

SANTA ROSA VILLAS TOWNHOUSE ASSOCIATION

Etheridge Property Management
908 Gardengate Circle, Pensacola, FL 32504

Rules and Regulations of Santa Rosa Villas Townhouse Association:
Pertaining to Owners, Tenants and Guests

Please post these rules and regulations in your rental unit.

1. **Parking:** Parking is allowed only in driveways and/or marked parking spaces between buildings within the complex. Parking is not permitted in spaces reserved for other townhouses without permission from the owner(s) of the other townhouses. There shall be no parking on grassy or landscaped areas.
2. **Trailers/Motor Homes:** (Owners) No motor home or trailer/camper (non-motorized live-in trailer/camper type) shall be parked in the complex (except inside a garage) for more than 48 consecutive hours. This 48 hour time period will allow for packing or unpacking or any necessary clean up.
3. **Trash Disposal:** Only household trash is to be placed in the dumpster, and it must be placed within the bin and not the surrounding pavement, grass, or in the back of the bin. Non-household trash (such as discarded furniture, etc.) may not be placed in the garbage bin, for this may require a special pick-up with an additional fee. No trash should be placed with the garbage bin that may be visible to anyone walking or driving through the neighborhood. All trash, including beer and soft drink bottles and cans, paper goods and food must be kept within the unit. Any trash allowed to accumulate outside any unit will be picked up and disposed of at the expense of the owner.
4. **Fixtures/Signs:** There shall be no fixtures or signs (basketball goals, "For Rent" or For Sale" signs attached to any unit that may distract from the uniformity of the complex.
5. **Appearance and Presentation:** The exterior of all units must be kept in generally clean and orderly fashion and no refrigerators, garbage cans, carts, boxes, etc. should be placed outside of any unit. All such items must be kept within the garage or the unit itself.
6. **Pets:** Pet owners are under the Escambia County Pet Ordinance which do not allow pets to roam free. Pet owners are responsible for cleaning up after their animals.
7. **Plants and Shrubs:** In the event any plants or shrubs are damaged or destroyed through the negligence or carelessness of the owner, tenant or guests of such owner or tenant, such plant or shrub is to be replaced at the expense of the owner.
8. **Noise:** Noise levels must be kept within restraints that respect the rights of all residents in the complex.
 - A. Music must be kept at a level at all times such that it does not interfere with the use and enjoyment of the complex by the other residents.
 - B. Music and/or conversation shall be lowered during the following hours, so that said music and/or conversations shall only be heard within the confines of any individual unit:
Weeknights- Sunday night: 10:00 P.M. – 8:00 A.M.
Friday and Saturday Nights: 10:00 P.M. – 8:00 A.M.
 - C. Profanity shall not be allowed at any time.
9. **Enforcement:** The board of Directors or an owner shall have the right to enforce the rules. Failure of the board or any owner to enforce these rules and regulations shall in no event be deemed a waiver of the right to do so thereafter.