

Placido Gardens Proposed Rules & Regulations 2020

All parking rules will grant current residents who are not in compliance “grandfather” status. Rules shall apply strictly to new residents.

Parking

1. No unit may have more than two vehicles.
2. No unit may store or park a motorcycle on premises.
3. Vehicles cannot be in a visitor spot for more than five (5) consecutive days without advanced written permission from the Board. Violators will be towed.
4. No vehicle can block the, drive lane, entrance, or exit at any time. Violators will be towed.
5. Reserved (assigned) parking spaces cannot be used by anyone other than the unit owner assigned to the space unless given advanced written permission from the Board or the corresponding unit owner. Violators will be towed.

Trash

1. All trash must be put into a garbage bag and tied properly before putting in dumpster or down garbage shoot.
2. No boxes may be put down the garbage shoot. Boxes must be put into the dumpster via the first-floor entrance.
3. All boxes must be fully broken down before putting into dumpster.
4. Items too large to put into a garbage bag must be put into the dumpster via the first-floor entrance.
5. Extra-large items (like furniture, appliances, larger electronics, etc.) must be put in the designated special pickup zone. These items cannot be out for more than 48 hours and cannot be out over a weekend. The resident must call the City of St. Petersburg to arrange a special pickup before placing the items in the pickup area. The City will tell you when the pickup will occur. 727-893-7351. Wait till end of the message to talk with a City representative to schedule the pickup.
6. Cigarettes and cigars must be extinguished before being thrown away.
7. All cigarettes and cigars must be disposed of properly. No cigarettes or cigars may be thrown on the grounds of Placido Gardens.
8. No littering on the grounds of Placido Gardens.
9. No waste (human or pet) can be disposed of on the grounds of Placido Gardens, except animal waste when bagged and placed in the dumpster. This includes cat/kitty litter, which cannot be dumped on the grounds of the condominium. This rule does change or affect the rules regarding pets.
10. No person shall urinate or defecate on the grounds of the condominium unless within a proper bathroom inside a unit.

Laundry

1. Lint is not to be washed down the sinks in the laundry rooms.
2. The sinks in the laundry room are only for laundry and laundry related items.

3. No washing of, pots, pans, or dishes is permitted in laundry room sinks.
4. The small trash cans in the laundry rooms are for lint and paper only. Nothing organic (food, pet or human waste, etc.) can be placed in these trash cans. These trash cans are not for large items.
5. Do not overload the washer and dryers.
6. After use, empty the lint traps.
7. NO LAUNDRY BETWEEN THE HOURS OF MIDNIGHT AND 8AM.

RULES And REGULATIONS

For

The PLACIDO GARDENS,

A Condominium

The following Rules and Regulations adopted in accordance with the Declaration of Condominium of The Placido Gardens, a Condominium, shall continue in effect until amended by the Board of Directors of The Placido Gardens Condominium Association, Inc. (the Association).

1. **No articles shall be placed upon the common elements** of the Condominium property except those approved by the Board of Directors.
2. **The common elements of the Condominium property shall not be obstructed** in any manner and shall be kept free and clear of rubbish, debris, and other unsightly or unsanitary material.
3. **Fire exits shall not be obstructed** in any manner.
4. **No articles shall be hung** or shaken from any unit onto the common elements of the condominium property.
5. **No unit owner shall throw, sweep, or allow to fall, any article from his unit onto the common elements of condominium property.**
6. **No article shall be attached to, erected upon, installed, or affixed to the exterior walls, exterior door, or roof of a unit, or upon the other common elements of the condominium property.**
7. **No inflammable, combustible, or explosive substance shall be kept in any unit or storage area or upon the common elements of the condominium property, except such substances that are required for normal household use.**
8. **Parking:**
 - a. **No vehicle which cannot operate on its own power shall remain on the condominium property for more than forty-eight (48) hours.**
 - b. **No vehicle shall be repaired on the condominium property.**
 - c. **No commercial trucks, trailers, mobile homes, commercial vans, campers, buses, or similar vehicles shall be parked on the condominium property.**
 - d. **No boats, rafts, canoes, or similar craft shall be allowed on the condominium property.**
 - e. **All parking facilities shall be used in accordance with regulations adopted by the Board of Directors of the Association.**
9. **Pets:**
 - a. **Only dogs or cats registered with the secretary of the Association prior to April 4, 1993 are allowed to remain. In the event that a dog or cat dies or is disposed of, it cannot be replaced by another dog or cat.**
 - b. **No lessee of a unit owner may have a dog or cat residing with him in the unit. No guest of a unit owner or lessee may bring any animal or pet into a unit or onto common elements.**
 - c. **A unit owner or lessee may keep fish not to exceed one pound each and no more than three birds not to exceed one pound each in his unit provided said fish or birds are not brought into the common elements of the condominium at any time except for transport to and from the unit. All pets shall be kept quiet at all times.**
 - d. **No pet which is a nuisance to other unit owners shall remain upon the condominium property.**

RULES And REGULATIONS
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10. **Refuse and garbage** shall be deposited only in the area (s) provided therefor.
11. **No unit owner shall make or permit any disturbing noises**, nor do or permit anything that will interfere with the rights, comforts or conveniences of the other unit owners, particularly between the hours of 11:00 pm and 7:00 am. No unit owner shall play upon or suffer to be played upon any musical instrument, or operate or suffer to be operated, a phonograph, television, radio or sound amplifier, in such manner as to disturb or annoy other occupants of the condominium property. All parties shall lower the volume of all of the foregoing or similar devices as of 11:00 pm of each day. No unit owner shall conduct or permit to be conducted, vocal or instrumental instruction at any time.
12. **Cooking shall be allowed only in the kitchen** of each unit and on those common elements of the condominium property which are designated by the Board of Directors of the Association for such use.
13. **No sign of any nature shall be displayed** from, affixed to, or painted upon a unit or the common elements of the condominium property. This rule precludes signs within a unit which are visible from outside of the unit.
14. **Employees of the Association shall not** be sent off the condominium property by any unit owner at any time for any purpose, nor shall any unit owner direct, supervise, or in any manner attempt to assert any control over the employees of the Association.
15. **Unit owners' complaints** regarding the maintenance and operation of the condominium shall be made in writing to the Board of Directors of the Association.
16. **Guests:**
 - a. **No one is allowed to run** on balconies or play in the elevator.
 - b. **Children of guests shall at all times be supervised** by their parents or the unit owner they are visiting.
 - c. **No unit may be occupied in the absence of the owner** by a guest or guests for a cumulative total of more than 30 days in any calendar year without prior written approval of the Board of Directors. No unlawful use shall be made of the condominium property.
17. **As used herein, the term unit owner shall apply to the unit owner, his guests, his invitees, his licensees, his employees, his agents, his lessees, and his family.**
18. **None of these rules shall be avoided** in any manner except with the prior written consent of the Board of Directors of the Association. No unit owner shall be allowed to rely upon any said written exemption given to another unit owner by the Board of Directors of the Association and said unit owner must obtain his own written exemption.
19. **Those unit owners who violate these rules shall be responsible for all costs** incurred by the Association, including court cost and a reasonable attorney's fee, in the process of rectifying the noncompliance. These costs shall also include the removal of all articles, vehicles, and substances from the condominium property which were placed thereon in violation of these rules.