

Gull Aire Village Rules & 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. The Fair Housing Act provides that eighty percent (80%) of the units be occupied by at least one qualifying occupant of fifty-five (55) years of age or older permanently residing at the property. The qualifying occupant cannot be a seasonal occupant when there are other permanent occupants that are not fifty-five (55) years of age or older. No home may be permanently occupied by anyone under the age of 18.

The twenty percent (20%) allowed for under the Fair Housing Act as a cushion was intended for specific situations where exceptions should be made for hardship, such as when a spouse of qualifying age passes away leaving an underage spouse still living in the unit. It would be a hardship and unreasonable to displace a spouse from their home due to those circumstances. Another recognized exception is for inherited properties where the underage individual inheriting the property permanently lived in the unit at the time that the qualifying age resident passed away.

Further, the Fair Housing Act exceptions are not intended to be used by an Association to randomly allow permission to certain unit occupants in relation to the granting exceptions.

Residency Requirements: All prospective residents of Gull Aire Village, whether owners, lessees or other persons, must submit an application for residency to the G.A.V.A. Board of Directors. All residency applicants are required to remit with the application, an application fee as determined by the Board up to but not exceeding the maximum allowed by law to cover the cost of processing the application by the Association. **THE APPLICATION MUST BE APPROVED PRIOR TO TAKING OCCUPANCY.** All residents of Gull Aire Village must have an application approved by the G.A.V.A. Board in their file. All Gull Aire rentals are to be a minimum of one month. Renting of rooms is not permitted. New owners MAY NOT lease, rent or allow occupancy of a residence by any party other than the owner or immediate family during the first twelve (12) month of ownership. The 12 month ownership period begins on the date of the recording of the owner's deed.

R.V. Storage: Storage of RV's, Boats/Trailers & Recreational Utility Trailers only are allowed to be stored in the RV storage areas located on Robin Terrace or Salmon Court. These lots are available on an "as available basis". The monthly maintenance fee is \$30.00 per month and paid semi-annually to BB&T Bank in Orlando, in February and August. A \$50.00 dollar

key deposit is required at time lot is assigned, refundable when you vacate lot in same condition as when you were assigned lot. Any vehicles or units with any commercial lettering or visible advertising are not allowed to be parked in the RV areas. You must be a Gull Aire Village resident to have an RV spot. Only one lot is allowed per Resident. A form must be filled out and approved by the Board before occupancy can take place. A copy of the current registration must be submitted and must be kept up to date at all times. See our website for more information and the application form for RV and Trailer Storage Spaces.

Motor Homes, RV's & Travel Trailers: Recreational vehicles may be parked on the 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. Staying and Sleeping in RV's is strictly prohibited. Visitors with a Recreational vehicle may seek permission from the clubhouse office to park in the parking area in back of the clubhouse for a limited time.

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 Gull Aire is 20 m.p.h.

Parking Restrictions: Parking spaces surrounding the clubhouse grounds have been provided for residents and their guests for use during daylight hours only. Overnight parking by residents, and their guests, is allowed for a period of one week only and with a pass available through the clubhouse office. Parking by any commercial vehicles is prohibited.

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: Gull Aire Village has specific guidelines concerning alterations, additions, or changes to the exterior of your home or property, some of which may require the approval of the Architectural Committee or the G.A.V.A. Board of Directors. Please refer to our guidelines PRIOR to any renovations. 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 must be removed promptly after drying and the umbrella must be folded. 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 should be put out to the curb or sidewalk no later than 7:00 AM on the scheduled day for collection and the trash cans must be removed from the curb or sidewalk no later than 7:00 PM on the same day. Trash cans are to be placed in front of residents' property only.

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" signs of standard industry size. Those signs are limited to one per house 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...\$100.00 for the rental and \$200.00 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: The 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 those areas surrounding the clubhouse, pool, bocce and shuffleboard courts that are specifically identified by "do not walk your pet" signs.

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 houseguests. Pool badges can be purchased at the clubhouse office at a cost of \$2.00 each. All residents and guests who visit the pool area are required to wear badges. 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 and hot tub are reserved for residents and their houseguests only. Rules for the use of the pool and hot tub are posted on conspicuous signs by each facility and must be followed by all users of these facilities. These posted rules have been established in order to satisfy three major areas of concern: safety, liability & cost and to meet Pinellas County Health Department requirements.

Golf Carts: Gull Aire Village has been designated by the City of Oldsmar as a Golf Cart Community. Should you choose to drive a golf cart please note the following requirements:

Valid Driver's License – Horn – Rear View Mirror – Reflectors (front and back) – Liability Insurance for cart – City of Oldsmar Sticker (\$10 annually) rear bumper drivers' side - All traffic laws to be observed

For those wishing to drive at night the following is in addition to the above:

Windshield – Headlights – Brake Lights – Turn Signals

Please review our full Covenants for further information and instructions for additional City of Oldsmar requirements.

GAVA BOARD OF DIRECTORS
June 1, 2020