

*MARILYN PINES CONDOMINIUM
ASSOCIATION UNIT II*

RULES AND REGULATIONS

REVISED MAY 20, 1999

Marilyn Pines Condominium
Association Unit II

2060 Marilyn Street
Clearwater, Florida 33765

Dear Neighbor:

Each owner, invitee, relative, guest or otherwise, hereafter referred to as occupant of the condominium parcel, shall, in addition to the obligations and duties set forth in the Declaration of Condominium, the By-Laws or any Amendments thereto, be governed by the following rules and regulations which supersede all previous rules and regulations.

It is essential that each person read the attached copy of the Rules and Regulations which were adopted May 20, 1999 by the Board of Directors, and keep this booklet in a convenient location.

It has been brought to the attention of your Board of Directors that some occupants are not complying with the rules and regulations as required of an occupant of Marilyn Pines Condominiums Unit II.

Condominium living requires certain obligations as well as complete cooperation from all occupants, thus, this letter is to advise it is the intention of your Board of Directors to strictly enforce all rules and regulations for the benefit and comfort of ALL unit occupants.

A failure of the Board of Directors to enforce the Rules and Regulations would be a breach of their fiduciary duties for which the directors could possibly be held personally libel.

These are our homes and we would ALL like to enjoy them.

Sincerely

BOARD OF DIRECTORS
MARILYN PINES CONDOMINIUM ASSOCIATION UNIT II

TABLE OF CONTENTS

I.	SWIMMING POOL REGULATIONS	1-2
II.	SAUNA	2
III.	RECREATION BUILDING FACILITIES	2-3
IV.	SHUFFLEBOARD	3
V.	PETS	3
VI.	LAUNDRY ROOMS	3-4
VII.	GARBAGE DISPOSAL UNITS & TRASH	4
VIII.	CAR PARKING	4-5
IX.	GUESTS	5
X.	LEASING & SALE OF UNITS	5-6
XI.	ATTIRE	6
XII.	GENERAL CONDITIONS & INFORMATION	6-8
XIII.	PENALTY FOR VIOLATIONS	8
XIV.	MAINTENANCE FEES	8



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CERTIFICATE OF AMENDMENT TO THE RULES AND REGULATIONS FOR MARILYN PINES UNIT 2 ASSOCIATION

We, Emanuel B. Neuman, as President and Elsie Klesaris, as Secretary of Marilyn Pines Unit 2 Association, a non-profit Florida Condominium Association, formed pursuant to Section 711.12 of the Florida Statutes (1971), do hereby certify that by the affirmative vote of a majority of the Board of Directors at a meeting of the Board of Directors for Marilyn Pines Unit 2 Association, held on May 20, 1999, held in accordance with Article 5, Section 5.6 of the By-Laws of this Association, the following amendments to the Rules and Regulations were duly enacted:

ARTICLE I: SWIMMING POOL REGULATIONS

- A. Use of the pool is restricted to owners in residence, lessees (who are properly registered and comply with the residency requirements) and their guests.
- B. Suitable footwear must be worn to and from the pool area.
- C. Men in topless attire, persons in bathing suits or without foot covering are not permitted in the Recreational Hall.

PREPARED BY & RETURN TO:
STEVEN H. MEZER, P.A.
1212 COURT STREET, SUITE B
CLEARWATER, FLORIDA 33756

CONDOMINIUM PLATS PERTAINING
HERETO ARE RECORDED IN
CONDOMINIUM PLAT BOOK 014,
PAGES 007 - 009, ET SEQ. AND THE
DECLARATION OF CONDOMINIUM IS
RECORDED IN O.R. BOOK 4026, PAGE
1766, ET SEQ.

- D. Bathing suits only are permitted to be worn in the pool. Pool capacity is limited to seventeen (17) persons. (State Law)
- E. Persons using the pool area must respect the rights of others. Chairs and lounges must be released when leaving the pool area and placed back in original position.
- F. All persons must shower adequately to remove all suntan oils before entering pool.
- G. Only non-styrofoam, life preserving equipment such as small arm and back bubbles, water wings, small rubber rings or canvas-covered vests will be permitted in the pool. No other objects of any kind will be allowed in the pool.
- H. Running and loud, boisterous conduct or noise including radios is prohibited. Positively No diving permitted.
- I. All hairpins and bobby pins must be removed while using the pool in order to protect the filter system.
- J. Children under three (3) years of age using the pool must wear diapers and rubber pants. Persons under sixteen (16) may not use the pool area after lights are turned on. Children under fourteen (14) must be accompanied by an adult who must remain in the pool area with the child at all times.
- K. Glass containers of any kind are not permitted in the pool and terrace areas. Only beverages in styrofoam, soft containers or cans are permitted in the Recreational Area. All trash must immediately be put in trash receptacles. Food is prohibited in the Recreational Area.
- L. Removal of furniture from the Recreational Area is strictly prohibited.
- M. Animals and bicycles are not allowed in the Recreational Area.
- N. Owners will be held responsible for all actions of their children, guests or lessees.
- O. Discharging of bodily fluids into the pool is prohibited.
- P. Papers, cigarettes, cigars and refuse must be deposited in the receptacles as provided.

- Q. Pool will normally be open from 8:00 a.m. to 11:00 p.m. but may be closed at any time without notice because of necessary maintenance, repairs or inclement weather.

ARTICLE II: SAUNA ROOMS

- A. Use of these rooms is restricted to unit owners, guests and legitimate lessees only.
- B. It is suggested that before using the Sauna Room you have a check-up and ask your doctor whether or not you should use it. **USE AT YOUR OWN RISK.**
- C. Operating instructions for the Sauna Rooms are posted near the entrance and must be followed.
- D. Turn off the master switch when you are the last to leave.

ARTICLE III: RECREATION BUILDING FACILITIES

- A. Use of these facilities is restricted to owners, lessees and their guests.
- B. Persons under sixteen (16) years of age are not permitted in the Recreation Rooms unless accompanied by an owner or lessee.
- C. After using kitchen facilities, clean up garbage, trash (cups, napkins, paper dishes, etc.). After using rooms empty ash trays and replace chairs and tables to original positions.
- D. Any owner or lessee who desires to use the Recreation Rooms for a private party may do so by making a request to Unit I and Unit II Boards of Directors three (3) days in advance. Such party shall be social in nature and not for promotional or commercial purposes. When permission is granted, a notice shall be posted on the entrance doors. Host must remain with the party at all times and be responsible for cleanup/damage.
- E. Use of the recreational facilities of the common elements will be in such manner as to respect the rights of all unit owners. Use of particular recreational facilities will be controlled by regulations to be issued from time to time, but in general, such use is prohibited between the hours of 11 p.m. and 8 a.m.

ARTICLE IV: SHUFFLEBOARD

- A. Playing is prohibited to persons under fourteen (14) years of age unless supervised by an adult.
- B. **DO NOT WALK ON PLAYING BOARD.** The surface is easily chipped.
- C. All equipment must be returned to locker.

ARTICLE V: PETS

- A. Unit owners may have one (1) dog or one (1) cat provided the weight of such dog or cat does not exceed five (5) pounds and provided it is confined to owner's unit.
- B. Excessive barking or noise by a pet which causes an annoyance to other residents may be cause for an order from the Board of Director to remove the pet.
- C. Pets are not allowed in the recreation or swimming pool areas.
- D. Under no circumstances may a pet run loose. All dogs or cats, when taken out, must be walked on a leash, either around the perimeter or in the roadway. In any event, owner **MUST PROPERLY DISPOSE OF DROPPINGS.**

ARTICLE VI: LAUNDRY ROOMS

- A. Laundry rooms are to be used only between 7:00 a.m. & 11:00 p.m.
- B. Clothing must be removed from the washers and dryers when finished to avoid inconvenience to the next user.
- C. All machines and laundry rooms must be left clean. No storage of any material is allowed in the laundry rooms.

ARTICLE VII: GARBAGE DISPOSAL UNITS & TRASH

- A. Garbage and trash is to be placed in receptacles furnished by the City of Clearwater.

- B. The kitchen disposal unit is for food wastes and liquids. Do not put grease down the sink, as it will stick to the sides of the drain pipes, causing backups and flooding.

ARTICLE VIII: CAR PARKING

- A. All cars must be parked within the space assigned to the unit. Owners with two (2) vehicles must park the second car in the front parking lot.
- B. Long term guests, parking for more than twenty four (24) or more hours, are to use the space assigned to the unit being visited or in the front parking lot. This does not include guest spaces in front of buildings D & E.
- C. Guest spaces in front of buildings D & E, excluding the front parking lot, are for short term parking only, such as service personnel, dinner guests, medical assistance, etc.
- D. Owners, lessees and guests are restricted to private passenger vehicles only. All unauthorized or improperly parked vehicles will be towed away at owner's expense. No parking is permitted on the grass or roadway at any time.
- E. Owners, lessees and guests are not allowed to use any other owner's designated parking space or carport without written permission of the owner.
- F. Major repairs on vehicles is not permitted. Washing of cars shall be done by bucket only.
- G. All motor bikes, motorcycles and scooters are only allowed to be driven in and parked.
- H. All excessive noise from vehicles is prohibited.
- I. Individual requests for modification of these parking rules can be handled on an individual basis. Application is to be made to and approved by the Board of Directors.

ARTICLE IX: GUESTS

- A. If house guests, including relatives, are to occupy an unit when the owner is not in residence, their occupancy must be registered by the owner with the Management Company. This request must be submitted by the unit owner in a letter stating the name of each guest to occupy the unit, their estimated length of stay and confirming that the guests so named are bona fide guests and are not paying for the use of the unit on a transient basis. Immediately on arrival ALL guests must notify the Management Company. Guests must be provided with a copy of this document which should be retained in the unit.
- B. Any violation of the Rules and Regulations or damage to the common property by guests will become the responsibility of the owner.
- C. Depending upon the size of the unit, total occupancy will be limited to a reasonable number. For purposes of this paragraph, "reasonable number" shall be defined as:
- One bedroom: Four persons Two bedroom: Six persons
- D. In the owner's absence, approved house guests may NOT have overnight guests of their own without written permission of the owner.
- E. An owner is responsible for the guests behavior and conformity with these Rules and Regulations.
- F. Guests pets: refer to ARTICLE V.

ARTICLE X: LEASING AND SALE OF UNITS

- A. Each unit is hereby restricted to residential use by owners, lessees, their immediate families and guests. No owners or lessees of any unit shall permit use of the same for transient hotel or commercial purposes.
- B. Each owner has the right to sell or lease their unit, provided that the proposed purchaser, or lessee, is first approved by the Board of Directors of the Condominium Association, as provided in the Declaration of Condominium. Each new owner or lessee shall be bound by the provisions of the Associations Declaration of Condominium, By Laws and Rules and Regulations. Copies of all documents shall be furnished by the unit owner to each proposed purchaser or lessee at the time application is made for approval of such sale or lease.

- C. Depending upon the size of the unit, total occupancy will be limited to a reasonable number. For the purpose of this paragraph, see ARTICLE IX.
- D. A lease is not permitted for less than three (3) months, since our premises are not intended to be used by transients as a hotel or motel. A lessee may not sublease at anytime. No home business may be operated by lessees or owners.
- E. The unit owner must furnish written notice to the Management Company of the names of persons who will occupy the premises.
- F. All leases must be submitted to the Management Company together with screening documents and must be for a minimum three (3) month period. If lessee vacates prior to expiration of lease, no other lessee is allowed during the period of the original lease.
- G. Any violation of the Rules and Regulations or damage to the common property by lessees will become the responsibility of the owner.

ARTICLE XI: ATTIRE

Owners, lessees, and their guests shall not appear in, or use the recreation rooms in an attire other than street or sports clothes. Footwear must be worn at all times in recreation rooms. Shirts, robes or jacket tops must be worn at all times, except at poolside.

ARTICLE XII: GENERAL CONDITIONS AND INFORMATION

- A. Each occupant shall maintain their apartment unit in good condition and repair, including all internal surfaces within or surrounding the apartment, including their windows, doors, door-frames, and hardware and maintain and repair the fixtures therein as soon as possible. They shall promptly pay for all utilities which are metered separately to their unit. Common areas of the building, such as the walk-ways, stairs, stair-wells, landscaped and grassed areas, shall be used only for the purposes intended.
- B. Individual barbecuing is permitted on the grassy perimeter, using caution. However, no food may be consumed in this area.

- C. Each unit shall be used only for the purpose of a single adult family residence and for no other purpose whatsoever. Marilyn Pines Unit 2 Association Adult Status requires that (80) percent of the units be occupied by at least one person age 55 and older. The Board has adopted Rules and Regulations governing that the remaining (20) percent of the units to be kept for inheritance, surviving spouses, or other similar cases which is consistent with legislative history. No children under the age of 18 are allowed as a permanent resident.
- D. Each unit occupant shall maintain their unit in a clean and sanitary manner. The balconies, patios and walkways shall not be used for hanging garments or other objects, or for cleaning of rugs or other household items. No drying of laundry will be permitted outside the occupant's unit except in the laundry rooms. Due to the fact that Marilyn Pines does not have paid maintenance personnel, each person shall be responsible for maintaining the outside appearance of their own unit.
- E. Unit owners are reminded that alterations and repairs of the building is the responsibility of the Association except for the interior of units. No work of any kind is to be done upon exterior building walls or upon interior boundary walls without first obtaining the approval required by the Declaration of Condominium.
- F. No occupant may make or permit any disturbing noises in their unit or on condominium property, whether made by themselves, family, friends, guests, etc., or allow anything to be done by such persons that would interfere with the rights, comforts or conveniences of other occupants. This includes all musical instruments, phonographs, radios or television sets.
- G. No radio or television antenna or antennas, or any wiring for any such purpose may be installed on the exterior of any building or upon the condominium property without prior consent of the Board of Directors.
- H. All apartments shall be and remain, carpeted, excepting foyer, kitchens, bathrooms and porches/atriums.
- I. Disposition of garbage and trash shall be by use of garbage disposal units or by use of receptacles supplied by the City of Clearwater. All garbage must be wrapped, or bagged, before being placed in receptacles.
- J. No signs, advertising or notices of any kind or type, shall be permitted or displayed on the exterior of any unit: nor shall the same be posted or displayed in such a

manner as to be visible from the exterior of any unit, except for a small "For Sale or Rent" sign inside a window.

- K. All notices placed on two Bulletin Boards are to be confined to condominium business sanctioned by the Board.
- L. It is the duty of any owner to either quietly speak to any person who in infraction of our rules, or report in a signed letter to be delivered to the Board of Directors.
- M. Bicycles shall only be stored in the storage shed provided for same. Bicycles will not be permitted to be stored on walkways, storage rooms or common areas of the condominium.
- N. Any criticism of maintenance work or conduct should be reported to Management or the Board of Directors.
- O. Owners are responsible for damage to common areas, including streets, parking spaces, stairs and walkways caused by movers and/or delivery men performing as their agents.

ARTICLE XIII: PENALTY FOR VIOLATION OF RULES AND REGULATIONS

Any breach or violation of the foregoing Rules and Regulation can result in prosecution in a court of law, as per page 19, item 13.3 of the Declaration of Condominium.

ARTICLE XIV: MAINTENANCE FEES

Any delinquency of sixty (60) days or more will have a lien placed on the unit by order of the Board of Directors.

MARILYN PINES UNIT 2 ASSOCIATION, a non-profit
Florida Condominium Association

By: Emanuel B. Neuman
Emanuel B. Neuman, President

ATTEST:

Elsie Klesaris
Elsie Klesaris, Secretary

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 25th day of May, 1997 by Emanuel B. Neuman and Elsie Klesaris, President and Secretary, respectively, of Marilyn Pines Unit 2 Association, a non-profit Condominium Association who are personally known to me or who have produced Driver's License as identification, who did take an oath under the laws of the State of Florida, who executed the foregoing Certificate of Amendment to the Rules and Regulations of Marilyn Pines Unit 2 Association, a non-profit Florida Condominium Association, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

Lorraine B. Peterson (SEAL)
Notary Public / State of Florida at Large

Print or Type Notary Signature

Commission Number
My Commission Expires:

