outside agencies is permitted on Association property.
- 12) A unit owner wishing to place a request or other matter on the agenda of the Board of Directors shall do so by delivering that request in writing to the President or Secretary at least five (5) days prior to the next meeting of the Board.
- 13) The Declaration of Condominium designates Village Green Section 9 as an age-restricted community. At least one occupant in each unit must be 55 years of age or older. Prospective owners or occupants must file appropriate applications for approval with the Board of Directors and shall comply with policies and procedures in that regard.
- 14) All proposed improvements and/or changes to unit exteriors must be submitted in writing and approved by the Architectural Committee and the Board of Directors. Specific project restrictions include but are not limited to the following:
 - Awnings are prohibited.
 - Additions to existing structure are prohibited.
 - The enclosure of patios must be pre-approved.
 - Exterior lighting shall be directed in such a manner so as not to annoy neighbors.
 - Auxiliary structures, such as storage sheds, shall not be constructed.
- 15) Trash containers should be in view only on days of trash collection or the evening immediately prior to the days of collections. Container storage is not permitted in common areas.
- 16) Landscape flora and materials are regulated.
 - Maintenance of the patio areas is the responsibility of the unit owner. The Association will mulch and trim the patio areas, but the selection of planting is subject to Board approval.
 - The Board of Directors may require unit owners with patio landscaping not conforming to bring their unit area into compliance

- 17) The Association requires that landscaping conform to the following standards:
- Plantings should be drought resistant and cold hardy
 - Vegetation with invasive or extensive root systems must be avoided
 - Plants and trees that abut units must not extend above the roofline
 - Trees and shrubs may not be removed without the prior written approval of the Board of Directors
 - Noxious or toxic plants responsible for accidental adult poisoning or allergic reactions are not permitted.
 - The installation of plantings must receive prior approval of the Board of Directors
 - Hanging baskets and trellises are only permitted on patio walls and patio overhangs if not permanently affixed and movable for maintenance.
- 18) The Declaration of Condominium and the Bylaws of the Association contain specific restrictions and obligations incumbent upon unit owners. It is the responsibility of each unit owner to be familiar with the contents of those documents. If the documents conflict with government rules or law, government rulings will take precedence.
- 19) Specifications regulating the material and installation of hurricane shutters have been approved by the Board of Directors. Copies of those specifications are included in the owners' document package and are available for inspection or reproduction in the office of the condominium manager.
- 20) The Board, in recognition of responsibilities imposed by law, the communal nature of life in Village Green Section Nine, and the shared physical elements of the dwellings, requests that each resident complete the "Emergency Data Questionnaire", return it to the management office. The Manager or Board of Directors should be notified of any subsequent changes in the information supplied. A copy of the questionnaire is attached to this document.
- 21) No leasing or rental of units is allowed.
- 22) No garage sales are allowed with the exception of participating in a once a year master community yard sale in which the date is agreed upon by the board of directors. Only one Estate Sales or moving sale are allowed. Only specified unit owner possessions are allowed to be sold.
- 23) Guests (other than immediate family) residing with a unit owner longer than 90 days must be approved by the Board of Directors. Only the original unit owner/applicant can reside within the unit. Immediate family is defined as spouse, children, parents, grandparents, and grandchildren.

NOTE: Swimming pool use is regulated by the Association and by Florida Statute. Specific regulations are attached.