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Prepared by:  
Vivienda West Condominium Association



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*VIVIENDA WEST CONDOMINIUM ASSOCIATION*

**RULES and REGULATIONS**  
**2/07/17**

In accordance with Chapter 718 Florida Statutes, the Board of Directors of Vivienda West Condominium Association, Inc. has established various operating rules and policies for the Association members. This document summarizes these and provides additional related information for the convenience of members of the Association.

VIVIENDA WEST CONDOMINIUM ASSOCIATION  
699 Vivienda West Blvd.  
Venice, Florida 34293

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## **ASSOCIATION POLICY**

The following Rules and Regulations shall govern and control the use, occupancy, and equipment of the Condominium Units and Condominium Property. The Rules and Regulations recorded below are for the mutual welfare and benefit of all Unit Owners of the Vivienda West Condominium Association (VWCA). These Rules and Regulations furthermore apply to all persons who from time to time occupy, reside and/or visit Units within and on the Condominium Property.

1. A "unit" as defined by the condominium act means that part of the property which is subject to the exclusive ownership of a member. At Vivienda West, the term refers to the land within the boundaries of a numbered lot and all the improvements thereon. See the Association's Declaration of Condominium for definition of a "unit".
2. Vivienda West Condominium Association is an over 55 age adult community, in accordance with the Federal Fair Housing Act of 1968 as amended by the Housing for Older Persons Act of 1995(HOPA).
3. In Association matters requiring voting, Unit Owners are entitled to cast one (1) vote for each unit.
4. The Association will retain a pass key or lock combination to each unit.
5. Each Unit Owner Shall:
  - a. Promptly pay the monthly fee and special assessments levied by the Association unless otherwise arranged with the Board of Directors.
  - b. Maintain in good condition and repair the unit and all its interior surfaces within or surrounding the unit (such as the walls, windows, ceiling and floor.) whether or not part of the unit or common elements.
  - c. Maintain and repair the fixtures within the unit and pay any utilities which are separately metered to the unit.
  - d. Maintain their unit in a clean and sanitary manner.
  - e. Comply with all the provisions of the Declaration regarding rental lease or resale of the unit. Lease agreements must be for no less than twelve (12) months.
  - f. Allow the Board of Directors or the agents of the Association to enter any unit for the purpose of maintenance, inspection, repair or replacement of the improvements within units or the common elements or to determine compliance with the Declaration and Bylaws of the Association.
  - g. Be responsible for cost of repairs to affected lawns and irrigation system caused by vehicles; this includes, visitors, movers and trade vehicles.
  - h. The Unit Owner shall provide the Association with a key or lock combination for the use of the Association pursuant to its statutory right to access the premises.
  - i. Each unit occupant shall be governed by and shall comply with the terms of the Declaration of Condominium, Articles of Incorporation, Bylaws and these Rules and Regulations. Failure of the occupant to comply shall entitle the Association or other Unit Owners to the remedies provided in the Declaration of Condominium, Articles of Incorporation, Bylaws, the Condominium Act, and Florida Law.
6. Each Unit Owner Shall Not:
  - a. Use or permit the use of the unit for any purpose other than for single family residential purposes, with no more than 4 people residing within the unit.
  - b. Make or cause to be made any structural addition or alteration to the unit or to the common elements without prior written consent of the Association and all mortgagees holding a mortgage on the unit.

- c. Permit or suffer anything to be done or kept in the unit which will increase the insurance rates on the unit or the common elements or which will obstruct or interfere with the rights of other owners or annoy them unreasonably by noises or otherwise; nor shall a member commit or permit any nuisance, or illegal act in the unit or on the common grounds.
- d. Make alterations, decorations, replacement or change to the common elements around a unit or to the exterior portion of a unit without the prior written approval of the Board of Directors of the Association, this includes but is not limited to exterior windows, doors (entrance and garage), driveway, sidewalk, lanai and or atrium.
- e. Display a sign, advertisement or notice of any type on the common elements of the unit visible from the street or on owner's vehicles unless approved by the Board of Directors or as otherwise permitted in this document or by state or federal regulation.
- f. Hold a garage, estate or similar sale within a unit or on condominium property.
- g. Hang laundry outside the unit nor should it be visible from the street.
- h. Park vehicles on common area lawns.
- i. Erect exterior antennas and/or aerials.
- j. Permit operation of or operate excessively noisy vehicles between the hours of 7:00pm and 7:00am.
- k. Gas or charcoal barbeque grills must not be used within any enclosed part of the unit with the exception of fully screened lanais or atrium.

## **VEHICLES**

- 1. Commercial vehicles, campers, mobile homes, motor homes, boats, motorcycles, motor scooters, trucks, all-terrain vehicles, golf carts, house trailers, boat trailers and trailers of every other description shall not be permitted to be parked or to be stored at any place on the common elements, with the exception of pick-up trucks which are only used for personal transportation, provided said trucks are not distasteful in appearance.
- 2. A vehicle must be capable of being stored within the unit's garage.
- 3. Vehicle repairs and servicing including oil changes, are not allowed on common elements. Leaks from motor oil, etc., that damage the asphalt/cement shall be fixed at the owner's expense.
- 4. Dual axles or semi-trucks, and all oversized vehicles are not permitted on condominium property without prior approval of the Board of Directors.

## **PARKING**

- 1. A unit driveway is considered part of the common element.
- 2. Any vehicles other than conventional passenger vehicles must have the prior written approval of the Board of Directors to park any place on the common elements.
- 3. Inoperable or unregistered vehicles are not permitted to be stored or parked on the common elements. If the vehicle is not removed within seventy-two hours of notice to owner, said vehicle would be removed at the owner's expense.

## **PET POLICY**

- 1. One cat or one small dog, mature weight less than 25lbs, may be kept on the premises as provided in the Declaration. If, however, in the opinion of the majority of the Directors a particular pet constitutes a nuisance, or if the owner fails to follow the rules regarding pet management, then the owner when so notified in writing shall be required to immediately remove said pet from the premises.

2. Dogs or cats shall not be permitted outside of their owner's Unit unless attended by an adult, on a leash not more than ten (10) feet long and under proper control.
3. Unit occupants shall pick up all solid wastes from their pets and dispose of same appropriately. Pets may not be tied in any way to the Common Elements. No pet may be left in a unit for any period unattended if the pet creates a nuisance to neighboring units. No exotic pets of any type are permitted. Fish or caged domestic (household-type) birds may be kept in the Unit, subject to the provisions of the Declaration.
4. In addition, the following breeds of dogs will not be permitted: Pit Bull, German Shepherd, Doberman Pinscher, Rottweiler, Chow Chows or Bull Mastiff.
5. The Board reserves the right to require the owner to provide certification from a registered veterinarian detailing the expected weight of a specific breed of dog.

## **MAINTENANCE RESPONSIBILITIES**

1. The Association has maintenance responsibility for the following original elements of the unit:
  - a. The exterior structural walls, roof, exterior finishes and trim (i.e. stucco, shutters, gutters and eave trim), and original driveways and sidewalks, as defined and/or described in the Declaration of Condominium.
2. The Unit Owner is responsible for maintenance of the following structural elements of the unit:
  - a. All interior doors, walls (both load bearing and non-load bearing), ceilings, partitions and room dividers; all exterior doors, entry lights, sliding glass doors, partitions, room dividers, windows, screening and screening supports, floors and all plumbing and electrical wiring not shared by another unit.
  - b. Roofs on additions, or additions to driveways and or structural additions to the unit made by an owner, not original construction, are the responsibility of the owner.
  - c. Other elements within the unit that are the owner's responsibility are described in the Declaration of Condominium.
  - d. The responsibility for plumbing and electrical repairs, replacements and maintenances pertaining to the unit and common elements are governed by the Association's Declaration of Condominium and the Florida Condominium Act. In particular, the Unit Owner is responsible for all plumbing and electrical services not shared with another unit.

## **PLANTINGS/STRUCTURES**

Requests for any improvements, additions or erection of fixtures or structures in the unit planting area or in the landscaped area located within the unit plot that is considered common area or on the common property, also known as common area, must be submitted to the Board of Directors in writing for approval. This includes but is not limited to placement of lawn chairs, tables, bird feeders, and plantings.

1. If the request is for the planting of trees or shrubs, all such requests must identify the proposed location of the planting within the common area and the common horticultural, botanical or cultivated name of the planting, whichever name will clearly define its growth characteristics and appropriateness for this geographic region. All such changes approved by the Board will then be made at the individual or participating owner's expense. Subsequent maintenance of such additions or improvements is the responsibility of the current and future owners and will be at their expense.
2. Unit Owners are permitted to landscape the area around the structure of their unit up to 2 feet from the foundation of the building on the unit plot, hereby referred to as the planting area. This planting area may contain such items as shrubs, trees, flowers, plants and reasonable sized planters. The

Association will trim the trees, shrubs, grasses and plantings in this planting area and provide weeding and pest control services for this planting area. For ease of maintenance, all such plantings are limited to those listed on the Board approved list of plantings for the unit planting area. Plantings are not to obstruct sprinkler heads in this area that also serve to water the adjacent unit lawn area. If sprinkler heads need to be relocated because of such obstruction, the Unit Owner is responsible for relocating the sprinkler head and any cost associated with the head relocation. The Association takes no responsibility for maintaining the contents of owner planters or any annual or perennial flowers planted in this area.

3. The Board of Directors reserves the right to have owner-planted trees, shrubs or other such improvements planted in the unit's planting area removed when in its judgment such improvements no longer make a satisfactory contribution to the appearance of the unit property. All costs for removal of these owner-planted items will be at the expense of the current Unit Owner.
4. In the case of plantings in the common area, should the owner choose to remove such plantings, the landscaped area occupied by the planting must be returned to a common lawn area consistent with the surrounding common lawn areas and at the owner's expense.
5. The Board of Directors reserves the right to have owner-planted trees, shrubs or other such improvements planted in the common area appropriately trimmed or removed when in its judgment such improvements no longer make a satisfactory contribution to the appearance and enjoyment of the common area. All costs for trimming or removal of such owner-planted items will be at the expense of the current Unit Owner. The total cost of removal will also include the cost of returning the common area occupied by such plantings to a common lawn area consistent with the surrounding common lawn area.
6. Fruit Trees:
  - a. Unit Owners permitted to plant fruit trees have exclusive ownership of the tree, that is, others may partake of the fruit only with the express consent of the owner. Furthermore, the owner is responsible for proper maintenance of the tree which includes, but is not limited to, the timely removal from the ground all fruit that has fallen from the tree, and removal of all fruit from the tree should the owner plan to be absent for extended periods, unless the owner has made arrangements to either have fruit harvested and/or fallen fruit timely removed while absent.
  - b. When the property is sold, the new owner assumes responsibility which may include removal of the tree if the new owner does not wish to continue maintaining it.
  - c. The Board of Directors reserves the right to have such fruit trees removed when in its judgment the trees no longer make a satisfactory contribution to the appearance and enjoyment of the common area or condominium unit property, or it is determined that the tree is not being properly maintained. Any such removal of a fruit tree by the Association will be at the expense of the current Unit Owner.

## **BORDER EDGING/GROUND COVER**

The installation of border edging around the unit planting area, or ground cover material such as, but not limited to bark, mulch, or stone in the unit planting area around the unit is the responsibility of the Unit Owner at their expense.

1. Border edging used around the unit planting area, such as, but not limited to concrete, composites or stone, decorative or otherwise, must be selected from a list of acceptable border edging material approved by the Board of Directors.
2. To ensure a consistent and acceptable appearance within the Association landscape, ground cover installed within the unit planting area, such as, but not limited to mulch, stone, or bark must be selected from the list of acceptable ground cover material approved by the Board of Directors.



## **INSURANCE**

The Florida Statute requires every condominium unit owner policy (HO-6) issued in Florida must include loss assessment coverage of no less than \$2,000 per occurrence which means that increased coverage may be required under the Unit Owner policy.

1. Association's Master Insurance Policy shall provide primary coverage for the following in a casualty or insurable event:
  - a. All portions of the condominium property as originally installed or replacement of like kind and quality, in accordance with the original plans and specifications. This includes items such as drywall, sheetrock, unfinished walls, unfinished floors, interior doors, interior non-load bearing walls, closet doors, closet rods, plumbed-in dishwashers, bath tubs, sinks, and toilets, and heating, ventilating and air conditioning (HVAC) systems.
  - b. All alterations or additions made to the condominium property or Association property pursuant to in Florida Statute s. 718.113(2).
2. Unit Owner's Condominium Insurance Policy (HO-6) by law provides that the following property items are the responsibility of the Unit Owner to insure. The Unit Owner is required to carry appropriate condominium insurance on their unit. The Unit Owner is responsible for insuring the following if located within their unit:
  - a. Personal property, i.e. Furniture, clothing, bedding, linens, computers, jewelry, paintings, cameras, etc.
  - b. Electrical fixtures, appliances, heat ventilation and air conditioning (HVAC) systems, water heater/filters, bath and kitchen fixtures, built-in cabinets and counter tops, all ceiling, wall and floor coverings, window treatments including curtains, drapes, blinds, and hardware.
  - c. Any interior additions and upgrades that are not of like kind and quality to the original interior building items must also be covered under the Unit Owner's Building Additions and Alterations endorsement of the condominium insurance policy.
  - d. Additional interior elements of the unit as described in the Bylaws, Declaration of Condominium, and Florida Statutes for condominium owners may be required to be insured by the Unit Owner.

## **BUILDING ADDITIONS OR MODIFICATIONS**

Requests for additions or modifications to the outside appearance of the structures of individual units must be submitted to the Board of Directors in writing, along with a scale drawing of the proposed change. In general, no change will be considered which extends beyond the existing outside boundaries of the improvements on individual units, assuming the construction of a full family room and/or porch and/or atrium at the rear of each unit or villa.

1. Rain gutters may be installed at owner's expense with approval of the Board of Directors. Rain gutters must be adequate to handle Florida rains storms and all down spouts must direct water away from the unit in such a manner not to impact neighboring units. Rain gutters must match in size other gutters on the unit. In addition, the color of rain gutters installed must match the standard color approved for the Association.
2. No unsightly materials may be placed on any window or glass door or be visible through such window or glass door. No unit shall have aluminum foil placed in any window or glass door or any reflective or tinted substance placed on glass, unless approved, in advance by the Board of Directors.
3. No window air-conditioning appliance shall be installed by Unit Owners or occupants unless approved by the Board of Directors.
4. A Unit Owner or unit occupant shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, or window of the unit. A tasteful entry signage or hanging

within the entry alcove is acceptable. Notwithstanding the foregoing, any Unit Owner may display one portable, removable United States flag or other country flag of their nationality in a respectable way, and on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day, may display in a respectful way portable, removable official flags, not larger than 4 ½ feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps or Coast Guard, regardless of any declaration, rules of requirements dealing with flags or decorations.

5. Curtains and drapes on exterior windows or glass doors of Units shall be subject to approval by the Board. Curtains or drapes deemed unacceptable shall be removed and replaced with acceptable items.

## **SIGNAGE**

An owner selling their unit will be allowed to place an 8 ½" x 11" "For Sale" sign in one front window of their unit. An open house sign, less the 2 feet square, is allowed in the front yard of a property being sold and is to be displayed only during the daytime of a scheduled open house. The Board must be notified in advance of the sale of a property in accordance with the Declaration of Condominium.

## **PAINTING**

Standard paint colors have been established by the Association for all exterior surfaces of a unit, including but not limited to the doors, shutters, window trim, lanai and atrium aluminum screening post and trim, gutters, soffits, fascia, etc.

1. The color of the original unit front entry door must match the color of the unit's shutters.
2. The overhead garage door color must match the color of the unit's exterior stucco.
3. The color of screen doors, side garage doors, window frames, and lanai or atrium aluminum posts and framing must match the bronze color selected by the Association. Slight variations of the bronze color are permitted with approval of the Board.
4. The color of new approved hurricane front doors and trim must be consistent with either the color of the unit's shutters or its stucco siding.
5. All door trim color must be the same as the color of the unit's stucco siding.
6. The color of rear unit entry doors (not lanai or atrium doors) if not the selected bronze color, must match the color of the unit's exterior stucco.

## **GENERAL MAINTENANCE**

The general maintenance of Vivienda West is handled on a contract basis. The contractor works under the direction of the Association's Board of Directors or their designee(s). It is inappropriate for individual owners to direct or interfere with the work of the contractor. The annual maintenance fee will normally include routine upkeep of the common property and the periodic cleaning and/or painting of exposed surfaces.

## **HURRICANE PROTECTION SYSTEMS**

In accordance with Florida Statutes 718.113(5) the following are acceptable hurricane protection systems for units:

1. Film applied to the interior of existing windows.
2. Opaque barrier panels and plywood installed on the exterior are acceptable but with the following conditions:

- a. Must not be installed more than seven days prior to the estimated date of the arrival of a named hurricane according to the U.S. Weather Service.
  - b. Must be removed within seven days after the storm.
  - c. Installation rails must be of the same color as the building.
  - d. Unit Owner assumes responsibility for maintaining any and all modifications to the exterior of the residence required to install panels.
  - e. May be used where not normally visible from the exterior, for example behind reflective windows.
  - f. May be installed for longer periods in lanais to protect patio doors when they cannot normally be seen, such as behind blinds, curtains, screening, etc.
  - g. Existing decorative shutters must remain in current position.
3. Clear barrier panels may be installed and kept in place during hurricane season only. Conditions c, d, f, and g above apply.
  4. Clear barriers may be installed over the glass in the front door and garage side doors for the entire summer.
  5. Hurricane-rated and compliant permanent windows are acceptable and highly recommended.
  6. Steel and perforated screens are acceptable for the hurricane season.

## **POOL**

The Association pool is maintained for the use of Unit Owners, unit lessee, and their *in-unit guests*. The Association pool is not a public pool. These in-unit guests are persons staying in a unit with the Unit Owner or lessee at least overnight.

1. A Unit Owner or lessee is permitted the occasional use of the pool by daytime-only guests. Such daytime guests must be accompanied by the Unit Owner or lessee. Repetitive use of the pool by daytime guests is not permitted. Repetitive in this instance is defined as more than once a month. Exceptions may be requested of the Board to accommodate those instances when out of town guests are staying off-premises but are having extended contact with the resident/owner during their stay. Guests of an occupant of the unit, not an owner or lessee, are not permitted use of the pool facility.
2. When the pool cover is in use and covering the pool, the pool fence gates must be kept shut and locked. Once the pool is covered, access to the pool area is restricted only to those in the act of removing the pool cover. At no time after the pool is covered, be it a solar cover or otherwise, is the pool area within the surrounding pool fence to be used for any purpose, whether social, sunbathing or otherwise, per Florida statute.
3. Some of the pool usage guidelines are posted in the Pool area. These posted guidelines and others listed below must be abided by all users of the pool:
  - a. Children visiting under 12 years of age must be accompanied and supervised by an adult in the pool area.
  - b. No one in diapers is allowed in the pool.
  - c. No animals are allowed in the fenced area of the pool.
  - d. Pool furniture must be kept 4 feet from the edge of the pool at all times.
  - e. Board of Health requires mandatory showering before entering the pool.
  - f. Suntan oils are not to be used prior to entering the pool.
  - g. Towels should be spread on lounges when using them especially if suntan oil is used.
  - h. The pool perimeter fence must be kept locked when the pool solar cover is on the pool.
  - i. No use of soap or bathing in the pool is permitted.
  - j. No liquids or chemicals are to be dispensed into the pool.
  - k. No smoking within the pool perimeter fence, in the club house or on the club house patio.
  - l. No diving is allowed.

- m. Pool hours are 7:00am to 10:00pm.
- n. No loud noise in the pool area is permitted unless at an assembly approved by the Board.

## **CLUB HOUSE**

The Club House is available for use by Unit Owners between the hours of 7:00am and 10:00pm. This area must be kept in a clean, sanitary and orderly manner. Smoking is strictly prohibited in this area. Lights should be turned off and the door locked when not in use.

## **QUIET ENJOYMENT**

1. No Unit Owner shall permit loud or objectionable noises or obnoxious odors to emanate from the Unit or play any piano, organ, electronically amplified musical instruments or devices which cause a nuisance to the occupants of the other Units in the Condominium. Radios, stereos, televisions and musical instruments are to be used at reasonable volume. Quiet time is designated from 10:00 PM to 6:00 AM.
2. Though the common areas are for the exclusive use of all Association members, each member is to respect the privacy of areas around individual units.
3. Children or guests visiting Association members are the direct responsibility of the Association member or designee. Visiting children under age 12 require full supervision while within the Condominium Property.

## **LEASING**

1. The lease agreement must be for a minimum of 12 months.
2. The lease of any Unit must contain a statement to the effect that it incorporates by reference all of the Condominium Documents including, but not limited to, the Declaration of Condominium, the Articles of Incorporation, the Bylaws, and Rules and Regulations of the Association.
3. If a Unit Owner leases his/her Unit, a copy of the Rules and Regulations must be provided to the lessee.
4. The Board of Directors may require up to 10 days to arrange a meeting to interview prospective lessees unless waived by the Board, a \$50.00 fee to cover costs, together with approval forms, must be filed with the Secretary, Treasurer or Management Company 30 days in advance of occupancy before the Board of Directors will consider the application.
5. All new persons leasing a unit must attend an interview meeting with the Board of Directors or duly authorized committee prior to occupying said unit. Such interview meetings may be conducted via teleconferencing or webcasting at the discretion of the Board.
6. Lessees must satisfy the same 55+ age requirement as owner occupants, no person can be less than 18 years of age and a maximum of 4 occupants considered family unit are permitted. Lessees must provide acceptable proof of age, i.e. Driver's license, birth certificate, etc.
7. All new lessees must sign a statement that they will abide by the Declaration of Condominium, the Bylaws, and the Rules and Regulations of Vivienda West Condominium Association Inc.
8. Forms for leasing a unit are available by contacting the management company or the Association Secretary.

## **OCCUPANCY - UNIT OWNER ABSENT**

1. All occupants of a unit, not an owner or lessee, in the absence of the Unit Owner must be approved by the Board of Directors or its designee(s). Applications for such occupancy must be authorized by the

Unit Owner and be filed with the Secretary, Treasurer or Management Company before the Board of Directors will consider the application.

2. Applications for occupancy must be filed 30 days prior to occupancy unless granted exception by the Board. Such exceptions include but may not be limited to an out of town relative or care giver needing to occupy the unit to provide support for an absent Unit Owner confined to a health care facility.
3. One occupant of a unit must be a minimum of 55 years of age and no occupant can be under 18 years of age.
4. Occupants of a unit are limited to members of a family unit consisting of no more than 4 members. There is currently no limit as to the length of stay.
5. No reimbursement to owner that can be considered a rental fee is allowed by local law.

## OCCUPANCY – UNIT OWNER PRESENT

These occupants are commonly considered visiting guests. There are no age limit of visitors or limits on number visiting as long as one of the owners present in the unit is age 55 or older. There is no limit on length of stay except if the length of stay can be interpreted as a residency by local law.

## COMPLAINT PROCESS

Complaints of Rules and Regulations infractions will be submitted in writing to the Association. The Association will review information and, if necessary, corrective action will be taken for enforcement of the Rules and Regulations. Enforcement procedures for Section 9 of the Bylaws shall include:

1. Alleged Violation
2. Notice of Hearing
3. Violator given specified time to cure violation or noncompliance
4. Formal Hearing (open to all members) - Violator shall be given opportunity to present or argue case,
5. Testimony will be accepted for the record
6. The Violator shall be notified in writing of the Hearing and Final Decision such as:
  - a. No action taken
  - b. Fine imposed up to \$50.00 a day
  - c. Lien recorded
  - d. Court Action

The Association retains the right to modify or make exceptions to these Rules and Regulations or to promulgate additional Rules and Regulations.

A copy of these Rules and Regulations must be kept available in each unit for unit occupants and/or guests.

Dated this 7th day of February, 2017 at Venice Sarasota County, Florida

WITNESSES:

Robert J. Shedd  
Marlene J. Hammond

VIVIENDA WEST CONDOMINIUM ASSOCIATION, INC.

Victoria M. Dezaulet  
Victoria M. Dezaulet, President  
Danette Ward  
Danette Ward, Secretary

STATE OF FLORIDA  
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me this 7th day of February, 2017 by Victoria M. Denault, as President of Vivienda West Condominium Association, a Florida Corporation.

He/She is personally known to me or who has produced (type of identification) \_\_\_\_\_ as identification.

Lynn Lakel  
Notary Public

Printed Name: Lynn Lakel

My commission expires: 1-2-18



STATE OF FLORIDA  
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me this 7th day of February, 2017 by Danette Ward, as Secretary of Vivienda West Condominium Association, a Florida Corporation.

He/She is personally known to me or who has produced (type of identification) \_\_\_\_\_ as identification.

Lynn Lakel  
Notary Public

Printed Name: Lynn Lakel

My commission expires: 1-2-18

