



6263 Midnight Pass Road, Siesta Key, FL 34242  
(941) 349-2001

## **RULES & REGULATIONS**

The following rules have been adopted by the Board of Directors for the guidance of all owners, renters and their guests. Along with the Excelsior Declaration of Condominium, By Laws and Sarasota County ordinances they form an integral part of your purchase and/or rental agreement. Your willing adherence to them will help to keep our Excelsior Condos a very pleasant and happy place in which to live and enjoy.

### **A. GENERAL**

1. Each owner must give the manager a duplicate key to their unit. These keys will be kept in a locked cabinet in the office, and under direct control of the manager. The President, or a specifically appointed member of the Board of Directors, will also have access to them. They would be used only to carry out emergency or essential repairs in the unit, or to prevent damage to other units. They would not be issued to relatives, guests, real estate agents, tradesmen, or others without the owner's specific authorization in writing, by email, or phone call.
2. Upon arrival everyone (owners, renters, and guests) must register at the office so a list of people in residence is available in the event of any emergency. You must also supply the name of a person to be notified in the case of serious illness, injury or death.
3. If a unit is to be occupied by personal guests of an owner, in the absence thereof, notification must be provided to management prior to arrival. It must list the names of all guests and the length of their stay.
4. Rental unit overnight occupancy is limited to six (6) people in a two-bedroom and eight (8) people in a 3 bedroom unit.
5. Skateboards, roller skates/blades, scooters, hoverboards and bicycles are prohibited from use on all walkways, sidewalks, tennis/pickleball courts and pool decks.
6. Persons under the age of twenty-five (25) may not reside overnight in a rented unit unless accompanied by an authorized adult over said age.

SIESTA KEY, FLORIDA

7. Occupants of any unit may not make excessive noise of any kind, including but not limited to the playing of musical instruments, radios, and televisions or running, exercising, revving of automobiles, singing or shouting. Please be aware of how easily sound travels throughout our buildings and complex.
8. **SMOKING is not encouraged and is NOT allowed on the building exterior walkways, screened lanais, open balconies, pool areas, pier, elevators nor building lobbies.**
9. Owners, renters and guests may not give direction to any employee of the Association, nor may any employee of the Association carry out any private work for any unit during working hours except in a case of any emergency. Any request for service must be directed to the property manager in person or through the completion of a workorder (found in building lobbies). Assistance with any medical emergency, fire or other life-threatening circumstance should be dealt with by dialing 911.
10. Packages or parcel deliveries, either before arrival or during your stay, will not be held in the office. They must be arranged to be received in the proper unit while there is a person in residence. Renters will be given one (1) mailbox key in which to receive mail located in the lobby of their respective building. Standard letters are normally deposited directly into the mailbox of each unit, however, if the unit number is not known, letters will be deposited in the alphabetized slotted cabinet in the lobby of building one (1).
11. Guests wearing or using any medical emergency device should make sure that they have made adequate arrangements for back-up assistance in their new surroundings. The association does not accept responsibility for such devices nor their usage.
12. **As our grounds and landscaping contribute significantly to the overall beauty and value of Excelsior we ask all to use ONLY existing walkways/sidewalks/pathways and refrain from cutting through lawns, plants and shrubs while traversing our property.**

## **B. VEHICLES AND PARKING**

1. Boats, watercraft, water sport equipment, powered beach vehicles, motorcycles, motor scooters, **electric bikes**, hoverboards, **golf carts**, campers, trailers, pick-up trucks and vans over 18 feet in length, **storage units**, large commercial styles vans, off road vehicles, motor homes and conversion vans may NOT be parked, stored, launched or operated with the confines of Excelsior property.
2. Only vehicles with Excelsior owner's stickers, or parking passes obtained through our office are authorized to park on Excelsior property. Unauthorized vehicles cannot be parked or stored on Excelsior property and must be removed immediately upon

written or verbal notification. Failure to comply will result in the removal of the vehicle at owner's expense.

3. Each unit has one (1) assigned parking space for the sole use of the owner, or renter residing in the unit.
4. Each unit is allowed no more than two (2) cars to be parked on property unless approved by the manager and identified as such.
5. Posted speed limit of 10 mph is enforced and must be observed.
6. Commercial vehicles and trailers may not be parked on site without the written permission of the manager. **Overnight parking of same is not permitted, but may be allowed on exception or emergency with written approval of property manager.**
7. Commercial and contractor vehicles are NOT to park in any of the building circles except for immediate loading and unloading. Nor may they park on the grass or in any way that obstructs traffic.

### **C. POOLS AND BEACH AREA**

1. The pools are open between 7:00am and 10:00pm and are to be used in compliance with the posted rules and Florida statutes.
2. Children who are not fully toilet trained must wear swim diapers for protection and are not allowed in the spas.
3. Audio equipment may only be used with earphones at pools unless approved by the Board for a specific organized activity.
4. Pools may NOT be used for any organized group activity, aquatic training, or exercise class without the express written authorization of the manager AND Board of Directors. Any approved activities using an outside agent or instructor require proof of insurance by them.
5. All beach furniture must be returned to the designated area after each use. Beach furniture is NOT to be removed from Excelsior's beach property nor taken into the water as this will damage the furniture. Chairs or loungers from the pool area are NOT to be taken to the beach.
6. Beach chairs and loungers are not to be held or "reserved" for future use. Only physical and immediate occupancy is considered to be possession. **A maximum of eight (8) chairs or loungers are allowed per unit.**

#### **D. RECREATION ROOMS**

1. Children under the age of fourteen (14) are prohibited from using the exercise room, whether or not they are accompanied by an adult. Children ages fourteen (14) through sixteen (16) must be accompanied by an adult over age twenty-one (21). Those above age sixteen (16) may use facilities unaccompanied.
2. The community room may be reserved for private parties by owners or renters by application (available in office) submitted to manager. A \$200 security deposit to cover any damage or clean-up costs is required for each reservation. Reservations made by the Association for its own purpose shall take precedence.

#### **E. TENNIS AND PICKLEBALL COURTS**

1. Court times are from 8:00am to 10:00pm.
2. Shirts and non-marking court shoes must be worn at all time.
3. The courts are reserved for the exclusive use of, and only players allowed are, Excelsior owners, Excelsior renters and their in-residence overnight guests from November 1<sup>st</sup> through April 15<sup>th</sup> during the hours of 8:00am to 1:00pm.
4. Professional instruction may be given on a court to a maximum of four (4) players at one time, not during the above excluded times (see #3). Instructional sessions are limited any day from 12:00pm to 4:00pm., and are otherwise subject to the same time constraints and schedules as normal play.

#### **F. EXTERNAL WALKWAYS, BALCONIES, AND LANAIS**

1. External walkways are to be used solely for the purpose of passage to and from units.
2. Rugs, clothing, towels or any other objects are not be shaken, dusted, beaten, swept or hung to dry on external walkways, balconies or lanais or any other exterior part of any building.
3. Barbecuing is not allowed on any external balcony, lanai, and walkway nor anywhere on the grounds except for the provided barbecue grills available for common use located near the tennis courts, the rear of the gulfside buildings and near the bayside dock.

4. According to fire prevention code it is illegal to place any object on an external walkway that can in any way obstruct passage on it. For example, bicycles, carriages, beach equipment, clothing, shoes, strollers, etc...
5. External walkways may NOT be used by tradesmen, nor workers in any craft to size, cut or work on any material. All such work must be done in the unit or in the parking space allotted to such unit. After any work the space must be daily cleaned completely.
6. Lanais and balconies are not to be used for the storage of furniture or any visible items deemed to be objectionable by the Board of Directors.

#### **G. WASTE DISPOSAL**

1. All trash (except recyclables) must be placed in TIED plastic bags before being deposited in the disposal chutes. Disposal chutes may only be used between 8:00am and 9:00pm.
2. Recyclables are to be placed in the bins provided in each buildings parking garage between the hours of 8:00am and 9:00pm. NO PLASTIC BAGS are to be placed in the recycle bins.
3. Sarasota County has enacted comprehensive rules regarding the disposal of recyclable items. Instructions are posted at the recycling bins in the building parking garages. Failure to effectively comply with these rules can result in the suspension or delay in garbage and recycling collection, and even imposed fines. The cooperation of all residents in this most important operation is therefore asked.
4. Cardboard boxes must be broken down flat prior to placing in bins. Boxes are not to be left either in, or around recycle bins for someone else to flatten.
5. The disposal of paint and electronic equipment can be made at the Chemical Collection Center at 8750 Bee Ridge Rd, Sarasota, FL. These items are NOT to be disposed anywhere on Excelsior property.
6. Owners must make arrangement for the disposal of any large and bulky items. The office may provide some assistance in how/where to dispose of same. Excelsior is NOT responsible for the storage of these items until they are picked up.

## **H. MOVING**

1. A minimum of twenty-four (24) hours written notice must be given to the manager for any personal or commercial moves of large furniture, appliances, or remodeling materials that require the use of elevators so that they may be properly padded to avoid damage. Moves may ONLY be made on weekdays between 9:00am and 5:00pm. A move may be made on a Saturday with prior notification and express written permission of the manager.
2. Unit owners are responsible for any damage caused to the common property, or any other unit's property, during any move.

## **I. PETS**

1. Only owners in residence are permitted to maintain a pet in their unit or on the common property.
2. No pet shall be permitted or maintained in a unit or on the common elements except for one (1) dog, the adult weight of which is 15 lbs. or less, or one (1) cat.
3. Owners must keep their pets health records and provide them to the Excelsior office upon request.
4. Owners in residence are responsible for any pets brought on property by a day guest.
5. Pets are not to be kept on balconies, walkways nor lanais where they may annoy other residents by barking or creating any other such nuisance.
6. Pets are NOT permitted in any lobby (except to traverse to and from unit), public areas (library, community room, exercise room, etc.), pool areas, and tennis/pickleball courts.
7. Pets are NOT permitted on the beach per Sarasota county ordinance.
8. Pets are to be maintained at all times on a leash.
9. It is the responsibility of the pet's owner to clean up after their pet in all circumstances and at all times.
10. Pets must NOT be allowed to cause a nuisance of any kind, and shall be subject to noise restrictions as stated in Section A.7.

11. Owners assume FULL responsibility for any damage to person(s) or property caused by their pet.
12. The right to maintain a pet is subject to the conditions herein above set forth. It is by nature a conditional license and is subject to revocation and termination at any time by the Board of Directors upon their sole determination that such pet is either vicious, annoying to other owners, in any other way a nuisance, or upon failure of an owner to comply with any of the above stated rules pertaining to pets.

#### **J. MAINTENACE OF LANAIS**

1. The owner is responsible for the repair of and maintenance of the glazing, screening, mechanical elements, flooring, and painting of the interior of the lanai.
2. The Association is responsible for the following:
  - a. Caulking of the exterior framework to the stucco.
  - b. Repairs to the masonry elements unless damage is due to obvious neglect by the unit owner.
3. Screen replacement:
  - a. On lanais must be Twitchell SuperScreen, black color.
  - b. On windows and doors must be standard fiberglass, charcoal color.
4. The open viewing at either end of the lanai may NOT be changed and must be clear glass or approved screening.
5. Tile on lanais cannot be laid over existing tile, and the old tile must be stripped off to the raw deck before laying new.
  - a. An approved waterproof membrane must be installed to the concrete slab and six inches up all walls prior to new tile installation.
  - b. Tile must be installed following the original floor profile to ensure proper drainage. No existing drain, or discovered drain, may be covered.

#### **K. REMODELING**

1. Structural changes, or changes in electrical wiring or water pipes, may NOT be made in a unit, or any adjacent unit, without the express written permission of the Board of Directors.
2. When remodeling a unit the owner MUST submit a completed EXCELSIOR FORM REM1 ("Submittal for Remodel" form), including detailed descriptions and plans (if applicable) for review by the Board of Directors.

3. Major remodels that require form REM1 shall ONLY be done from April 1<sup>st</sup> through December 15<sup>th</sup>.
4. All replacements of exterior windows and doors shall be done in accordance with current Excelsior approved specifications, colors, and applicable building codes.
5. Installation of glass lanai enclosures requires completion of form REM1, and engineered drawings.
6. New tile floors installed in any unit above the first floor must have an approved sound-damping underlayment installed.
7. Owners are responsible to provide contractors with a copy of Excelsior's contractor guidelines, and must provide management with the contractor's licenses and insurance before work begins.
8. Owners are responsible for the behavior of the contractors they hire (including sub-contractors) while on property.
9. Contractors must check in at office when doing work in the complex.
10. Commercial and contractor vehicles and trailers may not be parked on site without written permission of the manager. Overnight parking of same is not permitted, but may be allowed on an exception or in emergency, with written approval of manager.
11. Commercial and contractor vehicles are not to park in any of the building circles, except for the immediate loading and unloading of said vehicles. Additionally, they can NOT park on the grass or in any way obstruct traffic.
12. No work may commence prior to 8:30am, nor continue past 5:00pm.
13. No workers are allowed, and no remodeling work is permitted on property on Sundays, Christmas, New Year's Day or Thanksgiving.
14. Quiet work on Saturdays may be permitted only with the written approval of the manager.

*These revised rules and regulations were ratified in their entirety by unanimous consent of the Excelsior Board of Directors at a posted meeting of May 28<sup>th</sup>, 2020.*