

# LAURA STREET TOWNHOMES HOMEOWNERS ASSOCIATION

## LAURA STREET TOWNHOMES RULES AND REGULATIONS FOR USERS, TENANTS, *GUESTS* AND OWNERS

June 29, 2010

Revised March 9, 2015 (*Revision in italics and underlined*)

As owners and users we aim to create and maintain a pleasant, safe, clean and attractive area for all of us. The advices and rules below are intended to accomplish this.

### **LEASES & SALE**

It shall be responsibility of the unit owner to include these rules in any lease contract and require that they be followed by *the Tenant*.

Sales and leases are subject to an APPLICATION FOR PURCHASE OR LEASE and the subsequent approval of the Board of Directors, to include an interview by the BOD (Board of Directors) of potential applicants PRIOR to move-in. Please note that if a resident moves in before BOD approval, the Owner is subject to all legal fees incurred.

An APPLICATION FOR PURCHASE OR LEASE is obtainable through the Association's management company or from any of the Board of Directors.

### **CARS AND PARKING :**

Each unit owns the "allotted parking space" in front of the garage of the unit. Parking in the "allotted parking space" of another unit, without the express permission of that unit, is of course not allowed.

Parking outside the allotted parking spaces is illegal by city ordinance, as it blocks USPS access to mail boxes, inconveniences your neighbors and worse, in case of a fire, the fire engines and paramedics may be stopped from doing their job.

It is the responsibility of the owner of each unit to ensure that its tenants, guests and visitors do not violate these rules. Please have your guests and visitors park outside the area if not in your own drive way.

As per the sign at the south entrance to *Laura Street Town Homes* the entire area is a Towing Zone and any parking, other than in the allotted drive ways in front of the garages could result in the vehicle being towed.

Cars leaking oil may not enter the *Laura Street Town Homes* area.

Drive SLOWLY. There are many kids playing around and people walking in the common areas. It is our responsibility to keep this a safe place.

### **NOISE:**

Please avoid noisy behavior, like honking the horn, yelling and loud music in the common areas.

### **DOGS AND OTHER PETS:**

*Our Association's bylaws state, in Article IX, Section 6, Animals: No animals, fowl, reptiles or poultry shall be kept within or about the Properties, except not more than one domestic dog or one domestic cat or two birds may be kept as household pets, provided that they are not kept, bred or raised thereon for commercial purposes. All animals permitted to be kept by this paragraph shall be kept on a leash or property confined within the Properties when not within an enclosed area of a lot. Maximum weight of any dog kept within the subdivision shall not exceed 25 pounds. All pet droppings must be picked up and removed immediately.*

While pets are welcomed in the *Laura Street Town Homes*, Florida Law still applies to dogs and larger pets running loose. Any inconvenience to other residents caused by such pets is of course *not acceptable and is the responsibility of the owner.*

The small, private lots in front of and behind neighboring units are not meant as dog lavatories.

Please bag any excrements left by your dog in the common areas, should you chose to walk your dog there, and bring it to the garbage dumpster.

Make sure that when your dog plays or runs, it doesn't ruin any common areas by digging holes, scratching paint, and so forth.

Dogs or other pets are not allowed in the pool *or the area around it*. Please follow the posted pool rules.

### **GARBAGE AND LITTER :**

The City of Clearwater is paid by the Association to collect our trash every Tuesday and Friday. Garbage must be placed in the container and not around the garbage yard and the lid on the garbage container must be replaces in a closed position.

Card board boxes must be taken apart or collapsed so as to take up a minimum of space when placed in the container.

Voluminous garbage is to be taken to the city garbage dump and not left in the garbage area. Furniture can be placed next to the container if there is room enough.

For more information see [http://www.clearwater-fl.com/gov/depts/solid\\_waste](http://www.clearwater-fl.com/gov/depts/solid_waste) or call (727) 464-

7500.

After entering the garbage yard remember to close the gate and put the hatch on.

Please pick up cigarette and cigar butts, plastic bottles and paper cups or any other litter and help keep our area nice and clean and the bills for maintenance at a minimum.

*Littering is, of course, not allowed* and no litter, cardboard boxes or other waste may be placed or stored outside the unit.

## **POSTING OF SIGNS**

*Only reasonable sized 'For Sale' signs are allowed in the common areas, and they must be of typical format and not exceed two (2) square feet.*

## **RENOVATIONS, ALTERATIONS**

*The general outside impression in architectural design and color may not be changed without approval of the Board of Directors and ratification by 2/3 of the owners.*

## **DAMAGE TO COMMUNITY PROPERTY**

*Any damage to the common areas, fixtures, fences, equipment and property caused by or observed by an Owner/Tenant must be reported to the Association Manager.*

## **BACKYARD :**

Passage through the back yard may not be blocked by permanent fences, bushes or trees. Intermediate lattice or the like may be erected, but only if easily dis-/surmountable - this is because landscaping service have to be able to do their job on that area and of course it's a route of escape in case of fire.

## **POOL :**

Who may use it? The pool area is a common area *primarily* for residents, they may, however, bring guests *with* them. Please be considerate and avoid overly noisy behavior to the inconvenience of your neighbors.

Children: Parents should know that adult supervision is the only way to prevent accidents. They should maintain constant visual contact with children whenever they are near, or could get near, any body of water. Unfortunately, most accidents occur when there is a lapse in supervision, even for a short time.

Pool entrance lock: By law the pool is fenced and must be kept locked when you leave the area even for a short while. This is to prevent children from accessing the pool area alone.

Pool rules: Please read the pool rules posted and respect them. I.e. avoid noisy behavior, no bathing between sundown and sunup, no diving, shower before use, no urinating in the pool,

etc. And of course the adult accompanying a baby, child or children should make sure that the children follow the rules - including wearing watertight and waterproof diapers.

**The pool tools:** The life ring, the skimmer, the hose and other equipment are not toys and may be used by adults only and for their intended use. They are not toys to be played with.

**Keep pool area neat:** Please leave the pool area as you would like to find it. I.e. replace furniture neatly around the tables, remove all trash, plastic bottles, paper cups, chewing gum and cigarette butts, empty ash trays, and do not leave toys or clothes. Please do your part to keep the deck and furniture nice and clean.

**Pets at the pool:** Pets are not allowed in the pool area, and of course not in the pool.

### **NORTH ENTRANCE :**

To keep children and pets (and grownups) safe, a metal chain with a sign advising that this is a *PRIVATE PROPERTY, No Trespassing*, was mounted across the north entrance to *Laura Street Town Homes*. It has come to our attention that our little private side street is being used by non-residents as a shortcut and some with high speed. We like the area less worn and free from intruders.

The chain has a hook at each end and can easily and quickly be taken down. If you do so, please hook it at one end to not drive across it (or it will get damaged) and when done please put it back on.

Also advise your children not to play with it or use it as a swing as it will break easily.

### **THE LAMP POSTS**

The lamp posts should switch on automatically by sunset and off at sunup.

### ***ILLEGAL DRUGS & CRIMINAL ACTIVITY***

There is no illegal drug usage or excessive alcohol consumption in Laura Street common areas. If you want to drink alcohol, do it in your home and be discreet about it. Of course illegal drugs are not allowed. The proper authorities will be informed of illegal drug usage or alcohol consumption.

*Of course, any criminal activity is not allowed on the property.*

### **VIOLATIONS**

Please help ensure these rules are kept by noting violations and just politely requesting that they are followed. Continued violation should, however, be reported to the Association Manager with a copy to The Board of Directors in writing with specifics.

*Violation of these Rules and Regulations may result - where the minor violations continue without rectification - in fines, eviction or civil suit and in case of criminal violations, instant criminal charges, police involvement etc.*

## **MANAGEMENT**

**Association Manager:** Cindy Alexopoulos

Phone: 727-799-8982 Fax 727-799-8984

[Email:calexopoulos@sentrymgt.com](mailto:calexopoulos@sentrymgt.com)

## **THE BOARD OF DIRECTORS HOMEOWNERS ASSOCIATION LAURA STREET TOWNHOMES**

Janie Gibson  
Jim Armstrong  
Kurt Paine