

PATIO HOMES OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.

RULES AND REGULATIONS

1. Rentals – ***Rental of residences are not permitted within the first 24 months of ownership.*** The entire unit may not be rented for less than **90** days or more than **2** times during any calendar year. Renters are subject to the Articles of Incorporation, the Declaration of Maintenance and Land Use Provisions and Rules and Regulations and all other properly promulgated rules and regulations and amendments in effect during their rental period.
2. All exterior modifications as well as interior modifications that are visible from the exterior of the residence need to have written approval from the Architectural Review Board. Failure to do so could result in an association request to return the modification to the original state. Modifications include, but are not limited to, structural changes, grounds and landscaping, exterior surfaces, doors, windows, roofs, lanais, pools, screens, or any outside modification that would alter the general appearance of the community. Each Lot owner is responsible for the maintenance of the exterior surfaces and premises of their dwelling so as to be in conformance with the general state of maintenance and average appearance of other Dwelling Units. Lot owners are to promptly effect the repair of any casualty occurring on their Lot which adversely affects an adjoining Lot.
3. Parking of commercial vehicles is allowed only during normal business hours. Except for automobiles, vans and trucks without commercial signage, no other vehicle shall be parked or stored on a Lot except fully within the enclosed garage of the dwelling. Occasional street parking for and by social guests shall be permitted. Vehicles are prohibited from parking on any portion of the Lot except the paved driveway section. Vehicles prohibited from being parked in open view upon a Lot shall include carts, motor homes, recreational vehicles larger than normal vans, boat and other trailers, boats, racing vehicles, aircraft, off-road vehicles, motorcycles, campers and any vehicle whatsoever which is non-licensed or inoperative.
4. Parking of vehicles in the common parking area opposite and adjacent to the Clubhouse is limited to Patio community events, overflow usage by resident social events (duration one day) and normal visitations to the clubhouse for social or business reasons. Parking in these areas at any other time is prohibited unless authorized by the Board of Directors.
5. Only domestic canines or felines and ornamental birds are permitted. When outside, domestic animals shall be kept on a leash and owners are responsible for the removal of fecal matter. No animal shall be allowed to create a noise audible on any adjoining Lot to such an extent as to be offensive to a person of ordinary sensitivity. Animals may not be kept, bred, or maintained for commercial purposes.
6. Lot owners shall be responsible directly to the Association for damage to Limited Common Area improvements resulting from the actions of said Owners, tenants and guests, their employees, agents or independent contractors furnishing labor or materials to Owners.
7. Lot owners are responsible for the maintenance of their front yard lighting fixture.
8. The annual maintenance assessment shall be paid by each Owner in equal monthly installments in advance of the first day of January and on the first day of each month thereafter. Ten days after the day the maintenance fee is due, a late fee of 18% per annum will be assessed. All new owners are obligated to use the Automatic Payments Plan for maintenance fee payment.
9. No Residence shall be used except for single family residential purposes.
10. Pool usage times, rules and regulations are posted at the pool and should be adhered to by Owners and families, tenants and guests. The tennis court rules are also posted and should be observed in a similar fashion.
11. Owners are expected to observe the normal Patio Homes standards of noise and behavior that will not unduly disturb other Lot Owners.
12. New owners and renters are responsible for obtaining the Redbook containing all Patio documents and policies from the previous owner or from the Patio office at the clubhouse. They should also familiarize themselves with those documents and policies. The Board of Directors strongly urges new owners and renters in addition to the Rules and Regulations stated above to become knowledgeable about all sections of the various documents.

PURCHASER/LESSEE _____ **DATE:** _____

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RETURN WITH PATIO HOMEOWNERS MEMBERSHIP/LEASE APPLICATION TO: 985 Harbor Town Drive, Venice, FL 34292