

**THE VILLAGES OF MARTINIQUE AT TARPON COVE CONDOMINIUM  
ASSOCIATION  
RULES & REGULATIONS  
Approved December 3, 2020**

Pursuant to the Declaration of Condominium for The Villages of Martinique at Tarpon Cove Condominium Association, the Association's Board of Directors has adopted the following Rules and Regulations.

Section 7: Exhibit "D" of the Declaration states:

7. RULES AND REGULATIONS: USE RESTRICTIONS. The board of directors may, from time to time, adopt and amend administrative rules and regulations governing the operation of the association and the use, occupancy, alteration, maintenance, transfer and appearance of units, common elements and limited common elements, subject to any limits contained in the Declaration of Condominium. Copies of such rules and regulations shall be furnished to each owner. Any rule or regulation created and imposed by the Board must be reasonably related to the promotion of health, happiness and peace of mind of the unit owners and uniformly applied and enforced. Rules regarding unit use shall be adopted by the Board of Directors as set forth in Section 4.8 hereof.

**The board hereby adopts the following:**

The following Rules & Regulations are guidelines taken from the Governing Documents that every owner agreed to as a condition of purchase within The Villages of Martinique at Tarpon Cove Condominium Association. To maintain our safety, security, property value and overall "Quality of life" the Board of Directors respectfully insists that you abide by these guidelines.

These rules refer to all the use restrictions within The Villages of Martinique at Tarpon Cove Condominium Association. Reference should be made to the Tarpon Cove Community Association's Documents which can be viewed on the TCCA Community website. [www.tarponcove.info](http://www.tarponcove.info)

1. Resident and Renter vehicles used for personal transportation, and not commercially, which do not exceed the size of a garage, are authorized. Commercial and recreational vehicles are prohibited. Vehicle maintenance is not permitted on the Condominium property. No inoperable or unsightly vehicles may be kept on Condominium property.
2. No daytime "on street" parking is allowed on Tarpon Cove Drive except for service vehicles providing temporary services to the Lots, Units or Common Areas. No overnight parking on any street within the Community. No parking on the grass.
3. All motor vehicles, including golf carts, driven within the TCCA Community must be driven only by properly licensed drivers.
4. All Rules regarding the use of each community pool will be adhered to as posted.

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5. No exterior reception antenna or any exterior wiring for any purpose may be installed without the written consent of the Directors and ARB (Architectural Review Board).
6. No one shall make any changes to, place anything upon, affix anything to or exhibit anything from any part of the Condominium or Community property visible from the exterior of the building or from common elements without the prior written consent of the Directors and the ARB.
7. No more than two (2) dogs, cats, birds, and other customary non-exotic (snakes are prohibited) quiet and inoffensive household pets not being kept or raised for commercial purposes shall be permitted upon the following conditions: a) Anywhere within the TCCA Common Community pets shall be under hand-held leash or carried at all times. Birds shall be kept inside the Unit or home. b) **All pet feces must be removed by owners or handlers immediately.** Pets that are considered vicious, noisy or otherwise unpleasant will not be permitted in the Community. If a pet has become a nuisance, as determined by the Directors, written notice will be given to the owner or person responsible and the pet must be removed from the Community property within four (4) days. C) Renters are not allowed to have pets in accordance with the Condominium Documents.
8. Disposal of garbage and trash shall be only using receptacles provided by the Condominium association. All trash must be carried to and placed inside the trash dumpster. No trash can be left outside of or on top of the dumpster.
9. All persons occupying residences, other than the owners, shall be registered with the property manager before the time of their occupancy of the residence. **THIS INCLUDES RENTERS AND EXTENDED STAY HOUSEGUESTS.**
10. Renters **ARE NOT ALLOWED TO SMOKE ON THE LIMITED COMMON ELEMENTS (LANAIS and any covered entrance areas to the buildings.).**
11. Residences may not be rented for periods of less than one (1) month or more than four (4) times per year.
12. A completed rental application must be submitted to American Property Management 30 days prior to "start date" and must be approved by the appropriate Neighborhood Board of Directors prior to occupancy. A printed copy of these Rules and Regulations are considered part of the Rental Application and must be initialed by the renter, owner or the owner's agent prior to approval of any rental application.
13. Each renter will be required, as a condition of renting, to purchase a bar code sticker **that will be applied by the property manager to the registered vehicle listed on the rental application.** The barcode sticker will remain active throughout the time period as approved in the rental application.
14. Children under the age of 12 shall be under the direct control of a responsible adult while on Common Areas. Children shall not be permitted to run, play tag or act boisterously on the Common Areas and facilities. Skateboarding, "Big Wheels", or loud or obnoxious toys are prohibited within the Common Areas.
15. Loud or disturbing noises are prohibited. All radios, televisions, tape machines, compact disc players, stereos, singing and playing of musical instruments, etc.

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Shall be regulated to sound levels that will not disturb others and if used at or in the vicinity of the pool shall be used only with earphones. **No vocal or instrumental practice is permitted after 10:00pm and before 9:00am.**

16. Use of barbecue grills (For other than one and two family dwellings), no hibachi, gas-fired grill, charcoal grill or other similar devices used for cooking, heating or any other purpose shall be used or kindled on any balcony or under any overhanging portion or within 10 feet of any structure. Listed electric ranges, grills or similar electrical apparatus shall be permitted." Per order of the Florida Fire Control and Rescue District. All grills or similar devices shall be kept out of the view of neighboring homes and Common Areas when not in use.
17. Illegal and immoral practices are prohibited.
18. Lawns, shrubbery or other exterior plantings shall not be altered, moved or added to without permission of the Chairman of the Landscape Committee with the except on HOA property where owners are permitted to plant "Florida friendly" plants with the stipulation that they must be maintained at their expense. In an effort not to attract migrating black bears or other potentially dangerous animals, bird feeders are prohibited within the Community, including both condominium and single-family neighborhoods.
19. Laundry, bathing apparel, beach and porch accessories shall not be maintained outside of the residences or limited common elements (lanais), and such apparel and accessories shall not be exposed to view.
20. No nuisance or any type or kind shall be tolerated anywhere within the Condominium property.
21. Persons moving furniture and other property into and out of residences must do so only Mondays through Saturdays between the hours of 8:00am and 5:00pm moving vans and trucks used for this purpose shall only remain within the Community when in use. No moving of furniture is allowed at anytime on Sundays.
22. Repair, construction, decorating or re-modeling work shall only be carried out on Mondays through Saturdays between the hours of 8:00am and 5:00pm. No repair, construction, decorating or re-modeling work shall be carried out on Sundays.
23. These Rules and Regulations shall apply equally to owners, their families, guests, staff, invitees, and lessees.
24. The Board of Directors may impose a \$100 a day up to \$1,000 fine for each violation of these Rules and Regulations or any other Association Governing Documents.

Villages of Martinique at Tarpon Cove  
Board of Directors

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