

## **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 the eighty percent (80%) of the units must 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 where 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 these 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.

**R.V. Storage:** Storage of RV's, trailers & boats is provided on an "as available" basis in the RV centers on Robin Terrace or Salmon Court. The maintenance fee is \$15.00 per month. The 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 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

**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 15 m.p.h.

**Parking Restrictions:** Parking spaces surrounding the clubhouse grounds have been provided for residents and their guests. Overnight parking of any commercial vehicle 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:** All alterations, additions or changes to the exterior of your home or property must have the approval of the Architectural Committee or the G.A.V.A. Board of Directors. 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 garden weeds 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.

**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.

GAVA BOARD OF DIRECTORS  
May 5, 2015