



## **12. RESTRICTIONS**

The following restrictions apply to and bind the Units, Common Elements, and Condominium Property:

**12.1 Loud Noises, Obnoxious Odors or Nuisance.** Owners, tenants, residents, guests, and occupants of Condominium Units shall not suffer, permit or maintain in or on their premises loud noises or obnoxious odors or any activity which would constitute a nuisance to neighboring Units or residents in the reasonable opinion of the Board of Directors.

**12.2 Pets. Unit owners shall be permitted to keep two pets in the Condominium.** All pets must be carried and/or kept on a leash no more than six (6) feet in length at all times when outside the Unit. Unit owners must pick-up all solid wastes of their pets and dispose of such wastes appropriately. The Association will comply with all Federal, State, and local laws regarding Service Animals and Emotional Support Animals. It is the Association's position that the state, county, and city law enforcement and/or animal control are the authority on whether a pet should be deemed a danger and/or nuisance to the member, families, and guests of the Sea Villa Community. The Association shall defer to state, county, and city law enforcement and/or animal control to determine whether a pet should be removed from the Sea Villa Apartment Community and/or destroyed. **Tenants, and guests of tenants are prohibited from having pets on the Common Elements, within a Unit, or anywhere on Condominium Property.**

**12.3 Exterior Alteration.** No person shall paint or otherwise change the appearance of any exterior wall, door, window, or any exterior surface, plant or display any plantings outside of a Unit without first obtaining written approval of the Board of Directors. No person shall erect any exterior lasers, exterior lights, or signs, place any signs in windows, and or display any Holiday decorations in or on the Common Elements. No person shall erect or attach any structures or fixtures within the Common Elements. No person shall make any structural additions or alterations (except the erection or removal of nonsupport carrying interior partitions wholly within the Unit) to any Unit or to the Common Elements, without the prior written consent of the Association Board of Directors.

**A. Potted and/or in ground plants.** Unit owners are permitted to place up to a maximum of four (4) potted and/or in ground plants in the common element area directly outside the front door of the Unit. The Unit owner is responsible for the maintenance of the potted and/or in ground plants.

B. Unit owners may install two (2) pieces of exterior wall art within the vestibule area of the lanai provided no substantial damage is done to the building structure and/or Common Elements. Unit owners will be responsible for the removal of the wall art before exterior structure/Common Element painting or the sale of the unit. Unit owner will be responsible for all building structure/wall repair costs caused by the installation and/or removal of the wall art. Wall art must be installed in a manner in which it can easily be removed during a hurricane and/or high wind event.

12.4 Parking and Vehicles. The following vehicles are prohibited from being parked in a Limited Common Element parking space, the Common Elements, or the Condominium Property:

*A. Boats; B. Campers; C. Recreational Vehicles; D. Trailers; E. Motor Homes; F. Pick-up trucks that exceed twenty-two (22') feet in length; G. Commercial trucks; H. Commercial vehicles.*

For purposes of this Article, “Commercial trucks and Commercial vehicles” shall mean those vehicles which are not designed and used for customary, personal/family, purposes. “Commercial trucks and Commercial vehicles” shall include those vehicles which contain commercial lettering, graphics, signs or displays; those vehicles which lack rear or side windows; those vehicles which contain transport tools, tool boxes or other equipment incidental to any business. The absence of commercial-type lettering, graphics, signs, or displays on a vehicle or any or all of the aforementioned criteria shall not be dispositive as to whether a vehicle is a Commercial truck or Commercial vehicle.

It is intended that the only vehicles that are permitted to be parked in a Limited Common Element parking space by owners, their guests, tenants, their guests, or, invitees will be customary private **passenger automobiles (“Permitted Vehicles”)**. **Permitted Vehicles shall be limited to those vehicles** which are primarily used as passenger motor vehicles, and which have a body style consisting of two (2) doors or four (4) doors on a sedan, hatchback or convertible and shall also include station wagons, vans, minivans, standard sized ½ ton pick-up trucks, and sport utility vehicles, provided they are in a condition substantially similar to that which existed when they were sold by the manufacturer.

*In no event shall Permitted Vehicles be parked in a Limited Common Element parking space, the Common Elements, or Condominium Property for purposes of repair or to be stored or placed on “blocks”.*

A Unit owner, guest, or tenant that will be absent from a Unit for a period of time greater than seven (7) consecutive calendar days, that intends to leave a vehicle at the Condominium during the time the Unit owner, guest, or tenant is absent from the Unit, must make arrangements with a third party to be **responsible for moving the Unit owner, guest, or tenant’s vehicle in case of an emergency. Prior to vacating the Unit for a period of time greater than seven (7) consecutive calendar days, the Unit owner, guest, or tenant shall inform the Association management company of the name and contact information of the person and or third party vendor that will be responsible for moving the Unit owner’s vehicle in case of an emergency.** The Board of Directors and Management company shall have sole authority to determine what constitutes an emergency wherein a vehicle would need to be moved.

Unit owners, tenants, and guests consent to the towing of their vehicles to allow access to the Condominium Property for Commercial trucks, Commercial vehicles, service vehicles, and Emergency vehicles when an emergency, as determined by the Board of Directors or Management company exists.

The parking of conversion vans will be permitted in a Limited Common Element parking space, by owners, their guests, tenants, their guests or invitees if the following requirements are met:

A. The conversion van is not used as a domicile or residence, either permanent or temporary, while parked on the Unit parking space within the Condominium. B. The conversion van is used primarily for personal, non-business purposes, and does not bear any sign or logo. C. The conversion van must have windows on all sides and rear and seating capacity installed throughout the vehicle. D. The conversion van is not equipped with racks, toolboxes or other equipment normally associated with commercial activity.

Pick-up trucks, vehicles, and sport utility vehicles that have been modified by increasing their height or adding, offroad tires, hydraulics, over-sized tires, roll bars or similar equipment are not Permitted Vehicles and are prohibited from being parked in a Limited Common Element parking space or within the Condominium. *Pick-up trucks, vehicles, and sport utility vehicles to which has added a cabinet box, a platform, a rack or other equipment for the purpose of carrying goods other than the personal effects of the passenger, are not Permitted Vehicles and are prohibited from being parked in a Limited Common Element parking space or within the Condominium.*

Notwithstanding the foregoing parking limitations, Commercial trucks, Commercial vehicles, and service vehicles, that are at the Condominium to provide maintenance, repair, and replacement services to a Unit and/or the Condominium may be temporarily parked as necessary during the time they are actually servicing a Unit or the Condominium but in no event overnight.

Guest parking permits shall be limited to the time the guests are staying at the Condominium.

**Unregistered and/or illegally parked vehicles may be towed off the premises at the vehicle owner's expense.**

12.5 One-Family Residential Dwelling. Each Unit shall be used exclusively as a one-family residential dwelling. No business or trade shall be permitted to be conducted anywhere on the Condominium Property, except Unit owners and tenants may conduct limited professional or business activities incidental to the primary use of the Unit as a residence, if confined solely within their Unit, but only if the activity is in compliance with home occupation ordinances and regulations of the local governmental entity, and the activity cannot be seen, heard or smelled by other residents of the Condominium, and provided further that no activity shall be permitted that results in a significant increase in pedestrian or vehicular traffic in the Condominium, nor shall any activities be permitted that increase the insurance risk of other owners, or the Association, or constitute a dangerous activity, in the sole opinion of the Board of Directors.

12.6 Laws, Ordinance, Regulations and Governmental Rules. All persons on the Condominium Property shall keep and obey all laws, ordinances, regulations, requirements and rules of all governmental bodies, in so far as the same pertain to the control or use of such Unit or the Common Elements.

12.7 Unit Partition or Division. No Unit shall be the subject of a partition action in any Court of the State of Florida, and all Unit owners do by their acceptance of a conveyance of such Unit, waive any right to maintain or bring such action. No Condominium Parcel or Unit shall be divided or subdivided or severed from the realty. No structural alterations or changes shall be made within said Unit without prior approval of the Board of Directors of the Association.

12.8 Wires, Antennas, and Exterior Articles. That without the prior written permission of the **Association's Board**, no wires, TV antennas, satellites, aerials or structures of any sort shall be erected, constructed or maintained on the exterior of the building, except for those structures that form a part of the original building. *No Unit Owner shall permit or maintain any exposed or outside storage or storage containers.*

12.9 Clothes Lines, Hangers or Drying Facilities. No clothes lines, hangers or drying facilities shall be permitted or maintained on the exterior of any Unit or in or on any part of the Common Elements, except by the Association, and that no clothes, rugs, drapes, spreads or household articles or goods of any sort shall be dried, aired, beaten, cleaned or dusted by hanging or extending the same from any window or door.

12.10 Rules and Regulations. All persons on the Condominium Property shall abide by and obey all Sea Villa Apartment Rules and Regulations. Such Rules and Regulations shall not discriminate against any one Unit.

12.11 Signs. No permanent signs of any type, including without limitation realtor signs, shall be kept, permitted or maintained on or in any part of the Common Elements or in or on any Unit where the same may be viewed from the Common Elements, except for signs **approved by the Association's Board of Directors**. Written approval from the Board of Directors must be obtained before any sign is posted on a Unit.