

VOG III RULES AND REGULATIONS (updated 3/2022)

For your convenience we have prepared this condensed version of the Condominium Association Rules and Regulations that are important to the good of the condominium and are to be observed by everyone. The **Condominium Declaration and By-Laws** given to you at time of purchase/lease will verify these conditions or restrictions. Non-compliance may be cause for legal action.

Article XVII

PARKING: a covered lettered parking space is provided for the use of each unit owner. Unit owners or their lessees are required to park their automobiles in such space.

Article XVIII

OWNER RESPONSIBILITY:

- Section 1—The purpose of these units is ONLY to be a one-family dwelling and may only be used in this fashion.
- Section 2—Utility payments must be kept current and the interior maintained in good condition.
- Section 3—No signs are permitted on the common elements or visible from the common elements.
- Section 4—NO PETS are permitted. The exception may be two (2) indoor cats, small birds kept in a cage, gold fish or tropical fish for private enjoyment only.
- Section 5—Unit owners are liable in full for defacing or destruction of common elements by themselves, their guests or tenants.
- Section 6—No storage of articles is permitted in or on the common elements.
- Section 7—Outside drying or airing of clothing, bedding etc. is prohibited on common elements or visible from common elements.
- Section 8 & 9—Excessive noise, such as radio, stereo, TV, instrumental practice etc. is prohibited. Discretion is to be used between the hours of 11:00 PM and 9:00 AM to maintain an environment that is considerate of all residents.
- Section 10—Children under eighteen (18) years of age are not allowed to live in Village on the Green III Condominium. Village on the Green is a 55 year old and up ADULT community.
- Section 11—A maximum of four (4) persons per unit is permitted as permanent residence in a two-bedroom unit.
- Section 12—Overnight guests of any age are restricted to three weeks each six months. The maximum occupancy permitted in the two bedroom units including residents with guests is six (6).
- Section 13—Unit owners agree to use the common elements within the Rules and Regulations from the Board of Directors.
- Section 14—No trucks, campers, recreational vehicles, motorcycles etc. may be parked on the common elements, temporarily or regularly.

MOVING INTO VOG III

MOVING IN: Pods are permissible, but must be parked in guest parking and only for a limited time.

GARBAGE: pick up Tuesday and Friday. Use secure plastic bags and flatten all boxes.

RECYCLING: Bins are available in each garbage enclosure. Instructions included in this packet. NO plastic bags or cardboard.

LARGE ITEM REMOVAL:

- call 727-562-4920 mid-week to request large item pick-up the following Monday.
- Give them the six digit # printed on your dumpster.
- Put items alongside enclosure SUNDAY NITE (not in enclosure).
- NO electronics.
- These instructions are attached to each garbage enclosure.

MAINTENANCE: Odesti, our maintenance man, is on the premises daily, @7-12. For minor outside repairs, place a work order in his box located under the two bulletin boards on Royal Pines Circle and Laurelwood Dr. There are also boxes located on the sheds for 2519 and 2555. Or use the work order form on our website, *villageonthegreen3.com*. If not within his scope of work, he will inform Dayna Cannistraci, our Property Manager, at Ameri-tech (727-726-8000 Ext 272)

NEW INSTALLATIONS: provide the President of the Board of Directors your intention to install new windows, doors, screen door or other outside amenities. Furnish a quote/invoice, description of work, picture or specs. Owners should fill out an Architectural Request form available on the VOG III website. The BOD will review and approve prior to installation. All items have specifications and should conform to other units (e.g. bronze color, sliding windows).

A NEW RESIDENT: Any person moving into your unit for an extended period of time will need to complete an application and be screened. It will be the responsibility of the unit owner to advise the BOD of the new resident and the

new resident of our rules and regulations.

FRONT ENTRANCES: Front door mats on the first floor should NOT be rubber backed. They foster moisture and may damage the pavers.

- One plant may be placed by the front door with a saucer for drainage.
- No plants, statues, etc. on windowsills or in the planting area.
- A folding chair may be used. Please, no rigid chairs, tables.
- Wreaths and flowering hanging baskets are allowed.

PLANTS: DO not plant or remove plants from around your unit or on common property. That is exclusively the responsibility of VOG III. We are trying to maintain a uniform and thriving landscape. Refer all questions to a board member about getting new or removing old plants.

UNIT RENOVATION: when renovating please keep the following in mind.

- All old items (sinks, stoves, etc.) or debris (carpet, lumber, wall board) is expected to be taken away by the contractor.
- Building materials can NOT be placed in the dumpsters.
- Trailers/flatbeds for debris must be parked in guest parking and removed over the week-ends.

GRILLING: no grilling (charcoal or gas) is allowed anywhere except at the clubhouse.

FLAGS and SIGNS: only American flags are permitted: it should be of an appropriate size and condition. Signs are not allowed on windows or grass.

OUTSIDE MAINTENANCE: the Association will do all it can to ensure that the outside of units are kept clean, neat, free of bugs and insects. But please take responsibility for your own front door area by sweeping periodically, cleaning your windows and sills and brushing leaves and twigs away.

PARKING: As an owner, you are entitled to one parking space under your designated carport. A second car will need to park in guest parking. All other cars must be parked on Laurelwood Dr. so as to ensure guests and vendors have a place to park. This is especially critical during the winter.

BOARD OF DIRECTOR'S MEETINGS: Held each third Wednesday at 4 P.M. at the Clubhouse from September to April/May. Owners are encouraged to attend.

MISC.:

Phone Directories are printed and distributed each spring.

Website is: villageonthegreen3.com

KEYS: should be obtained from the seller (door, mailbox, pool).

Pool keys are \$50.00. Call John Stover phone 517-227-2615

Mailbox keys can be purchased from Lowes, Home Depot or Ace Hardware.

Shed door key/lock can be purchased at a hardware store. Front door key/lock will require a locksmith.