

## **Gull Aire Village Rules and Regulations**

### **Enforcement of Rules and Regulations:**

The rules and regulations are designed for your safety and enjoyment and to maintain the highest standard of acceptable conduct and appearance in your community. It is imperative that all residents be familiar with them. Generally, your neighbors will appreciate you bringing to their attention any violations of a park rule rather than reporting such violations to the management. Therefore, it is suggested that owners endeavor to assist one another in the compliance of rules and bring violations to the attention of the management only as a last resort. It shall be the responsibility of Ameri- tech Management in conjunction with the office administrator and the directors of your association, to investigate all complaints and to enforce the rules and regulations.

The information contained herein is not meant to substitute or override the Covenants. Please refer to the Covenants for more complete description of rules, regulations, and restrictions.

**Age Restriction:** Gull Aire Village is registered with the State of Florida as a 55+ community. Every home is to be occupied by at least one "OLDER PERSON" which is defined by the Fair Housing Act as 55 years of age or more. In order to protect spouses and heirs who are under 55 years of age in the event of the death of the "Older Person" owner, twenty percent (20%) of the homes may be occupied by persons over the age of 18 but under the age of 55. The Board of Directors does not have the discretion to authorize sale to anyone under the age of 55 but does acknowledge the right for heirs to reside in the home if that becomes a reality. No home may be occupied by persons under the age of 18 for more than thirty (30) consecutive days or sixty (60) days in any twelve month period.

**R.V. Storage:** Storage of RV's, trailers & boats is provided on an "as available" basis in the R.V. center on Robin Terrace or Salmon Court. The charge is \$30./ month plus tax, for a current total of \$32.10. This check is to be made payable to G.A.V.A. and submitted in the clubhouse office.

**Motor Homes, RV's & Travel Trailers:** Recreational vehicles may be parked on driveways or in front of the home for up to 48 consecutive hours for the purpose of loading, unloading or cleaning the same. Parking is not permitted on lawns or common grounds.

**Automobiles:** Must be parked in the driveway provided on your own property. Cars cannot be parked on lawns or common grounds. Repairing of vehicles or storage of boats or any similar disturbing view will not be permitted on your property. Speed limit in GAV is **15 m.p.h.**

**Parking restrictions:** Parking spaces surrounding the clubhouse grounds have been provided for residents and their guests while attending functions at the clubhouse or utilizing the pool, shuffleboard or bocce courts. Overnight parking or parking while facilities are closed is strictly prohibited. A parking permit (for a limited period of time) is available for overnight guests of residents. Permits must be secured from the office (in advance) and must be displayed on the dashboard of the vehicle.

**Any vehicle (without a valid permit) parked on the clubhouse grounds  
when all facilities are closed will be towed at the owners expense.**

*While parking on our city streets in Gull Aire is legal, please exercise common sense and consider the fact that the streets are narrow and sufficient space should be reserved for emergency vehicles to have access to all homes in Gull Aire Village. Lives can be saved and/or lost in a matter of seconds.*

**Architectural Committee:** All alterations, additions or changes to the exterior of your home or property must have the approval of the Architectural Committee. Guidelines and an approval form are available from the clubhouse office.

**Grounds:** Each resident is responsible for keeping their property in a neat, orderly condition at all times. No unsightly storage will be permitted under or around the homes. In the event the resident does not keep their lot up to minimum requirements, the management reserves the right to have the work done and the cost will be charged to the resident. Lawns, shrubs, gardens and planter boxes must be maintained in a reasonably neat and attractive condition. Management reserves the right to have lawns mowed, shrubs trimmed and gardens weeded at homeowners' expense if necessary.

**Feeding Wildlife:** Feeding wildlife including fish, birds and alligators around any of the ponds or anywhere on common grounds in Gull Aire Village is prohibited.

**Clothes Lines:** Only the umbrella type clotheslines are acceptable for the purpose of drying clothing outside. Clothes and poles must be removed promptly after drying and concealed from view. No clotheslines of any kind are permitted in carports.

**Garbage & Disposal:** All residents are responsible for keeping the park clean and neat at all times. The proper disposal of refuse and garbage is extremely important. Trash pickup is twice a week ... Wednesday and Saturday mornings. In accordance with the City of Oldsmar regulations, trash of any kind is not allowed to be put out to the curb or sidewalk before the morning of pickup.

**Noises:** Please exercise consideration for your neighbors and exercise special care to keep volume levels on your TV's radios, stereos, etc. low enough not to be heard beyond your property line.

**Signs:** No signs of any kind shall be displayed on any homeowner's property without permission except "for sale" or "for rent". Those signs are limited to one per house, not to exceed 12" x 24" and may only be displayed in a window – not on the lawn. General notices and articles for sale may be prepared for posting on the bulletin board in the clubhouse after approval of the Office Administrator.

**Clubhouse Rental:** Residents may reserve the use of the clubhouse for private functions when such use does not interfere with G.A.V.A. or Social Club functions. The fee is \$300.00: \$100 for the rental and \$200 security deposit. Checks are made payable to G.A.V.A. The deposit is refundable after inspection of clubhouse after the event. Such use of the clubhouse will be granted only with the advance approval of the GAVA Board of Directors.

**Shuffleboard Courts:**

Do not play when courts are wet. Closed-toe shoes are recommended for safety. Children must be supervised by adults. Court lights must be off by 10:00 pm. Check the bulletin board for special events, etc.

**Recreation:** All recreational facilities are provided for your enjoyment. We ask you to treat these facilities carefully as if they were your personal property, and that you abide by all posted rules. These pertain to the usage of any facilities within the recreation area, clubhouse, pool,

hot tub, saunas, picnic area, bocce and shuffleboard courts. Posted rules governing these facilities are considered to be a part of these rules and regulations.

**Risks and Damages:** Management is not responsible for damage, injury or loss by accident, theft, or fire to either the property or persons of residents or guests in the park, and you are hereby notified and acknowledged that you assume all risks and relinquish all and any claims for damages and/or loss.

**Bicycles:** Park by bike racks only. Keep off walkways and do not block clubhouse entrance or pool gates.

## **PETS**

There is no designated area set aside in Gull Aire Village for pets. Therefore, it is most important that all pet owners adhere to the following rules:

1. One pet per residence.
2. All pets must be on a leash when outside the residence.
3. No pets will be allowed to run at large at any time.
4. All pets must be properly licensed and vaccinated.
5. Dog owners that walk their dogs with long or short leashes, be considerate of your neighbor's property and pick up your animal's droppings.
6. No excessive barking shall be tolerated. Pets shall not be left unattended for long periods of time. Do not tie your pet on your patio or for long periods of time, especially unattended.
7. Do not walk your dogs on the property surrounding clubhouse, pool and bocce and shuffleboard courts.

**BE CONSIDERATE: CARRY A PLASTIC BAG & PICK UP YOUR PET'S DROPPINGS. HAVE RESPECT . . . KEEP YOUR PET OFF YOUR NEIGHBOR'S PROPERTY!**

## **SWIMMING POOL AND HOT TUB**

The swimming pool and hot tub in Gull Aire Village have been designed and planned for the pleasure, convenience, and safety of the residents and their guests. As a general rule, pool use is limited to residents, and their guests, who exhibit a behavior consistent with the intended purposes for which the pool has been furnished and constructed, and to persons of an age where the dangers of pool use, including drowning, can be appreciated. Individuals who do not evidence appreciation for appropriate behavior must be accompanied and supervised by a responsible resident or their guest, and in the case of a minor, a responsible adult. Owners and renters shall be responsible for notifying all guests of these Rules, and for ensuring their compliance. All persons using the pool do so at their own risk.

All residents and guests who visit the pool area are required to wear badges. Pool badges can be purchased at the clubhouse office for \$1.00 each. Under no circumstances are badges to be given to any friend or relative outside the park. The privileges of Gull Aire, including use of the pool, are reserved for residents and their houseguests only.

Additionally, to protect the safety of our members and to limit the Association's costs and liabilities with regard to maintaining the swimming pool, the following Rules shall apply:

## POOL RULES

1. Homeowners are responsible for the safety and actions of guests.
2. Children under the age of 12 MUST be accompanied by an adult.
3. No lifeguard on duty ... swim at your own risk.
4. Pool badges must be worn at all times.
5. No diving or jumping into the pool.
6. Shower before entering pool or hot tub.
7. Suntan lotion or oil is prohibited in pool and hot tub.
8. Individuals with diapers or who are incontinent are not permitted in the pool without protective waterproof coverings acceptable for pool use to ensure sanitary controls and conditions.
9. No glassware or food permitted in pool area.
10. Long hair must be pinned or tied up, or a bathing cap worn.
11. Balls, rafts & toys are not permitted. Noodles & inflated arm bands are allowed. .
12. Use beach towels on chairs and lounges.
13. Radios, loud noises, pets and running are prohibited.
14. Only appropriate swimwear is permitted in the pool, except that a t-shirt may be worn over swimwear to prevent sunburn. Shirts with buttons, zippers, beads, etc., will not be permitted.
15. Management reserves the right to deny, for just cause, the use of the pool to anyone at any time.

NO ONE UNDER THE AGE OF 12 IS ALLOWED IN THE HOT TUB AT ANY TIME.

POOL HOURS: 7:30 a.m. to 9:30 p.m.

Hours are subject to change without notice  
(especially, but not exclusively, due to weather conditions)

Revised 03/27/07