

Park Shore Landings Condominium Association, Inc.

SUMMARY OF RULES AND REGULATIONS (AND OTHER IMPORTANT INFORMATION)

Please keep this information in a handy place for your reference and that of your guests. Refer to the published book of Rule and Regulations and the Declaration of Condominium for greater detail. This is your home, but please be considerate of your neighbors.

OFFICE

PLEASE NOTIFY OFFICE OF YOUR ARRIVALS AND DEPARTURES

- Located on the ground floor of the pool building.
- PSL Office hours: Tuesday & Friday 8am- 11am (Oct. 15 – May 15)
- PSL Office phone: 239-649-4430/239-372-2996
- PSL Email: Manager@parkshorelandings.info
- After hours and emergency 239-309-0622

Additional copies of this summary, Rules & Regulations, guest and lease applications, etc. are available at the office or online.

GENERAL RULES

- Please observe quiet hours from 11PM to 8AM. Be respectful of neighbors.
- Wet towels, clothing, etc. should not be hung on balconies.
- 2 barbecues are available for the use of the residents. They are located between buildings 1 & 2 and between 3 & 4. Please be considerate and keep them clean.
- Garbage not eliminated in your kitchen disposal should be placed in a securely fastened plastic bag and deposited in the garbage chute near the elevator.
- Recycling is available near the pool area. Cardboard boxes should be flattened and placed in the bins or in the recycling area if they are large.

OCCUPANCY

- Overnight occupancy may not exceed 8 persons in villas or 6 persons in other units.
- A unit may be leased to others twice per calendar year for a period of not less than 30 days per lease.
- Each owner may keep **ONE** small pet (refer to condo docs for weight limit), but **THIS PRIVILEGE DOES NOT EXTEND TO GUESTS OR LESSEES.**

MAJOR IMPROVEMENTS

- Any modification to or installation of walls, plumbing, hard surface flooring, lanai enclosures, sliding glass doors, windows, screens, storm shutters, roof air-conditioners, boat lifts and/or ladders **REQUIRE ARC/BOD** approval **PRIOR** to commencement.
- Owners **MUST** discuss any plans with the manager **BEFORE** making major improvements.

- In consideration of your neighbors, please schedule major construction out of season, from May 1- Nov. 15, between the hours of 8am to 5pm Monday through Friday.

AUTOMOBILES

- Please park in the carport assigned to your unit. Additional cars may be parked in the guest spaces.
- Areas directly in front of each building may be used for day parking, but overnight parking is not allowed.
- Trailers, boats, jet skis and their trailers, motor homes, motorcycles, trucks, etc. are prohibited from the property.
- Commercial vehicles may not remain on the premises overnight.

SWIMMING POOL

- **NO LIFEGUARD IS ON DUTY. SWIM AT YOUR OWN RISK.**
- The pool and clubhouse are secured by gates with a code. Check with office for current code number.
- Please read and observe posted rules.
- The health department requires that children who need diapers must wear swim pants in the pool. Don't let children swim in regular diapers.

MANDATORY DEPARTURE PROCEDURES

- **SHUT OFF MAIN WATER SUPPLY VALVE FOR YOUR UNIT.** Water leaks are the most frequent complaint in our buildings.
- **TURN OFF THE CIRCUIT BREAKER FOR THE WATER HEATER.**
- **SET THERMOSTATE AND HUMIDISTAT AS INDICATED ON THE CONTROLS.**
- **UNPLUG TV'S AND OTHER ELECTRONIC DEVICES.**
- **NOTIFY OFFICE OF YOUR DEPARTURE DATE.**
- **ARRANGE BI-WEEKLY INSPECTIONS OF YOUR UNIT WHEN IT WILL BE UNOCCUPIED FOR MORE THAN TWO WEEKS.**

IMPORTANT CONSIDERATIONS

- **TWICE-YEARLY INSPECTION OF YOUR AIR CONDITIONING SYSTEM IS SCHEDULED BY THE OFFICE** to avoid blocked drains and leakage.
- **REGULAR PEST CONTROL TREATMENTS ARE SCHEDULED BY THE OFFICE.** If you have a problem inside your unit, contact the office.

INSURANCE CONSIDERATIONS

- Most condominium insurance policies require that, when your unit is unoccupied, the water supply must be shut off, the air system must be operated to control humidity, and regular inspections must be made to detect seepage, leakage or air conditioner failure.
- **FAILURE TO DO THESE THINGS MAY RESULT IN DENIAL OF A CLAIM BY YOUR INSURER.**

June 20, 2023