

RULES AND REGULATIONS

Please read your Condominium Documents as the most important rules are covered on pages 19-22, "Use" "Restrictions" and "Prohibitions".

1. All local and civil laws (i.e. noise, traffic, drugs, etc.), apply to Jefferson Pines II Rules and Regulations.
2. No loud and objectionable noises or obnoxious odors to emanate from the unit. (10.2(c), pg 20)
3. Do not hang laundry, garments or other unsightly objects that are visible outside unit. (10.2(c), pg 20)
4. Do not allow anything unsightly or hazardous to remain in the common areas. (10.2(h), pg 20)
5. Do not allow any rubbish, refuse, garbage or trash to accumulate anywhere other than the receptacle provided. (10.2(i), pg 20)
6. Do not use the common elements against the rights of the other unit owners. (10.2(j), pg 20)
7. Do not keep any pets in a Unit other than one small dog or cat (up to 25 lbs.), fish, or caged birds. All pets, including cats, must be kept on a leash and at least 100' away from any unit when outside. Any loose animal will be picked up by Sarasota County Animal Control Services. (10.2(k), pg 20)
8. Pets must be walked off Jefferson Pines II property and excrement must be picked up and disposed of promptly by owner. Cat litter must be put in a sealed bag and placed in the appropriate trash bin. (both City and County of Sarasota regulation)
9. No parking overnight or use as living accommodation commercial vehicles, trucks, boats, campers, trailers, mobile homes in any parking area. (10.2(l), pg 20)
10. Each unit has one clearly numbered parking space. One vehicle per adult occupant is permitted with a maximum of two vehicles per unit. The 2nd vehicle of resident, visitor or guest must be parked in marked "guest" spaces. Any unauthorized vehicles in a parking space will be towed in accordance with signs posted on the property.
11. Vehicles may only be washed at the proper location at the pool area. They may not be washed on the lawns. The hose should be neatly put away after use.
12. Oil changes and other repairs may not be done in parking spaces or in any other location on the condominium property. (10.2(m), pg 21)
13. No parking or storing personal property including, but not limited to, strollers, baby carriages, playpens, bicycles, tricycles, wagons, toys, other vehicles, benches, chairs outside the unit. (10.2(s), pg 21)
14. Do not barbecue or cook, in any other manner, food on any lanai. (10.2(u), pg 20)
15. No nuisances of any kind shall be allowed upon the condominium property, nor any use or practice that is an annoyance to others. (10.5, pg 21)
16. A maintenance fee of \$345.00 (for owners only not applicable to renters) is due on the 1st day of each month. A late charge of 18% (per annum) and a \$25.00 administration fee will be assessed on those amounts not paid by the 10th of each month. (Declaration of Condominium, Article 7.4) Maintenance checks made payable to **Jefferson Pines II Condominium Association** should be mailed to **Sunstate Association Management Group, Inc., PO BOX 18809, Sarasota, FL 34276**.
17. Complaints and violations should be reported to the association manager, **Brian Rivenbark**, at **Sunstate Association Management Group, 941-870-4920**, or to the assistant **Lynn Priest**. The Board will review each complaint and, if valid, take it up with the violator. Should the alleged violator feel that the complaint is unjustified an appeal to the Board may be made in writing.