

Sun Ketch II, incorporated in 1987, is a 21-building Condominium Association, comprising of 111 individual townhouses.

All owners are members of the Sun Ketch II Condominium Association and are governed by a Board of Directors. The Board is made up of five Directors all of whom are unit owners, and are elected for a one-year term by the unit owners at the Annual Meeting.

The Sun Ketch II management company is Ameri-Tech and reports to the Board of Directors. The management company is responsible for the day to day operations and also enforces the Rules and Regulations.

Following the Rules and Regulations is about being considerate of your neighbors and promoting a sense of community. Your cooperation is appreciated.

Definitions:

Unit: The boundaries of the unit are the interior finished surfaces for the ceiling, floor (including garage slab) and perimeter walls, and all windows and doors within the perimeter walls.

Limited Common Elements: Common Elements that are set aside for the exclusive use of a unit owner. These include the driveways in front of each unit, the front doors, the atrium area including the stairway and iron railing leading to the second floor, the front balcony, the rear downstairs patio and the upper screened-in-lanai.

Common Elements: Common Elements that are owned jointly by all unit owners. These included the outside walls, roofs. Streets, dumpsters, grassy area, trees, shrubs, retention pond, swimming pool and cabana.

- 1) **Monthly Maintenance Fees** are due on the 1st of each month. Late fees will be applied on the 10th of the month for any unpaid balance. Past due accounts greater than 60 days will be turned over to the Condo Association Attorney for collection.
- 2) **Pets** - No animals, except for one dog (30 Lbs. weight limit) and two domestic cats, may be housed in any unit (this includes visiting animals). In no case may any animal, bird, or reptile (of any kind) be raised or bred in a unit. No reptile of any distinction is allowed.
 - A. In addition to the above, in no event will any dog whose breed (purebred or mixed) that is noted for its aggressive or ill-tempered nature be permitted on the premises (including visiting dogs). These breeds (or any mix of these breeds) are as follows:

Akita	Alaskan Malamute	American Staffordshire Terrier
Bullmastiff	Chow Chow	Doberman Pincher
Great Dane	Pit Bull	German Shepherd
Rottweiler	Presa Canario	Staffordshire Bull Terrier and Wolf Hybrid
Siberian Husky		
 - B. Dogs or cats (accompanied or unaccompanied) must be on a leash while outside of the unit including the unit driveway at all times.
 - C. Pet owners must pick up pet waste and properly dispose of it.
 - D. Animals must be confined to the unit and are not allowed on the lanai, stairway, or the upper, middle, and lower landings if the owner of the animal is not at home.
 - E. In case of pet noise disturbance, it is strongly encouraged to make a disturbing of the peace complaint to the Treasure Island Police (727-547-4595) and notify the Property Manager.
 - F. No feeding of birds, ducks, squirrels and other wildlife is permitted. This also includes no bird feeders, bird baths and standing water containers and any plant containers being used as feeders.
- 3) **Annual Termite Inspections** – All unit owners are required to have their units inspected by the Sun Ketch II termite vendor. If the unit owner does not comply with the termite inspection and does not provide an inspection within thirty days of the community inspections a FINE will be sent to the unit owner. The unit owner will then be responsible for any termite treatments on their own.
- 4) **Modifications** - No unit owner shall make any alteration in or improvements to a unit without first obtaining approval from the Board of Directors. This includes removal or planting of new bushes or trees in front or rear of units.
- 5) **Noise** – No one may play music or make noises that would disturb neighbors. A written complaint should be sent to the property manager. Disturbing of the Peace issues can also be reported to the Treasure Island Police at 727-547-4595

- 6) Rentals** – No unit may be rented for a period of less than 30 consecutive days and are limited to six times a year. This includes guests staying in units when unit owners are not staying in the units at the same time. Tenants/guests must follow the rules.
- A. Owners are required to provide tenants/guests with a copy of these Rules and Regulations. Unit owners are responsible for their tenants/guests.
 - B. Unit owners must provide tenants/guests names, phone numbers and e-mail address to the Property Manager as well as the name of the rental agent and agency handling their property. If the unit owner rents their property without the approval of the BOD and does not pay the management company to run background checks the unit owner will be FINED.
- 7) Residence** - No Unit shall be used for any purpose than as a single-family residence. This prohibits any owner or renter from using the premises for the operation of a commercial business, including operations for an offsite commercial business.
- 8) Maintenance** – Unit owners are responsible for maintaining/repairing/replacing the Limited Common Elements (Unit driveway, front door, stairwell and iron railing leading to second floor, front balcony, rear downstairs patio and upper screened-in-lanai).
- 9) Stairwells** – Only to be used for access to the second floor living quarters.
- A. This prohibits the placement of shelving, cabinets, trash containers, bicycles, motor bikes, strollers, toys or any unsightly objects in the Limited Common Elements.
 - B. The also prohibits the storage of use of barbecue grills, hibachis and any cooking devices in stairwell and screened-in-lanai because of fire hazard.
- 10) Outside Lights/Cable/AC lines**- Unit owners are responsible for all inside and outside equipment serving the unit, including outside light fixtures, (replacements must match original style), telephone lines, cable television lines, air conditioning/heating equipment, all water and sewer lines including the line to the sewer cleanout and the water line through the exterior wall. AC lines connecting the inside AC unit to the outside AC unit must be inside the screen lanai. All AC platforms must comply with the current platforms and must be extended so the AC unit is not directly under the lintel. No antenna or satellite dishes are allowed.
- 11) Windows/Screens** - Unit owners, at their own expense, must maintain all parts of the unit within the perimeter walls including all windows, window screens (window screens can be removed) and lanai screens, doors, garage doors and garage floor. (Good condition for screens is no holes, tears or patches)

- 12) Windows Replacement-** Unit owners, at their own expense, may replace their windows with white aluminum or vinyl, divided colonial lite style windows that meet current building codes. Building Permit and Board of Directors approval is required.
- 13) Window Treatments** – Must be blinds, shutters or drapes and kept in good shape. They cannot be sheets, towels, ornamental flags or other material
- 14) Hurricane Shutters** – Unit owners may install Hurricane Shutters. They must be white and be the roll down style. Building permit and Board of Directs approval required.
- 15) Screen Doors** – Unit owners may install a white 1-panel or 2-panel aluminum screen door on the second-floor front door or the rear back door from the garage to the rear patio. Board of Directors approval required
- 16) Lanai** - Unit owners may not enclose or partially enclose the screened-in-lanai. This includes the installation of any type of solid walls/panels, clear plastic or glass panels.
- 17) Garage** – Buildings have been constructed in accordance with Federal guidelines and regulations that pertain to flood areas. There must be a direct line of sight from the garage door opening to the large louver in the far back wall. The large louver should not be blocked. No walls shall be built to obstruct the above. Any unit owner violating this rule may jeopardize an association flood insurance claim.
- 18) Driveways** – Unit owners are responsible for their own driveways and for arranging and paying for upkeep as power washing. Driveway wood can be replaced with natural color wood or concrete. Driveways cannot be painted or stained.
- 19) Parking** – No unit owner, tenant or guest is allowed to park in another owner’s driveway without permission. Unit owners are not allowed to park in guest parking overnight.
- A. No commercial vehicle, RV, boat, trailer, mobile homes or other similar vehicle is allowed to be parked in driveway, guest parking, street or grassy area at any time. No vehicle should extend over the end of the driveway or guest parking area.
 - B. Exceptions to the above include commercial vehicles whose drivers are performing a service or delivery and the cleaning and flushing of boats.
 - C. Portable on Demand Storage units (PODS) may be parked in the driveway when an occupant is moving in or out. Board approval is required in advance.
 - D. The temporary parking of a unit owner’s or tenant’s motor home while being loaded or unloaded is allowed; however, under no circumstance may the vehicle’s motor be running which could cause the fumes and noise to disturb their neighbors.

- 20) Signs** – No signs, political, advertising or notices of any kind, type or size can be displayed except for “For Sale/Rent signs which may only be displayed in a second-floor window. One small home security sign is allowed to be placed next to the front door.
- 21) Railings no items hanging from** – Front balconies, railings, stairways or any area outside of the unit cannot be used for hanging towels, laundry, clothes, rugs etc. nor is any drying apparatus is permitted in driveways, walkways or any part of the common areas.
- 22) Flags/Decorative Items** – No items can be attached to the outside of the buildings.
- A. Only one flag may be flown per unit. American (the only national flag permitted to be displayed is the current American flag) or other decorative flags in good taste. The flag displayed should not exceed 3ft by 5ft. These flags are to be flown from the front stair rail system and secured with a proper bracket. Under no circumstance should anything else be hanging from the flagpole, i.e wind chimes, plants ect.
 - B. Only one decorative wreath or item can be displayed on the front door.
 - C. No more than three (3) hanging plants or other items are allowed to be hung on the second level. No Bird Feeders or plant containers used to feed birds.
 - D. No more than three (3) items hanging on the inner stairwell walls that can be seen from the street level.
- 23) Potted Plants, Lawn Decorations & Benches** – Unit owners may not clutter driveways, walkways or lawns with any decorative items or furniture. Decorative pots containing live flowers are permitted on the driveway. Benches are only allowed on the driveway or next to the buildings. Part-time residents must remove their pots and benches when vacating their units in case of Tropical Storms/Hurricanes.
- 24) Trash/Recycle bins** – All trash must be contained in closed plastic bags before placing in dumpsters. No paint cans and construction debris cannot be placed in dumpsters. Items cannot be placed in the dumpster/recycle enclosures. Call the City of Treasure Island for pickup. No plastic bags are allowed in the recycle bins.
- 25) Swimming Pool** – The pool and pool area are open from 9:00 AM to 10:00 PM and are to be used only by owners, tenants and guests at their own risk. No lifeguard on duty. Guests must be accompanied by owners or tenants.
- A. Per Board of Health – There are to be no drinks or food in the pool. Drinks and food are not allowed within four (4) feet of the pool.
 - B. All trash must be placed in the trash bins and all ash trays cleaned out after use.
 - C. Those using chairs, lounges or tables must straighten them before leaving the pool area. Please place towels on chairs to sit on to prevent discoloration.
 - D. Those using bathrooms must leave them in the same clean condition as found

- E. Please note the following:
1. Swimming and use of pool is at your own risk (No Lifeguard on Duty)
 2. No running, jumping or diving is permitted in pool area.
 3. Smoking is restricted to the Cabana area. No smoking on pool deck.
 4. Guests under age 15 must be accompanied by an adult.
 5. No glass is permitted in the pool area.
 6. No diapered or incontinent person are permitted without protective covering.
 7. No animals allowed in the pool area.
 8. No radio, boom boxes or loud music permitted in the pool area.

26) Leaving units vacant – Please do the following when away from your unit for vacations and or if part time residents.

- A. Turn off water main valve to the unit as well as water valves to the washing machine, commodes and sinks.
- B. Turn off circuit breaker to hot water heater, ranges and unplug electronics.
- C. Control humidity and prevent mold by setting the AC to 80 to 85 degrees.
- D. Remove items from driveway, patio and lanai in case of Tropical Storms/Hurricanes.
- E. Have a reliable person periodically inspect your unit while you are away. Notify Management of said person in case of emergency.

27) Enforcement of Rules and Regulations

In the event of any violation of the Sun Ketch II Rules notice will be sent by the Property Manager explaining what Rule or Regulation has been violated and giving a time frame to correct.

If the violation is not corrected then the following fining process will be followed:

- A. The Board of Directors will create a fining committee made up of three-unit owners.
- B. Notice to unit owner of violation and potential fine.
- C. The unit owner has 14 days from the original notice to correct the violation or provide a written request for a fining committee hearing.
- D. Unit owner will have the opportunity to present their facts and defenses to the fine committee. The fine committee will decide if the fine should be implemented.
- E. The fine cannot exceed \$100 per day, per violation, or \$1,000 in the aggregate. The \$100 fine per day will be charged starting on the 15th day from original notice if the violation is not corrected.
- F. If the fine is unpaid it will be added to the unit owners account and turned over to collections.
- G. Fines over 90 days past due can result in suspension of voting rights and use of common elements such as the swimming pool.