

**MORNINGSIDE EAST III**  
**IMPORTANT**  
**RULES AND REGULATIONS UPDATE**

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January 11, 2016

Dear Morningside East III Residents,

The community association would like to advise you of important updates to the rules and regulations for Morningside East III. We are making improvements to the community and will be strictly enforcing the governing documents, and the rules and regulations contained within this notice.

It is our goal to improve the community for the betterment of everyone, residents and owners. Some of the rules are to uphold safety regulations as ordered by local authorities and others are to protect the quality of life and enjoyment for all residents. **Please read the attached Rules and Regulations document and the pool rules.** If you currently have any violations to the rules, please correct those immediately to avoid further action or financial penalties for not conforming to the rules of the community. Any items that are not removed and that are found in the common areas will be disposed of immediately. If you observe illegal activity, call the authorities immediately with the location and description of those involved.

Together, we can make a difference and make our community cleaner, safer, and more enjoyable for everyone. Thank you for your efforts to make your community better!

Cordially,

The Morningside East III Community Association

# Morningside East III Condo Association: Rules and Regulations

- 1. Residential use only.** No unit shall be used for any other purpose than as a residential dwelling. Commercial or any business activity is prohibited. \*Business meetings, transactions, or any other non-residential activity is strictly prohibited in individual units AND in all common areas, other than activities conducted by board members and management for the Morningside East III Condo Association in order to conduct the business of the community.
- 2. Pets (15 lbs. or less only): Must be approved by the board PRIOR to bringing them on the premises.** A pet application must be submitted to the board, and board approval is required for all pets. **All pets must be leashed, be up to date with rabies vaccinations, and pet owners must pick up any pet droppings left by their pets.** Please walk dogs on the street easement or at the trail at the west end of the community.
- 3. Move In/Move Out:** Vehicles of any kind may NOT be driven or parked on the grass. All vehicles must remain in the paved parking area(s) only. Obstructing someone from access to their vehicle or parking space is prohibited.
- 4. Leasing, Buying, and Occupants:** Rentals for less than 30 days is prohibited. All units are subject to the Declaration of Condominium, Bylaws, and Rules & Regulations of the Association.  
\*All owners/tenants/occupants must first submit the required application, pay the required fee, and be approved by the MSE III Association PRIOR to occupying, leasing, or purchasing a unit.
- 5. Walkways, Stairs, Porch fronts, Balconies and Sidewalks MUST BE KEPT CLEAR AT ALL TIMES.** They are to be kept clear of ALL ITEMS including, but not limited to: chairs, tables, plants, bicycles, toys, etc.  
\*This includes all common walkways, stairs, sidewalks, unit entrances, and all exterior areas outside the individual units, the buildings, the pool, and all other common areas. At no time shall any item be stored or left outside of the unit.
- 6. Laundry and Personal Items:** Clothing, towels, and any other material MAY NOT BE HUNG anywhere on the exterior premises.
- 7. Signs:** All signs are prohibited from being displayed in windows, on doors, or any other area of the community, unless posted by the association board or a legal governing authority, such as: the police, fire, or sheriff's departments, etc. Residents may not hang, post, display, or attach signs that are visible from the exterior of their unit.
- 8. Noise or Nuisance:** No loud noise or nuisance of any kind is allowed, nor shall any noxious or offensive activity be tolerated. \*This includes, but is not limited to: Music devices or instruments, car stereo systems, phones, stereos, televisions, yelling, arguing, screaming, loud voices, threats, fighting, barking dogs, loud animal sounds, or any other noise or activity that is a disturbance or annoyance to the community. Headphones are highly recommended to avoid disturbing any other resident.
- 9. Visitors:** All visitors must proceed directly to the unit they are visiting. Loitering is not permitted by residents or visitors. Visitor parking is located on the south side of Harn Blvd. labeled "guest parking".
- 10. Loitering:** Loitering is strictly prohibited. Sitting, standing, or congregating on stairways or walkways is not allowed. There must be open access to these areas at all times.
- 11. Alcoholic Beverages and Illegal Drugs:** ARE STRICTLY PROHIBITED in the common areas.
- 12. Material Alterations:** ALL alterations to any building exterior or common area are strictly prohibited, unless written approval by the association board is received **PRIOR** to any work on the alteration is made.

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13. **Vehicle Cleaning or Repairs:** Washing, maintenance, or repairing of cars, trucks, boats, motorcycles, etc. is strictly prohibited.
14. **Exterior Building Water Supply:** Residents are NOT allowed to hook up hoses or use the exterior water receptacles in any manor for any reason. This includes, but is not limited to: hoses, buckets, cups, hand-washing, or use of the exterior water supply receptacles for any reason, etc.
15. **Grills and Cooking Outside:** The use of any personal grill, portable grill or outdoor cooking device is strictly prohibited. There are four outdoor charcoal grills, provided by the association, in the picnic area located in the common area of the community. ONLY Charcoal may be used in these grills, no wood or other material is to be used in the grills at any time. Residents are responsible for **cleaning up** after themselves and **must extinguish (“put out”)** the coals immediately upon completion of cooking their food. All trash or debris must be deposited in the trash cans or proper receptacles.
16. **Laundry Area(s):** Are provided for use by residents ONLY. Prior to using machines, check all pockets to be sure there are no items left in the clothing. All residents are to leave the laundry room in good condition. All clothes must immediately be removed from machines as soon as they are finished being washed/dried. All debris must be cleaned up before leaving the laundry area. If you experience any problem with the machine, please contact the on-site maintenance person, or **the laundry leasing company at (800) 876-1477**. Reports can also be left with the management company, Ameri-Tech, at (727) 726-8000.
17. **Trash:** Please place ALL TRASH in the DUMPSTER(S). DO NOT leave trash on or around the dumpster(s). If the dumpster is full, go to the next dumpster to deposit your trash. DO NOT leave trash bags sitting outside your door or anywhere else in the common areas, except INSIDE the dumpster(s). Garbage cans in the laundry room are for the disposal of lint, dryer sheet and/or detergent containers only. DO NOT PUT ANY HOUSEHOLD GARBAGE IN THESE CANS. \*Cigarettes must be disposed of properly and not thrown on the ground or onto any common area.
18. **Furniture Disposal:** Any disposal of furniture must be put in the furniture bin located on the south side of Building G next to the dumpster. DO NOT place furniture or any other large objects in the dumpsters, use the special bin for those items.
19. **Parking:** Residents must park in their assigned space(s) ONLY! Not more than two (2) vehicles are permitted to be parked permanently on the property. All second or guest vehicles must be parked on the south side of Harn Boulevard in the guest parking spaces. \* Any unauthorized vehicles, inoperable vehicles, or vehicles without up to date registration and tags **will be TOWED AT YOUR EXPENSE**.
20. **Sports and Activities:** Skateboarding, scooter/bike riding, frisbee, football, baseball, softball, soccer, etc. is prohibited in the common areas. \* Bike riding is only permitted when entering and leaving the property.
21. **Recreational Amenities:** Recreational amenities, such as the pool and picnic area(s) are strictly for the use of unit residents. Owners of rented units may not use these areas, the facilities are for the exclusive use of the occupants of the unit, not for non-resident owners.

## **MORNINGSIDE EAST III COMMUNITY: POOL RULES**

**\*Swim at your own risk, pool is not attended by a lifeguard.**

**Pool hours are 10:00 a.m. to Dusk**

**Pool GATE must be LOCKED AT ALL TIMES.**

- Anyone under the age of 16 years old must be accompanied by an adult resident of the unit. Children under the age of 16 years old may NOT enter the pool area without a resident adult.
- Pool hours are from 10:00 a.m. to dusk (before it gets dark outside).
- Everyone must shower before entering the pool.
- Remove suntan oil and lotion before entering the pool.
- Toys, floats, balls, ect. AND Rough Play are PROHIBITED.
- Glass is strictly prohibited from the pool and pool area. This includes, but is not limited to bottles, glassware, dishes, cups, etc.
- No food of any kind shall be carried or eaten in the pool area.
- Running and Diving are **strictly prohibited**.
- Chairs, lounges, tables, and any equipment are not to be removed from the pool area.
- No more than two 2 guests are permitted, and **MUST** be accompanied by a resident. Residents are responsible for their guest(s) at all times.
- Children 3 or under must wear "Swimables" ® or similar waterproof pull-ups. No diapers are permitted in the pool.
- No one is permitted in the pool area during storms or when there is lightning outside.