

Rules and Regulations

Victoria Park Soho Townhome, Homeowners Association, has Rules & Regulations that homeowners must abide by if they purchase a property within our community. These rules and regulations shall apply to, and will be bound upon, all dwelling unit owners, their guests, tenants, and lessees. These rules and regulations are designed to preserve the community's integrity and property values, distribute the cost of services, protect residents and maintain the desirability of the community.

1. Quiet Enjoyment:

- a. Every owner shall have the right and easement of enjoyment in and to the common areas, all in common with other owners and tenants.
- b. No owner or lessee shall make or permit any disturbances that will interfere with the rights, comforts or convenience of others.
- c. Unit owners are responsible for the actions of their tenants and their guests.

2. Building:

- a. Plans to modify exteriors or additions to a townhome must be submitted to HOA Board for approval prior to construction.
- b. Building permit (if required) must be provided to the HOA Board
- c. Builder's license and proof of worker's compensation must be provided to the HOA Board.
- d. Written approval by the HOA Board must be obtained prior to the proposed construction or modification to a porch deck, patio, fence, screened enclosure, or other attached/detached structure in the front side or rear of a unit.
- e. Work or repairs on units may be scheduled between the hours of 9:00 am to 5:00 pm Monday through Friday, with the exception of emergency repairs.
- f. Lease of Unit – Procedure
 - I. No portion of a unit (other than the entire unit) may be rented.
 - II. No Lease may be less than one (1) year period.
 - III. No unit may be rented more than once in a twelve (12) month period.
 - IV. A copy of the proposed and executed lease agreement must be provided to the Management Company within (10) ten days of the date of occupancy.
 - V. Renters insurance must be provided to the Management Company prior to occupancy.
 - VI. Acknowledgment by Owners/Tenants that a copy of the Rules and Regulations has been provided to them must be submitted to the Management Company within (10) ten days of the date of occupancy.

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- VII. No waivers of the Rules and Regulations will be granted for current, exiting lease agreements.
- VIII. No modifications to the Rules and Regulations shall be made by the Owner or Tenant.
- g. Unit may not be leased for less than one year and a copy of lease must be provided to the Association prior to occupancy.
- h. Lease agreements must state the HOA dues are to be remitted directly to the HOA Association with remittance of Water Usage/Invoices to the Designated Subcontractor as contracted by the HOA.
- i. Homeowners and Renters insurance policies must be provided to HOA Board within (10) ten days of the date of occupancy.
- j. Proof of fire extinguishers (10 LB 2A:10B:C) must be provided to HOA Board.
- k. Roof top terraces be kept and maintained in a clean and presentable appearance.
- l. One satellite dish of not more than one meter in size may be installed at a location and manner as determined by the HOA Board. Satellite structure shall not be visible from the street. Please refer to Article V, Architectural Control Committee of Declaration for further information.
- m. Courtyards must be maintained in a clean and presentable appearance.
- n. Customary name and address signs (not to exceed ½ square foot in size) must be approved by the HOA Board to ensure consistency in color and design throughout the community.

3. Landscaping:

- a. HOA Board must approve landscaping modifications to the front yards.
- b. Fruit trees or bushes are not permitted on unit patios, courtyards, rooftops or front yards.
- c. Signs are prohibited from being displayed within the property.

4. Parking/Garages:

- a. Garage doors are to remain open exclusively for ingress or egress.
- b. The garage door is not to be opened unless a car is being parked or taken out of the garage.
- c. A garage door may also be opened if a vehicle is being repaired. It should otherwise remain closed.
- d. Garages also have to be maintained and kept in good, presentable condition, I.e., broken windows and a garage door that will not open or close smoothly or one that is noisy should be taken care of immediately. Dented garage doors or ones with paint peeling or wood chipping need to be fixed.
- e. Parking behind the garages is for loading and unloading only with a 30- minute time limit. All others will be towed at the owner's expense.
- f. Permitted vehicles that may be parked inside garage include: licensed passenger automobile, motorcycles or pickup trucks. Permitted vehicles do not include those used for commercial purposes, boat trailers, or other non-passenger private vehicles.
- g. Moving vans, commercial vehicles or trucks may load or unload between 9 am and 5 pm.

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5. Animals:

- a. Pets shall not exceed two (dogs, cats or other conventional household pets) per household.
- b. The pet owner is responsible for cleaning up after their pet(s) and cleaning up their pet's waste in a secured plastic bag and in disposing same in their trash bins.
- c. Pet owners will be assessed a \$50 fine per incident if they do not pick up after their pet.
- d. Pets must be leashed or otherwise controlled when outside of a unit and in common areas.
- e. The HOA prohibits the following breeds and mixes of them, from residing in a unit:
 - I. Pitbulls
 - II. Staffordshire Terrier
 - III. Doberman
 - IV. Rottweiler
 - V. German Shepherd
 - VI. Chow
 - VII. Great Dane
 - VIII. Presa Canarios
 - IX. Akita
 - X. Malamute
 - XI. Husky
- f. No dog deemed aggressive, dangerous or vicious shall be permitted in the common area and must adhere to all local and state laws.
- g. Copies of pet license must be submitted to HOA Board.
- h. Pet must be supervised by owners and on a lease in courtyards at all times.
- i. Dogs should not be relieving themselves behind the gates of the community.

6. General:

- a. Owners are required to obtain hazard insurance coverage and the replacement value of the unit excluding foundation and excavation costs. Proof of Insurance must be furnished to the Association at the time of purchase of the unit and each owner shall furnish proof of renewal of such insurance on each anniversary as outlined in Section 7. (c) Insurance on Lots.
- b. Garbage containers must be secured with a lid and trash must not be allowed to spill out of containers.
- c. Trash must be contained within the receptacle as City of Tampa will not pick up any additional bags.
- d. Garbage collection days are Tuesday and Fridays.
- e. Friday is recycling collection pick up.
- f. Garbage and recycling containers may be placed outside for pick on Monday and Thursday evenings after 6 pm and should be returned to the garages by the 9 pm following pickup.
- g. Inoperative vehicles may not remain in common areas in excess of (1) one hour. After (1) one hour, the vehicle can be towed at the owner's expense.
- h. Storage of any item, bicycles or watercraft is not be permitted in the Common Areas.

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7. Nuisance:

- a. Owners and /or tenants shall not cause or permit any unreasonable, obnoxious, destructive, illegal or offensive activity that would constitute a disturbance to other occupants.
 - I. Request to reduce sounds from an adjacent unit that is documented to exceed Decibel limits of 70 decibels and 60 decibels (normal conversation at 3-5 ft) must be complied with when presented by neighbor or HOA Board.
- b. Loud music, musical instruments, and excessive noise from TVs, and stereos are not permitted after 9:00 pm on Sunday through Thursday and 11:00 pm on Friday and Saturday. See actions to be followed as noted above.
- c. Fireworks of any kind are not permitted.

Common Areas:

- d. Roof top decks are not considered Common Area and are considered limited common elements reserved for the exclusive use of the owner.
- e. Do not throw or drop any objects from Roof tops.
- f. The cost and expense of maintaining, repairing, servicing and replacing rooftops are the sole responsibility of the owner of the unit.
- g. Common areas within the community, the front of townhomes and pool area.
 - I. Children under 15 years old must be supervised by an adult.
 - II. Glass, breakable containers, and smoking are not permitted in the pool area at any time.
 - III. Debris, toys, floats, and towels are not to be left in the pool area.
 - IV. Pool hours are 8 AM to 10 PM.
 - V. Please clean up after yourselves and your guest.
 - VI. Diving and climbing on pool railing are prohibited.

Compliance/Fines:

The Board of Directors of Victoria Park Soho Townhome Homeowners' Association Inc. asks for full cooperation in the observance of these rules designed to make the community a pleasant place to live. No regimentation is intended, but the Board has a legal responsibility to administer the affairs of the corporation and the property for the benefits of all the owners. Homeowners may be charged a fine in the amount noted in 7(a) for violating the HOA rules.

Observance of these Rules and Regulations by owners, lessees, their families, and guests is the responsibility of the owner. A notice of violation will be called to the attention of the violating owner or their designated agent, whether committed by guests or tenants,

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for documentation by HOA to ensure the following action(s) will be taken. Disagreements concerning violations will be presented to and judged by, the Architectural Control Committee.

a) Schedule of Fines:

- I. First notice - no penalty or fine assessed with compliance
- II. Second notice – no penalty or fine assessed with compliance (how many days after first notice)
- III. Third notice - \$100.00 per violation, up to \$1,000.00 if correction or repair not made in the allotted time. (how many days after second notice)

The Association may place a lien upon the unit at any time after ten (10) days' written notice of the infraction in the amount of the fine then outstanding. Upon payment of the fine and reimbursement to the Association by the Unit Owner of all expenses incurred in connection with the filing of the lien, such lien shall be released by the Association. The Association may, also, at its own discretion, initiate foreclosure actions against any unit with liens that have been filed by the Association and not cured.

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Acknowledgement

I have read and reviewed the Victoria Park Soho HOA Rules and Regulations for Homeowners and Residents and understand the contents of this document and agree to abide by them:

SIGNED IN AGREEMENT: _____

Date: _____

Email address: _____

SIGNED IN AGREEMENT: _____

Date: _____

Email address: _____

Respectfully,

Victoria Park Soho HOA Board of Directors

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