

AVALON HOUSE #200 INC.

RULES AND REGULATIONS

Effective September 2021

These rules and regulations are designed for the mutual benefit and comfort at the Avalon House #200 Inc. and to enhance the successful and harmonious operation of the condominium. All unit owners are responsible for the observance of these rules and regulations by their guests, members of their households, lessees, and invitees.

These rules and regulations are in addition to those rules stated in Article X, HOUSE RULES of our by-laws (OR 3388, Page 268) as recorded in the public records of Pinellas County.

The September 2021 Rules and Regulations supersedes the Rules and Regulations date December 2012.

1. All persons must wear identification tags in areas of the complex apart from the Avalon House, and especially in the Recreation and Pool areas.
2. Resident owners or renters assume full responsibility for their guests' compliance with these rules.
3. Street attire including shirts and footwear must be worn, except for pool areas.
4. Children under the age of fourteen must be accompanied by an adult and governed by the specific rules of the recreational areas.
5. All trash must be bagged and tied. Do not throw glass articles down the trash chutes. **Please see Avalon Trash Room Rules for instructions on larger items.**
6. UPPER FLOORS – Do not hang clothes, dust rags or any other articles over railing.
7. Please always keep radios and TV's low in consideration of your neighbors.
8. All owners and visitor's cars **CANNOT** be backed into parking spots.

9. All damage to the common areas of this condominium caused by moving or transporting articles into an owner or occupant apartment shall be paid for by the owner or occupant in charge of such articles.
10. Owners, lessees, and guests are allowed only one (1) dog or one (1) cat under 20 lbs. per condo unit. All other pets will be decided by the Board of Directors. All dogs must be kept on a leash and walked in the "doggie walk area" provided for them.
11. Persons under the age of fourteen (14) may occupy a unit as a guest of the owner for a period of 30 days in a one-year period.
12. Owners and/or renters must provide the Avalon Board of Directors a new key if you change the lock on the door. (Keys are needed for pest control and emergencies).
13. Pest Control sprays individual units quarterly, Feb, May, Aug., and Nov. usually the first Thursday. Dates and times are posted both in the elevator and next to the mailboxes.
14. First Floor owners. If you plan on installing or upgrading a patio you must first get approval from the Board of Directors prior to starting any work.
15. Owner are responsible for maintaining their AC drainpipe by adding a minimum of one cup of vinegar or bleach in the AC drainpipe monthly. This will eliminate any clogs due to mold and algae.
16. Fire Alarm Sounders is the unit that is plugged into an outlet in one of the bedrooms or in hallway ceiling. Sounders should NOT be unplugged as it will set off the alarm. If it must be unplugged for electrical reasons, please contact a board member for further instructions.
17. New owners can NOT rent their condos until 18 months after purchase date. At such time you can request additional rules for renting a condo.

18. Avalon is a NON-smoking building. No smoking on back patios and/or premises.

19. Service Dogs visiting that are over 20 pounds must contact the Board of Directors **PRIOR** to arrival for additional information.

MUTUAL RESPECT AND CONSIDERATION FOR OTHERS IS THE BY WORD. Your cooperation is expected and appreciated.

THE AVALON BOARD OF DIRECTORS