TARPON PASS II
RULES AND REGULATIONS
ADOPTED 04/21/15

Section 1. In addition to the rules and regulations set forth in the Declaration of Condominium, the following rules and regulations, together with such additional rules and regulations as may hereafter be adopted, shall govern the use of the Condominium Units, common elements, limited common elements, and any other Condominium property, and also the conduct of all residents thereof. The Unit owners shall, at all times, obey said rules and regulation and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees and persons over who they exercise control and supervision. Said initial rules and regulations are as follows:

Section 2. Limited common elements (driveways) may not be obstructed or used for any purpose other than ingress and egress to and from the unit and/or passenger vehicle parking. No storage is permitted on driveways. Section 22 HOA semi-annual garage sales are exceptions to the rule. Tarpon Pass II owners/residents may participate and sales may be conducted on driveways. Owners/residents participating must be present and may join with other Tarpon Pass II owners/residents. Parking on lawn areas is prohibited. Non Tarpon Pass II owners/residents are allowed as buyers but not as sellers. Use of common elements or limited common elements by non Tarpon Pass II Owners/residents is prohibited except by prior approval of the Board. (Adopted 2/14/13)

Section 3. No fences shall be constructed by a Unit owner within or surrounding said Unit or the limited common elements adjoining or appurtenant to said Unit.

Section 4. The personal property of all Unit owners shall be stored within their condominium Unit. {Adopted 4/21/15}

Section 5. No garbage cans, supplies, or other articles shall be placed on the common elements and limited common elements of the Condominium except as authorized by the Association. The limited common elements and common elements shall be kept free and clear of rubbish, debris, and other unsightly material. No clothes line or similar device shall be allowed on any portion of the Condominium property, nor shall clothes be hung anywhere within the Condominium property except within a Unit. {Adopted 4/21/15}

Section 6. No Unit owner shall store or leave boats or trailers on the Condominium property. {Adopted 4/21/15}

Section 7. Agents or employees of the Association shall not be sent off the Condominium property by any Unit owner at any time for any purpose. No Unit owner or resident shall direct, supervise, or in any manner attempt to assert any control over the agents or employees of the Association.

Section 8. No vehicle which cannot operate on its own power shall remain on the Condominium premises for more than twenty-four (24) hours, and no repair of vehicles shall be made on the Condominium property. {Adopted 4/21/15}

Section 9. No Unit owner shall make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors, and licensees, nor do or permit anything by such person that will interfere with the rights, comforts or convenience of the Unit owners. No Unit owner shall play upon or suffer to be played upon any musical instrument, or operate or suffer to be operated, a phonograph, television, radio or sound amplifier, in such manner as to disturb or annoy other occupants. All party(s) shall lower the volume as to the foregoing as of 11:00 p.m. of each day. No Unit owner shall conduct or permit to be conducted, vocal or instrumental instruction at any time.

Section 10. No awning, canopy, shutter, or other projection, shall be attached to or placed upon the outside walls or doors or roof of a Unit or building, without the written consent of the Board of Directors of the Association. Patios or porches may not be enclosed, which includes the screening of same, nor may anything be affixed to the walls within such patios or porches or entry ways except with the prior written consent of the Board of Directors of the Association, and said consent may be given as to certain Units and not given as to others.

Section 11. No cooking shall be permitted on the limited common elements nor on the Condominium property, except in such area, if any, designated by the Board of Directors of the Association. Notwithstanding the foregoing, cooking with the use of an outdoor barbeque grill is allowed on the lanais and/or driveway. When such grill is not in use it shall be stored out of sight from the public. {Adopted 4/21/15}

Section 12. No inflammable, combustible, or explosive fluid, chemical or substance, shall be kept in any Unit or limited common element assigned thereto or storage areas, except such as are required for normal household use.

Section 13. The Board of Directors may, from time to time, adopt or amend rules and regulations governing the details of the operation, use, maintenance, management and control of the Units, common elements or limited common elements or other property of the Condominium or services made available to the Unit owners. A copy of any additional rules and regulations adopted from time to time, as herein provided, shall from time to time be posted in a conspicuous place and/or copies of same shall be furnished to each Unit owner.

Section 14. In the event of any conflict between the rules and regulations adopted or from time to time amended and the condominium documents or the Condominium Act, the latter shall prevail. If any un-reconciled conflict should exist or hereafter arise with respect to the interpretation of the By-Laws and the Declaration of Condominium, the provisions of said Declaration of Condominium shall prevail.

Section 15. Each unit owner who plans to be absent from their unit during the hurricane season must prepare said unit prior to departure. Outside items that might be affected by high winds must be removed to prevent damage to any units.

Section 16. Social gatherings held by owners on the limited common element (driveways) are permitted. The Tarpon Pass II owner/resident must be present. Owners are responsible for proper and sensible behavior of themselves and their guests. Outside activities must terminate no later than 11 PM. (Adopted 2/14/13)