

LIDO SHORES CONDOMINIUM ASSOCIATION, INC.

350 S. Polk Drive
Sarasota, FL 34236

RULES AND REGULATIONS

UNIT USE

1. A unit shall be occupied and used **only** as a private single-family residence.
2. No unit owner shall be permitted to rent, lease or sub-lease his or her unit for less than thirty (30) days.
3. A unit owner desiring to lease or rent the unit shall first give the association written notice on the Lido Shores Condominium Rental Application at least ten (10) days prior to the beginning of the lease term. A one-time application fee of \$50.00 per renter must accompany the application.
4. Upon arrival, all owners, lessees and/or guests must complete a yellow registration card (found in the elevator) and deposit it in the office of the maintenance manager or give it to a member of the Board of Directors. This is strictly a safety issue for all residents.
5. A checklist of what to do regarding utilities, rules and general safety shall be provided by the owner for any occupants.
6. There will be no rental or leasing of a unit without prior approval of the Board of Directors or its designated representative.
7. Renters or Lessees may have guests only when the renters are in residence.
8. No animals or pets are permitted on the premises.
9. A security deposit of \$250.00 will be held in escrow for any apartment being rented.
10. An annual, non-refundable impact fee of \$100.00 will be required for any unit being rented for any portion of the year.
11. The water must be turned off at the main valve for any unit unoccupied for more than one week.

KEYS

1. Owners are responsible for seeing that a key to enter their unit, to be used **ONLY** in case of emergency, is provided to the building's operational manager and the condominium management company.
2. Lobby door keys are limited to three (3) per owner.
3. Owners must make prior arrangements with occupant for key distribution.

COMMON AREAS

1. Children under 18 years of age are not permitted to occupy a unit unless their parents or other adults are in residence.
2. No feeding of birds or squirrels is allowed by occupants.
3. Do not hang articles on railings or dry clothes on gulf side porches.

4. No smoking is permitted in the common areas i.e. pool, lobby and recreational room.

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ELEVATOR

1. Do not hold the elevators on floors.
2. Playing in or around an elevator is not permitted.
3. Before moving furniture or heavy items, please request the maintenance manager to provide floor protection and elevator pads. Owners are accountable for removal of this protection at the end of the move or by 5:00 p.m. each day if the move takes more than one day.

LAUNDRY FACILITIES

1. Do not leave laundry in washer or dryer beyond the finish time. Setting a timer in your unit is often a helpful reminder.
2. Do not add laundry detergent directly into the machine. It must be added through the dispenser. Measure detergent to avoid suds backup.
3. Do not use clothing dye in laundry machines.
4. Storage of any kind is not permitted in the laundry room.
5. When using washer: Cost per load - \$1.50, or as authorized or established by the Board from time to time. Only use the liquid detergent provided. Never use powdered detergent. To prevent damage to washer, only H-E (High Efficiency) detergents may be used. Leave door to washer open when finished.
6. When using dryer: Cost per load - \$1.25, or as authorized or established by the Board from time to time. Remove and clean the lint filter from dryer after each use. Close door to dryer when finished.
7. Please familiarize yourself with the laundry room instruction manual located on each floor.

POOL

1. When oils or sunscreen are used, they must be rinsed off at the shower after each application before entering the pool.
2. State statute requires showering before entering the pool.
3. Children under 12 must be supervised by an adult.
4. Children requiring diapers may enter the water only when wearing swim diapers.
5. Running, jumping or shouting in the pool area is not permitted.
6. Floats or toys are not permitted in the pool area, except for adult exercise noodles or water dumbbells.
7. Persons using the pool and pool area do so at their own risk.
8. State statutes do not permit glass food or beverage containers in the pool area.
9. All chairs should be returned to the proper order when no longer being used.
10. The nylon divider safety rope must be re-attached after using the pool. Failure to do so may result in a State Code Violation and fine.
11. There is no lifeguard on duty; swim at your own risk.

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TRASH

1. Owners, lessees and guests are obliged to deposit trash or garbage in the chute or Dumpster in tied bags or closed, sealed containers. Nothing loose down the chute.
2. Glass, plastic bottles and cans must be rinsed before placing in recycling containers in the storage room.
3. Contractor waste materials cannot be deposited in the garbage chute or Dumpster.
4. Make sure trash chute light is turned off after use and the trash chute door is closed.
5. Recycling is required by the city of Sarasota. The list of what can and cannot be recycled is posted at the collection containers.

PARKING

1. Owners' vehicles should be parked in their assigned stalls. All others shall be parked in the parking area at the rear of the building.
2. Parking stalls may not be blocked by the parking of any vehicle.
3. No motorcycles, boats, trailers, RV's, jet skis, commercial vehicles with advertising or other recreational vehicles may be parked on the property.
4. The keys to any vehicle left in the parking area for an extended period shall be left with the building's operation manager.

SAFETY

1. The Fire Marshall prohibits the placing of rugs or any other items on the catwalk.
2. Only electric grills are permitted on any lanai, as any other grills are fire hazards.
3. The public halls, stairways and elevators are not to be used for play.
4. Each unit owner who is absent during hurricane season must prepare the unit prior to departure. All furniture must be removed from the balconies/lanais.
5. In case of strong storms or emergency originating in a unit, regardless if the owner or lessee is present at the time, the maintenance manager, along with a Board member or management company officer, shall have the right to enter such unit for the purpose of remedying or abating the cause of the emergency.
6. The maintenance manager is scheduled to check unoccupied units weekly; however, the unit owner is responsible for assuring the unit is free of problems. The Association will not be responsible for any problems if this inspection is not made. If there is any problem, the unit owner will be notified promptly.
7. Any damage to the building, recreational facilities, pool or other common area or equipment caused by an owner, his or her children, guests or lessee shall be repaired at the sole expense of the Unit owner.

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RECREATION ROOM

1. Notify the building's operation manager of reservation time in advance of the date for personal use of the Recreation Room. A deposit of \$25.00 must be made in advance for private use of the room. The deposit will be returned after use of the room, provided it has been cleaned, all lights turned off and the room made ready for future use.
2. The Recreation Room is not to be used for sleeping.
3. Doors must be kept closed.

GENERAL

1. The Board of Directors reserves the right to change or revoke existing policies, rules and regulations, as well as to make additional rules if, in its opinion, the safety health or protection of occupants and/or premises is affected and in order to promote cleanliness, good order and security, as well as comfort and convenience.
2. Any person blatantly disregarding the above rules or the Lido Shores Bylaws will be subject to fines not exceeding \$100.00 per daily violation or \$1,000.00 cumulative. Fines not paid will be subject to interest charges per State Statute.
3. Contractor work on units or common areas shall be restricted to the hours of 8:00 a.m. to 5:00 p.m. Contractors may not leave any entrance doors to the lobby open while working in a unit.
4. The Board of Directors welcomes the cooperation of each member in adhering to these Rules and Regulations and making them available to guests and lessees.
5. Any problems with maintenance or emergency repairs should be directed to Casey Condominium Management by phone at (941) 922-3391 or by email to dduffina@caseymanagement.com.

LIDO SHORES CONDOMINIUM ASSOCIATION

Revised Feb 13, 2015