

RULES AND REGULATIONS

AS EMPOWERED BY THE AMENDED BY-LAWS OF POLYNESIAN ASSOCIATION, INC., EXHIBIT 4, SECTION 3.11, THE BOARD OF DIRECTORS OF THE ASSOCIATION, UPON DUE NOTIFICATION TO THE ENTIRE ASSOCIATION, REVISED AND APPROVED THE RULES AND REGULATIONS ON JAN. 2013.

OTHER PROVISIONS AS COVERED BY THE DECLARATION OF CONDOMINIUM, THE CERTIFICATE OF INCORPORATION, THE BY-LAWS AND AMENDMENTS THERETO REMAIN IN EFFECT AND ARE GOVERNING.

THE RULES AND REGULATIONS ARE AS FOLLOWS:

A. COMMON ELEMENTS

Streets, pool area, designated walkways to the pool, recreation building and adjacent parking area, and fishing pier and related path at the north end of condominium property are common elements and may be used by all.

B. POOL AND RELATED AREAS

1. May be used between 9:00 AM to 9:00 PM.
2. May not be used by persons with colds or communicable diseases.
3. A shower is required before entering the pool.
4. Rough play and running are not permitted.
5. Personal electronics permitted only with the use of headphones.
6. No foreign objects (coins, stones, etc.) or rafts are allowed in the pool.
7. Life preserving devices are permissible.
8. No glass or breakable items allowed.
9. Use receptacles for all refuse.
10. No placing of pool furniture on lawns; no removal of pool furniture from pool area.
11. Towels must be placed on chaises and chairs.
12. Children less than twelve years of age must be under the poolside supervision of a responsible adult.
13. Infants must be diapered and wear appropriate swimwear.
14. No diving.
15. Pool is closed during thunderstorm.
16. Use pool at your own risk. NO LIFEGUARD ON DUTY.
17. Pool capacity 28 people.
18. No smoking in pool and recreational areas.

C. USE OF UNITS AND RELATED LAND AREAS

1. Must be kept in clean and sanitary condition.
2. Garbage and rubbish must be kept in closed receptacles, shielded from view. Trash, recyclables and yard waste are picked up once a week (early Wednesday morning). Garbage and yard waste must be in plastic or metal cans. The dumpster is to be used by the maintenance personnel only.
3. Clothes may be dried online in areas shielded from view.
4. Tools, equipment, beach chairs, bicycles, toys, grills, etc., should be shielded from view.
5. Signs may be displayed only with the written approval of the Board. Real estate sign placement must be coordinated with the Board or head of maintenance.

6. Advertised private enterprises may be not be conducted from any Unit.
7. Pet rule is as follows:
 - a. No more than two (2) dogs or two (2) cats or one (1) dog and one (1) cat shall be permitted to be kept, harbored, or stay in any home. In addition, tropical fish and small caged birds are permitted. No other type or kind of pet is permitted other than domesticated dogs, domesticated cats, tropical fish, and small caged birds.
 - b. Only owners and visiting immediate family members (parent, sibling, or adult child) may bring a pet when visiting so long as the owner is present and as it does not exceed the two pet per home rule. Renters and friends are not permitted to have pets. No pets are permitted in the pool area.
 - c. No animal shall be kept, bred, or maintained for any commercial purpose, in unreasonable numbers, or if there would be involved any odor, noise or other nuisance which would unreasonably disturb the use and enjoyment of any portion of the property.
 - d. No snakes, rodents, or any type of reptile, whether caged or not, may be kept in a unit. No pets shall be kept outside of a unit or in any courtyard, patio, or entry area unless someone is physically present with the dog or cat.
 - e. When outside of the owner's unit, all pets must be always kept on a proper leash. Unit owners shall immediately pick up and remove any solid waste deposited by their pet. Dog owners are responsible for cleaning up after their dogs. The person in control of the dog must carry a disposable plastic bag or some type of receptacle for this purpose

ANY PROPERTY OWNER NOTING AN INFRINGEMENT OF THE ABOVE RULES WILL REPORT TO THE PRESIDENT OF THE ASSOCIATION. IF TWO OR MORE WRITTEN NOTICES ARE RECEIVED, ACTION WILL BE TAKEN BY MANANGEMENT. NO EXCEPTIONS TO THESE RULES.

8. Garage sales, estate sales, consignment selling or other sales within units and common area are not permitted.
9. Garage doors are to be kept closed except when exiting and entering.
10. No bird feeders, as they attract rats.

D. WATER

1. Obey Sarasota County Fresh Water Rules. This water is for inside villa use and outside for car washing and villa windows only. When used outside, a hand release off nozzle is required.
2. Well water is provided thru white plastic lines and is to be used for all irrigation and other outside purposes. Obey Sarasota County Water restrictions.
3. Owners are obligated to turn off the villa outside water valve and turn off power to the water heater(s) when villa is not occupied.

E. PARKING

1. Resident parking is restricted to passenger vehicles (this excludes trucks, buses, mobile homes, recreational vehicles).
2. No vehicle may be used for overnight occupancy.
3. No parking on the grass.
4. Overnight parking must be cleared with the head of maintenance.
5. Parking on the street is permissible during daylight hours. Always keep the street passable and do not block driveways or traffic.

6. The number of vehicles regularly parked by unit occupant is limited to the number of parking spaces for the unit. For temporary guest parking, contact the head of maintenance.
7. No commercial vehicle is allowed to be parked overnight on property.

F. OCCUPANCY OF RENTAL UNITS

1. Limited to four people in one-bedroom unit and five in a two-bedroom unit and seven in a 3 or 4 bedroom.
2. Limited to a single family for any period in excess of 90 days.
3. Individuals under 21 years of age may not occupy units unless parent or guardian is in the residence.
4. Grade school or preschool age children shall not be let alone in a unit at any time.

G. RENTAL REGULATIONS

1. Any owner wanting to rent may use or contract with the agency of their choice including Argus Management.
2. The owner is responsible to provide a list of the rules and regulations to each renter, prior to occupancy, either themselves or their agent.
3. Polynesian Gardens Association will list the appropriate contact numbers and post them at the Office.
4. Polynesian Gardens Association will post a list of the rules and regulations at the Office.
5. It is the sole responsibility of the owner to provide services for their renters; in the event of an emergency, phone numbers will be posted at the office.
6. Renters not following the rules and regulations (after fair warning) will be asked to leave.
7. Minimum rental period is one month in Season (January 1 through March 31). Two-week minimum rental remainder of the year.
8. Owners renting their villa must submit to the Board of Directors a completed Rental Form along with a \$50 application fee payable to Polynesian Gardens. If the villa is non-rental, a Friends and Family Form is to be completed and submitted for security purposes. Either form is to be received by the Board of Directors 7 to 10 days prior to occupancy.

H. BOATS

1. No permanent docking or storage of boats on water or land, with the exception of private docks.
2. No boats, trailers, jet skis or similar items may be brought into the complex for any reason.
3. No surfboards or wind surf units, etc., may be stored on cars or in yards where they may be seen by other residents.
4. At two private docks, boat size is limited to a maximum length of 26 feet. There can be no flying bridges, and no sailboats.

I. OBLIGATIONS OF OWNERS AND LONG-TERM CCUPANTS

1. Advise head of maintenance of any changes in locks or bolts on entrance door that would make it impossible for authorized persons to gain admittance when unit is unoccupied. A key that will permit ingress must be furnished to the head of maintenance.
2. Notify head of maintenance in writing when leaving for extended period time.
3. Advise, appropriately, of any suspicious activities on the property.

4. Written requests for maintenance service (forms available online) should be placed in marked box outside of the office.
5. Owners planning to sell their villa are requested, as a courtesy, to write a brief description of the villa on a 3" x 5" card and post the notice on the bulletin board at the library.
6. Fruit trees and resulting fruit, must be maintained by their owners or designee. If not maintained, upon thirty days written notice of complaint, the Board will take appropriate action up to and including removal.
7. Plumbing repairs: Failing to follow: "Plumbing Emergencies" as outlines on page 7 of the yearly published "Owners Directory", will result in the Owner/Renter accepting FULL responsibility for payment to the Service Provider.

J. CHANGES IN UNITS

BOARD OF DIRECTORS WRITTEN APPROVAL IS RQUIRED FOR:

1. Painting, decorating or changing the appearance of any part of the exterior of a unit requires the unit owner to submit a CHANGE OF VILLA FORM to the Board of Directors for approval (These forms may be found in the box, marked as such, outside the office or on the website: www.Polynesian-Gardens.com. At that time, the unit owner must:
 2. State description of the proposed change.
 3. Include a drawing with dimensions of the project.
 4. Give approximate date the project will be started and when the project will be completed.
 5. List contractor's name responsible for completing project.
 6. Submit paint samples if plans include changing paint color on Villa exterior, doors or shutters.
 7. All legal documents and permits must be obtained before proceeding with the project.

K. SAFETY

In the interest of safety and courtesy, traffic rules posted within the Association must be observed: 10 miles per hour speed limit and follow all one-way street signs. Bicycles must also obey one-way safety signs. No playing in the streets at any time. This is to include no roller-blades or skate-boarding.