

FLAMINGO FAIRWAYS
CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS

POOL RULES:

1. Pool hours: 9:00 a.m. to Dusk.
2. Swim at your own risk. No lifeguard on duty.
3. Shower before entering pool.
4. Food, glassware, glass containers are not permitted in pool area.
5. Anyone wearing diapers must wear plastic (waterproof) swim diapers.
6. Children under 12 years of age must be accompanied by an adult.
7. Toys, balls, are not permitted.
8. Pets are not permitted in pool area.
9. Bathing suits only to be worn in the pool. No cut-offs.
10. Persons with open cuts, sores, or communicable diseases are not allowed in pool.
11. Loud noises, yelling, screaming, running, and jumping (cannonballs) not permitted.
12. No reserving pool furniture.
13. No towels to be hung on railing.
14. No smoking in pool area.
15. No diving.

SPA RULES

1. Spa hours: 9:00 a.m. to dusk.
2. Temperature of spa water not to exceed 102 degrees Fahrenheit.
3. No pets in spa.
4. No food or beverage allowed in spa area.
5. Shower before entering spa.
6. No more than 5 persons allowed in spa at one time.
7. Children under 12 years of age must be accompanied by an adult.
8. Shut down spa after use.

FLAMINGO FAIRWAYS RULES AND REGULATIONS, CONTINUED

COMMON GROUNDS:

1. No signs shall be displayed from a unit or common elements except those with advance approval of the Board.
2. No owner/tenant may alter landscaping of common elements.
3. Only gas or electric barbeque grills may be used. All storage and use of grills must comply with fire department regulations, one of which includes the use of gas grills must be at least 10 feet from a building. Considerations must be given to avoid smoke and odors, which may be a nuisance to neighbors.
4. Bicycles must be stored in garages.
5. Water hoses must be stored in garages.
6. Nothing shall be hung, displayed, or placed on exterior walls, doors, or windows of the unit. No clothesline or similar devices shall be allowed on any railings, front entries, lanais, or balconies of the units or any other part of the condominium property outside the unit.

PETS:

1. Pets must be leashed or carried at all times when outside the unit. Pets are not allowed to run free on condominium property.
2. Dog walking is permitted on the outer perimeter of the complex only and not around the docks and boardwalk or inside common grounds.
3. Pet owners must remove pet waste from common elements. Violation of this rule will result in loss of pet privilege.
4. Only unit owners may have pets. Tenants are not allowed to have a pet at any time.

TRASH:

1. All trash must be placed in garbage bags before put into the dumpster.
2. Trash pickup is twice weekly, Mondays and Thursday.
3. Recycling is picked up on Thursdays only.
4. Owners and tenants are responsible for complying with City and County regulations covering trash pick – up.

FLAMINGO FAIRWAYS RULES AND REGULATIONS, CONTINUED

NUISANCES:

1. Patio, front entries, and lanais may not be used as sleeping quarters or storage areas.
2. No unit owner or tenant shall operate a stereo, TV, radio, or musical instrument in such a manner as to unreasonably disturb or annoy others in the community.
3. No unit owners or tenant shall make or permit any disturbing noises by themselves, family, friends, or guests that will interfere with the rights or conveniences of the other unit owners.

LEASING:

1. No unit may be leased for a period of less than 30 days.
2. All lease agreements must be approved by the Board of Directors.
3. Owners shall incorporate all condominium rules and regulations in lease.

PARKING:

1. Parking for owners or tenants vehicles is permitted in their garages or in guest parking area.
2. Parking for overnight guests is permitted in guest parking.
3. All personal trucks are to be parked in the garages.
4. No boats, RV motor homes, trucks, or camper trailers are to be parked at any time on common elements.
5. All vehicles must be currently licensed and running condition.
6. No parking on the grass at any time.
7. No commercial vehicles may be parked overnight.