

SUMMERSIDE RULES AND REGULATIONS

General

1. No occupant shall make any alteration, remove any portion, make any addition, or do any work, which would jeopardize the safety of soundness of the building.
2. No occupant shall obstruct or interfere with the rights of other occupants by being unreasonably noisy, being a nuisance or otherwise. Lanais shall be left in a visually acceptable manner.
3. Please be proactive at Summerside. If you see problems, hazards, concerns or noncompliance of Summerside rules, please contact the Management Company. You may report the issue anonymously.
4. If you see suspicious behavior, or something out of the ordinary, please call either the emergency Police Dispatch (941) 861-5800, or in case of emergency call 911.
5. There shall be no alteration, decoration, repair, replacement or change of the common grounds, or any exterior portion of the building. This includes exterior light fixtures.
6. The speed limit is 10 mph. Please inform guests of the speed limit.
7. No commercial or professional businesses shall be operated from the units.
8. Exterminator services are included in the condominium association fees. Please contact the Management Company for services when issues arise.
9. Unit owners (and tenants) shall be prohibited from direct contact with Association employees and vendors/contractors. All communication related to Association services provided by said Association employees and vendors/contractors shall be directed to Association management only.

Exterior of Units

1. Trees may not be planted in front of fenced areas unless kept in pots. If planted in front of fenced areas, the trees will be removed and the owner will be charged a removal fee.
2. Summerside reserves the right to trim or remove any plants that are not maintained by the owner/occupant.
3. Screen doors may be added or replaced only if they comply with the uniformity of the existing style and color code.

4. Window coverings/dressings must conform to the color code of Summerside.
5. Front doorways may have one potted plant. This area must be clear of debris at all times. No chairs, shoes, or trash may be left in this area.
6. Nothing should be left hanging on the outside upper railing or landing area.
7. Owners/occupants must maintain all windows and screens in good repair.
8. Owners/occupants shall be responsible for any damage to carports and lanais.
9. Bicycles shall be stored inside lanai and not locked to carports, stairways, or left on common areas. Bicycles may be confiscated by the Association if not stored according to the rules and regulations.
10. No satellite dish or antenna shall be erected in common areas.
11. Children shall not climb on, over, or under fences. Parents will be held responsible for damage or injuries.
12. Water hoses must be hung on the building or kept out of sight.
13. Areas under stairs shall not be used for personal storage.
14. Personal landscaping is limited to a 9-foot length of front fences, and shall only be permitted if properly maintained. Landscaping must be uniform.
15. No personal lawn ornaments shall be placed on the common grounds.
16. Any personal articles left outside must be removed. All chairs, benches, barbeques, toys, and bicycles left outside will be removed and disposed of.

Pool Area

1. Occupants and guests must be 14 years of age or older or must be accompanied by an adult to use the pool and pool area.
2. Pool hours – 9:00 AM to 10:00 PM.
3. Maximum number of people allowed in the pool area – 18.
4. Permission for private parties shall be obtained from the Association via the Management Company.
5. No animals are permitted in the pool area.

6. Shower off suntan lotion before entering the pool.
7. No running or roughhousing in the pool area.
8. No abusive language or offensive behavior will be tolerated.
9. Please be considerate of others with regard to the use of a radio.
10. The safety rope in the pool MUST remain in place at all times; otherwise, the County will fine Summerside and close the pool.
11. The lifesaving ring is not to be used as a toy.
12. When leaving the pool area, please ensure that you have collected all of your personal items. Please dispose of trash in proper container.
13. Summerside/the Management Company reserves the right to evict anyone from the pool area for any rules violations.

Garbage and Recyclables

1. All garbage must be placed in plastic bags and securely tied.
2. Please do not leave trash bags or items next to the dumpsters. Waste Management refuses to empty dumpsters that have trash stacked around them.
3. Yard waste shall be disposed of into the yard waste container located at the rear of Summerside.
4. If you need large appliances or other items picked up, call (941) 861-6133.

Pets

1. Occupants may have one (1) cat or small dog not exceeding 15 inches in height.
2. County ordinance states that all dogs must be on a leash and pet owners are responsible for picking up their pet's waste.
3. Animals are not allowed to be left in the lanai when the resident is not home.
4. All animals must be on the original lease or permission shall be obtained from the owner and management.
5. Dogs are not permitted to bark for extended periods of time.

6. County ordinance states that all pets must be kept indoors. If the pet becomes a nuisance, the County will set up traps.

Vehicles

1. No occupant or guest shall park or store any commercial vehicles, boats, trailers, campers or any type of overnight vehicles at Summerside without the Board approval.
2. Only two (2) vehicles are permitted per unit – to be parked in one (1) designated carport space and one (1) non-reserved guest parking space.
3. Vehicle without valid license plates or with expired tags will be towed at the owner's expense.
4. Car washing is prohibited at Summerside.

Selling or Renting

1. When a unit becomes available for sale, lease or tenant change, the owner shall notify the Association via the Management Company.
2. An application for residency must be completed prior to moving in. An application fee of \$50.00 must accompany the application. However, this does not guarantee approval.
3. As part of the approval process, Summerside will run a background check.
4. The Association Board of Directors reserves the right to interview any person renting or purchasing before they move in.
5. All units are limited to a single-family residence.