

2023 ALL RULES AND REGULATIONS CURRY CREEK OWNERS ASSOCIATION

1. The units shall be used as single-family residences. No one bedroom unit may be occupied by more than three (3) persons and no two-bedroom unit may be occupied by more than five (5) persons.
2. No nuisance shall be allowed upon the Condominium property, nor shall any practice be allowed which is a source of annoyance to residents which will interfere with the peaceful possession and proper use of the Condominium Property by residents.
3. No unit owner shall permit nor suffer anything to be done or kept in his condo which will increase the rate of insurance on the Condominium Property.
4. One household pet not exceeding twenty (20) pounds in weight may be kept on the unit premises and allowed on common property subject to Association rules and regulations. Registered service and emotional support animals may be over this weight limit. Pets must always be on a leash, must not disturb others not left outside unattended. Pet droppings must be picked up by owners.
5. Rentals may be approved by the Board for less than three (3) months, however, three (3) months or more is required. In following this rule, we will know who is in residence at Curry Creek.
6. In accordance with our Condominium documents, we must have all rentals and sales approved by the Board of Directors. The application must be received and approved by the Board of Directors at least 15 days prior to Rentals and Purchasing the unit. If possession is taken prior to approval, on RENTALS, a fine of \$50.00 will be assessed to the owner of the unit by the Board of Directors. Applications may be obtained from Board members. It is understood with the signing of a Rental/Lease, that the owner will be responsible for tenants and that ALL COSTS, legal or otherwise, in the possible removal of tenants due to Association violations, shall be the owner's responsibility. The Board of Directors can assess a penalty to the owner in the amount of \$15 per day of non-compliance to order. If the penalty is unpaid, the Board of Directors will order a lien on property for payment thereof. The applicant must understand that the Association does not provide personal services nor perform maintenance or repairs inside of the individual units and that common elements must be

respected at all times. There also will be a processing fee required with all applications. This will pertain to all future Rentals, Leases, or Sales.

7. Every purchaser or lessee who acquires an interest in a condominium unit shall acquire the same subject to this Declaration, the provisions of the By Laws of the Condominium Association and the provisions of the Condominium Act. Note: for a detailed explanation of these rules, you may refer to the Declaration of Condominium pages 8 & 9.

8. All condominium units shall remain of like exterior design, shape, color, and appearance as originally constructed by the Developer.

9. No unit owner or tenant shall keep or park on any common element or limited common element trailers, campers, trucks, recreational vehicles, commercial vehicles, or motorcycles. Customary passenger vehicles are only allowed, includes vans, SUV's, and pickup trucks (not over 6000 pounds).

10. No air conditioners or structures of any kind shall be erected or maintained on the exterior of any building except for those structures that form a part of the original building or under provisions of the Declaration of the Condominium.

11. Normal pick-up days for trash are Monday and Thursday, except holidays may be different. Pick up day for recycling is Thursday only. All trash must fit in the trash cans provided by the City of Venice.

12. No clothes lines, hangers or drying facilities shall be permitted on the exterior of the building or in/on any of the common elements except by the Association. No rugs, drapes or similar articles shall be dried, aired, beaten, or cleaned by hanging same from any window or door.

13. Owners are reminded that parking spaces for each unit have been assigned and likewise guest parking has been provided. No parking on the grass. Vehicles improperly parked in assigned area will be towed at vehicle owners expense.

14. In an effort to conserve water, car washing of any vehicle not owned by a resident is strictly prohibited.

15. Car maintenance of any kind is prohibited in the area. (Oil changing, tune-up, flushing radiator, or major repairs.)

16. Any changes, additions, or improvements to be made to the exterior of the building shall be submitted to the board in writing for approval.

17. No unreasonable noise or disturbance is permitted at anytime which would be contrary to the City of Venice Noise Ordinance.

18. All hoses will be hung in an inconspicuous place. No hoses to be left on the grass.

19. Unit owners are responsible for upkeep of area three (3) feet from his or her unit outside, i.e., weeding, plants, fruits fallen from trees, and shrubs, etc. Unit owners are responsible year-round for maintaining upkeep of this area or be charged for hiring someone to clean up area. Any bushes, plants or trees planted by owners or previous owners (not planted by the association) are the responsibility of the owner to maintain.

20. A charge of 25 cents per page for copies requested by unit owners will be made for Association documents. However, most of these documents should be available on our website.

21. The rules covering carports are as follows: All must be of the same design. Only motor vehicles are allowed. Unit owners are responsible for insurance, maintenance, and upkeep. No storage cabinets or hanging articles from the structure. Damage protection bars are allowed.

22. A time limit of three minutes will be given to unit owners to speak at all meetings of the Association on each agenda item. A unit owner may file a written request to speak with the Association at a reasonable time in advance of the meeting.

23. The timely remittance of monthly maintenance fee from each unit owner is essential to the smooth functioning of the Condominium Association and the proper maintenance of the Condominium property. Monthly maintenance fees are DUE EACH MONTH BY THE 1st. A late fee of \$25 will be charged if payment is not received by Curry Creek Owners Association starting on the 10th of the month in which the payment is due. Monthly maintenance fees not paid by the last day of the month in which it is due shall be in default. A claim of lien will be filed by the Association for delinquent monthly maintenance fees and costs with the clerk of the Circuit Court. An action to foreclose a claim of lien for unpaid monthly maintenance fees and costs will then be filed with the circuit court.

24. Expenditures over \$700.00 for capital improvements to the common elements cannot be accomplished without consultation and agreement by homeowners at a properly notified meeting.

25. No unit owner or tenant shall keep a boat in Curry Creek Canal unless prior signed approval is given by the Board of Directors of Curry Creek Owners Association. No motors are allowed to be run in Curry Creek

Canal. The dock is used for resident ~ fishing use and is the primary concern of the Board.

26. No immoral, improper, offensive or unlawful use shall be made of the Condominium Property nor of any condominium unit.

27. No "For Sale" or "For Rent" signs or other signs shall be displayed by any individual unit owner on his condominium parcel or any part of the Condominium Property.

28. No feeding of wild animals is allowed. No bird feeders or throwing of seeds, bread etc. to birds or other animals.

29. See Declaration of Condominium on our website (pages 7-13) for additional information on Rules and Regulations.

30. Guest bracelets- The board has voted in favor of requiring every daily and overnight visitor that is not accompanied by an owner to wear a rubber bracelet while using the common areas or facilities to confirm that they are legitimate visitors and not trespassers. There is a new form called "guest registration." When an owner has a visitor that will be in their unit without them present, they are asked to fill this form out and drop it off at the Board President's house. Three wristbands will be given to the owners. The form will contain the street number, residence name, phone number, email, number of guests, and their names, phone number for guests in case of emergency, guest car information, and it does indicate that minors must be supervised by an adult at all times. The owner states that all guests have been made aware of and qualified by the policies, rules, and regulations of the Curry Creek Owners Association and owner attests that he/she/they are not receiving any remuneration in cash, time, or exchange for this day. If the wristbands are lost, there will be a \$5 charge to receive more. Guests are required to always wear these wristbands when the owner is not present, when using common areas or facilities. Residents will be responsible for the conduct of their guests while visiting Curry Creek. Non-Overnight guests cannot use recreation facilities for more than four days each month. The form can be printed and kept until the owner has a visitor. The form must be filled out and turned in before guests arrive. Note: Guests that stay for over 14 days become a tenant under Florida law and must fill out an application and pay the fees associated.

31. The Association must have keys to your cars (if a snowbird leaves a car here over the summer) and keys to units available to the Board to move cars or enter units, if necessary, in case of fire or other emergency, or for

Termite inspection/work in parking lots, etc. Unit owners must let our Management Company know who on the board has keys, or a local contact that has access to your unit and car.

POOL RULES

The Florida Board of Health Swimming Regulations are posted and to be observed. The association is NOT responsible for any accidents or injuries. All people using the pool do so at their own risk.

No animals in the pool or within the pool fence.

No food or drink in the pool or within the pool fence.

NO glass.

Shower before entering pool.

No more than (9) people in the pool at any given time.

NO diving, running, horseplay, yelling, ball playing, and excessive noise or jumping in the pool.

Children under twelve (12) years of age must be accompanied by an adult.

No diapers (swim diapers, adult diapers) allowed in the pool. Children must be toilet trained to use the pool.

Use of suntan oils and lotions are strictly prohibited in the pool.

Frisbees or ball playing is prohibited inside the pool fence or in the pool.

No objects made from Styrofoam (floats, kickboards etc.) are allowed in the pool. The only objects that may be used for floatation are pool noodles. No blow up toys allowed. No childrens pools allowed on the pool deck or grass area.

Proper swim attire must be worn when using the pool. Cut-off jeans are not considered proper swimming attire.

Rest room is not to be used as storage areas.

The pool area, restroom, and storage area is the responsibility of each unit owner, guest, renter, etc.

Please leave the pool area clean. Put down umbrellas that you put up. Lock the gate when you leave every time.

Pool hours – dawn to dusk.