



Rulebook

2017

Revised 7/2017

Welcome to the Grand at Old Carrollwood....

This booklet is provided to you as a handy reference to the rules that have been established by the Board of Directors through its authority dictated in our deeded documents. It is subject to changes such as the addition of new rules or revisions to the established rules. This rulebook is a companion book to our deeded documents and should be maintained with same.

Every condominium owner , resident and guest is responsible for adhering to the rules published here, our website (TheGrandAtOldeCarrollwood.com) or any which may be distributed to you through our newsletters or mail. They are not designed to be punitive and careful consideration has been used when developing rules that are fair to all. Condominium living can be very rewarding because of our many amenities and the many professionals we employ to maintain our common elements. Condominium living also means that we live in close quarters and need to have some rules to help maintain the aesthetics and an atmosphere of cohesiveness.

We are very proud of our community and its charm and beautiful appearance. We need everyone's help to make certain it continues.

In addition to this handbook, please read and follow the restrictions and covenants in your deeded documents.

Original Printed February, 2013

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Pool Rules - Both Pools

POOL HOURS 8AM TO 10PM
RECREATION PASS REQUIRED

Pool rules are posted and enforced for the safety and enjoyment of the residents.

Both pools are reserved for the exclusive use of residents and their guests.

Limit of 4 guests per unit.

All persons using the pool do so at their own risk.

Children 14 years of age and younger must be accompanied by an adult.

Children in diapers are not allowed in the pool.

No animals, roller blades, skateboards, or bicycles are permitted in the pool area.

Diving, running, jumping into pool, pushing, rough housing, loud noises, loud music, profane language are not permitted.

Proper swimming attire only

Pool furniture cannot be reserved or removed from pool area or placed in pool.

Pool capacity is as posted.

No food or beverages allowed in the pool.

No glass allowed in pool area.

Shower before entering pool.

No one with skin disease, nasal or ear discharge, open cut or communicable disease allowed in pool.

Association reserves the right to deny the use of the pool to anyone at anytime.

NO DIVING

NO LIFEGUARD ON DUTY ** SWIM AT YOUR OWN RISK.

Trash Containers are in both pool areas, for every day use. For health and insect control we ask that you do not place uneaten food, diapers, food or drink containers inside trash containers located poolside. Please take these items with you.

Pool Furniture is on a first come, first served basis. We ask that you do not reserve pool furniture for others, remove any from the patio area, or place any in pool.

A Safety Ring is provided per Hillsborough County Code. This ring is for emergency purposes only. Do not use as a flotation device. If the ring is missing or damaged, notify the property manager.

No smoking in pool areas.

Emergency Assistance - Call 911

revised July 2007

FITNESS CENTER

OPEN 6AM – 10PM -ALL PERSONS MUST EXIT BY 10PM WHEN ALARM IS AUTOMATICALLY ACTIVATED.

FITNESS CENTER IS ONLY FOR RESIDENTS OF “THE GRAND AT OLDE CARROLLWOOD”. MAXIMUM 2 GUESTS PER CONDO UNIT, ACCOMPANIED BY ADULT RESIDENT

DO NOT ALLOW ANYONE TO ENTER IF THEY DO NOT HAVE AN ACCESS CARD.

PROPERLY CLOSE THE DOOR WHEN ENTERING AND EXITING.

DOORS TO BALCONY MAY NOT BE OPENED. ALARM WILL SOUND

MINIMUM AGE - 14 YEARS ACCOMPANIED BY ADULT RESIDENT, NO BABIES, TODDLERS OR STROLLERS ALLOWED

PHYSICAL THERAPIST AND PERSONAL TRAINERS MUST REGISTER WITH THE PROPERTY MANAGER * ONLY TRAIN RESIDENTS OF “THE GRAND” * PROVIDE CERTIFICATION OF LIABILITY INSURANCE * THERAPIST REQUIRE VALID STATE LICENSE * TRAINERS REQUIRE ACCREDITED CERTIFICATION

SHIRTS AND SHOES REQUIRED (Closed shoes required for treadmills)

NO WET SWIMSUITS

NO SODAS, FOOD OR ALCOHOLIC BEVERAGES ALLOWED * WATER, SPORTS WATER OR FLAVORED WATER IN PLASTIC BOTTLES ONLY * NO GLASS ALLOWED

ELECTRONIC AUDIO AND VIDEO EQUIPMENT ONLY ALLOWED WITH HEADPHONES * DO NOT TALK LOUD OR SHOUT

PLEASE BE COURTEOUS AND RESPECTFUL TO OTHER PERSONS IN YOUR USE AND SHARING OF EQUIPMENT, INCLUDING TV * PLEASE SANITIZE EQUIPMENT AFTER USE

PLEASE RESPECT THE EQUIPMENT * USE IT PROPERLY * NO PERSONAL WEIGHTS OR EQUIPMENT ALLOWED IN FITNESS CENTER * DO NOT MOVE ANY EQUIPMENT, LEAVE THE EQUIPMENT IN PLACE.

DO NOT WILLFULLY DAMAGE THE EQUIPMENT * VANDALS WILL BE PROSECUTED

PLEASE HELP US KEEP THE CENTER NEAT BY PUTTING YOUR WEIGHTS, ETC AWAY AFTER USE. IF YOU ARE THE LAST PERSON IN THE GYM, PLEASE TURN OFF THE TV AND LIGHTS WHEN YOU LEAVE!

NO SMOKING IN FITNESS CENTER OR CLUBHOUSE (INCLUDING SUNROOM)

THE ASSOCIATION RESERVES THE RIGHT TO DENY USE OF THE FITNESS CENTER TO ANYONE AT ANYTIME.

USE OF ALL EQUIPMENT AND THE FITNESS CENTER IS AT YOUR OWN RISK

Revised and Approved by Board of Directors, September 21, 2011

Flyer

THE GRAND AT OLDE CARROLLWOOD CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS

REMINDER NOTICE TO ALL RESIDENTS

January 12, 2007

ANYONE WALKING A DOG IS RESPONSIBLE FOR PICKING UP THE DROPPINGS.

Newspaper bags and grocery store bags work very well.

PETS ARE NOT ALLOWED ON THE PORCHES/LANAIS UNATTENDED

The Condominium documents specify that a occupant must be with the pet when it is on the Porch/lanai.

THE FEEDING OF STRAY ANIMALS IS PROHIBITED.

The feeding of the strays only encourages addition breeding

Food for the strays is not to be left anywhere on the Association property

Other wild animals are attracted by the food.

Many of them carry disease and rabies.

THE DUMPSTER IS FOR GARBAGE ONLY

You are responsible for the disposal of your old furniture.

You and your contractor are responsible for any construction debris.

THE VALET TRASH SERVICE WILL TRANSPORT ONLY GARBAGE THAT IS IN PLASTIC BAGS.

Boxes may be flattened and put in plastic bags.

DO NOT DEPOSIT GARBAGE IN THE CONTAINERS WHEN THE VALET SERVICE DOES NOT PICK UP

The non-pickup nights are Friday and Saturday.

You may deposit your garbage in the compactor.

SUN ROOM/BALCONY RULES

OPEN 7 DAYS WEEKLY from 8AM to 10PM

1. Exclusive use or rental of the sunroom or balcony is not permitted.
2. Parties are allowed in the sunroom; however, parties are not allowed on the balcony.
3. Provide the date and time of a party to the property manager to prevent simultaneous parties.
4. Another resident may use the sunroom at the same time.
5. Audio player volume may not disturb surrounding residents.
6. The sunroom is an integral part of the swimming pool area and the following pool rules apply:
 - a. Children under 14 must be accompanied by an adult.
 - b. No wrestling, horseplay or running in the sunroom or on the balcony.
 - c. No yelling, screaming or fighting.
 - d. Do not climb or stand on tables or chairs.
 - e. Children under 14 must be accompanied by an adult to use the balcony stairs or balcony.
 - f. Do not hang or climb on balcony railing.
 - g. Do not sit or lean on balcony railing or allow anyone to sit or lean on railing.
 - h. Glass is allowed in sunroom only; do not take glass outside of sunroom into the pool/balcony area.
 - i. No smoking in the sunroom or on the balcony.
 - j. Please dry off before entering the sunroom to avoid dripping on the floor.
 - k. Please respect your fellow residents and leave the sunroom clean and as you found it.
 - l. Place garbage/trash in either the sunroom or pool receptacles.
 - m. Sunroom capacity is 15persons.

THE BOARD OF DIRECTORS HAS THE RIGHT TO CHANGE THE ABOVE AS NECESSARY.

Revised and adopted by Board of Directors, March 17, 2010

BULLETIN BOARD RULES

Location of Bulletin Boards

One is located on the pool side of the clubhouse in the hallway by the fitness center entrance

One is located in the fitness center

Item Rules:

Items no larger than an index card

Must have date posted on item

60 day maximum posting

Personal ads (ie male seeking female, etc or any ads of this type) are strictly forbidden

Items qualified for posting:

Items for sale (including units located in Grand at Olde Carrollwood.)

Items wanted

Services rendered

Services wanted

Business Cards

Rule enforcement:

Bulletin boards will be monitored by the Clubhouse/Social Committee.

Posted items not conforming exactly to the above rules will be removed.

Adopted February 2007

Bicycle Storage Regulations

NOTICE:: 7/22/2010 Second reminder

Bicycles that are being stored in the bicycle storage area that are not properly identified with a tag and not properly registered with the association will be considered abandoned and will be removed from our premises by July 31, 2010 and donated to a charity.

If you are currently storing your bicycle in our storage area, please contact the property manager to receive the identification tag. We need to identify the bikes that have not been abandoned and request your assistance immediately.

Thank you

Inasmuch as there appears to be questions regarding the storage of bicycles, the information listed below shall govern the storage of same:

Bicycles may not be stored in the common elements (breezeways, walkways, balconies etc.) or limited common elements (screened porches, carports/ parking spaces etc.)

According to the condominium documents which were provided at the time of purchase of all units, bicycles shall be stored within the boundaries of a condominium unit and not stored on any of the common or limited common elements.

As an alternative provision for bike storage, the Board of Directors has made an area available for owners who wish to store their bicycles. This designated area is adjacent to the maintenance building. A bike rack for such purpose has been placed behind the maintenance building. It is the responsibility of each bike owner to secure (lock) their bicycle. The organization will not be held liable for damage or theft of same.

References: Offering Document, page 11,B 3,4&5

Declaration of Condominium, page 16, last P

Declaration of Condominium page 41, d.)

adopted 2/21/07

Termite Reporting and Treatment Procedure

REPORTING:

A Unit Owner or Occupant is to notify the Association immediately if they have reason to believe that termites may be active in their unit. This should be accomplished by notifying the Property Manager or a member of the Board.

PROCEDURE TO BE FOLLOWED:

- The Termite Company will be called to inspect the Unit.
- If evidence of termites is found, the Termite Company will determine the best course of action for treatment and schedule immediately.
- Each unit will be treated individual through a spot treatment method.
- The Termite Company will provide a warranty for any treated units and inspect annually for further evidence of termites, and treat if necessary. The Company will also treat areas when contacted by the Unit Owner between annual inspections.

Adopted February 2007

Revised July 2017

GUIDELINES FOR NOTIFICATION, WARNING, AND FINING PROCESS

The following are procedures be followed for the failure of a Unit Owner or Owner's tenant, guest, occupant or invitee to abide by the Association's Restrictions:

The Property Manager shall send to the Unit Owner, and Owner's tenant, guest, occupant or invitee, if applicable, a Notice of Violation advising that a condition or behavior observed at or on the Owner's property or within the Condominium is in violation of the Association's Restrictions. The Notice shall advise the Owner that the Board of Directors may impose fines or suspensions against them. Fines may be imposed daily of a continuing violation, not exceed \$100.00 per violation, per day, and shall not exceed \$1,000.00 in aggregate.

The Association's Board of Directors shall review the Property Manager's recommendation and may vote to levy a fine, suspension and/or approve other legal action to enforce the Association's Restrictions. The Board of Directors shall direct the Property Manager to advise the Unit Owner or other party facing a fine or suspension, in writing, of the Board of Director's decision. The Notice of Fine shall be sent to the Unit Owner or person's address of record on file with the Association, and it shall provide fourteen (14) days' notice of an opportunity to be heard by the Unit Owner Committee.

If the Unit Owner does not request a hearing in writing within fourteen days of the Notice of Fine, the fine levied by the Board of Directors shall go into effect. If the Unit Owner requests a hearing based upon the Notice of Fine, the Property Manager shall be responsible for posting notice of the Unit Owner Committee meeting in the Condominium. The Property Manager (or a member of the Board of Directors or the Association's legal counsel) may present the Association's case, in person or in writing, to the Committee at the noticed meeting where a fine and/or suspension is being considered.

After the imposition of a fine in accordance with the procedure above, the Property Manager shall issue a letter to the Unit Owner stating the results of the meeting. If the payment of the fine is not received as demanded by the Association, the fine and any outstanding violation may be referred to the Association's attorney for further review and possible legal action. If a fine is not paid after ninety (90) days from the date it is due, suspensions of the Unit Owner's voting rights shall occur.

Non-payment of a fine may result in legal action being taken to collect the fine from the responsible party, if the fine and any associated attorneys' fees and costs to the Association are not paid within applicable timeframes, whether a violation is corrected or not. Recovery of a fine imposed by the Association shall not excuse an offending party from future compliance with the Association's Restrictions.

Adopted March 2007

Revised April 2016

Plumbing Repairs Protocol

GENERAL

In the event that a Unit Owner or Occupant (the occupant should notify the owner) experiences a problem with the plumbing; a licensed plumber should be called. Most plumbing problems are within the unit and are the responsibility of the Unit Owner or Occupant.

TRUE EMERGENCY - POSSIBLE DAMAGE TO OTHER UNITS

In the event that immediate action is needed to prevent damage or flooding to other units in the building, the Unit Owner or Occupant should contact any one of the following that is available:

- Property Manager (813)962-2042
- thegrandatoldecarrollwood@outlook.com
- Emergency Property Management Phone Number Posted on The Grand at Olde Carrollwood Bulletin Board

The only way to shut off water to the entire building is at the back-flow shut off valve. It is required to contact management to arrange for the on-site maintenance staff to unlock the shut off valve. It is necessary to notify all the unit residents when shutting off water to the building. Non-Emergency plumbing repairs require a 24-hour notice to all residents.

DRAIN PROBLEM OUTSIDE THE BUILDING:

Only damaged/broken drain pipes outside the building are the responsibility of the Association. If your plumber determines that the pipe outside of the building is damaged, please contact either the property manager or the emergency number immediately. It is the responsibility of the Unit Owner to provide proof of an exterior pipe break, through camera or video, at the Unit Owner's expense. . Reimbursement to the unit owner for the initial discovery of a broken/damaged drain pipe by the plumber will depend on the cause of the problem.

The Association is not responsible for an inside or outside drain clog. Placing inappropriate items in the drain system: i.e. feminine hygiene products, diapers, paper towels, toys, foreign objects, etc., will cause drain clogs. The Unit Owner experiencing the plumbing problem must contact a plumber to correct the issue.

The Association is not responsible for any damage within a unit, including insurance deductibles or any other claims, resulting from any type of plumbing clog or broken pipes.

Adopted February 2007

Revised December 2010

Revised July 2017

Conflict of Interest Rule

Any unit owner delinquent (90 days or more) in any amount due the Association for monthly maintenance fees, special assessments, fines, water/sewer charges, or any other amount owed the Association is deemed to have a conflict of interest and must resign immediately from any Committee and/or Board of Directors. If the resignation is not received, either the President (upon becoming aware of the problem) or the Board of Directors at their next meeting (special or regular) will remove the unit owner from her/his position(s).

Tennis Court Rules

Hours 8AM to 10PM

Only Grand at Olde Carrollwood residents and invited guests (3 guests per unit) are to use the tennis courts.)

A "recreation pass" must be kept with all residents when at any facility, pool or tennis courts and you must be able to show this pass any time you are requested to do so.

Tennis Courts are available on first come, first play basis and cannot be reserved.

Only tennis shoes or rubber soled shoes allowed on tennis court.

No other games are to be played on tennis courts (no football, no tag games, no other games). The tennis courts are for tennis only.

No vehicles, including bicycles, skateboards or any type of scooters.

No skating, inline skates, wheelies, indoor skates or any other type of skates or shoes with wheels attached.

Do not use loud, abusive or improper language on or near the tennis courts.

Players are to remove all litter from the courts after completion of play, close the gates and turn the lights off.

Please respect your neighbors and the residents of our community and treat all other residents as you want to be treated.

Association has the right to deny use of the tennis courts to anyone at any time.

Use of the tennis courts are at your own risk Please do not leave the tennis court lights on after 10PM

adopted 7/2007

Grill and Picnic Area Rules

Recreation Pass Required

Grill/Picnic/Pool area is open from 8AM TO 10PM

There are no reservations. First come, first serve. No one is allowed to sit for over 15 minutes to save a table or grill for a party.

Confine your party to one grill and one picnic table. The picnic and grill area must be shared.

Leave the grill clean and ready for the next resident's use. Clean the tables and pick up all the debris from the ground.

No Smoking in the pool and picnic area.

No glass bottles, glasses, plates allowed in this area for safety. Plastic only.

There are garbage cans provided for general trash, but for health and insect control, please do not place uneaten food or diapers inside trash containers.

No wrestling, horseplay or running in this area. No yelling, screaming or fighting.

Control your children and restrain them from being a nuisance. Require your children to follow the rules.

Do not climb or stand on tables or chairs. Do not sit on the tables.

No audio players with the volume loud enough to bother other residents in the grill/picnic/pool area or those residents living in close proximity to the area. If requested, please turn the volume down or use earphones.

The Association reserves the right to deny the use of this area to anyone at any time.

USE OF THESE FACILITIES ARE AT YOUR OWN RISK

adopted 7/2007

Audio and Videotaping Rules for Meetings of the Board, Members and Committees

Complying with the Florida Statutes and according to the Division of Florida Land Sales, Condominiums and Mobile Homes which define the Division Rules on Videotaping, the Grand at Olde Carrollwood adopts the following rules:

Any unit owner may tape record or videotape meetings of the board of administration, committee meetings, or unit owner meetings, subject to the following restrictions:

The only audio and video equipment and devices which unit owners are authorized to utilize at any such meeting is equipment which does not produce distracting sound or light emissions.

Video equipment shall be assembled and placed in position fifteen (15) minutes in advance of the commencement of the meeting. The placement location to be determined by the Board of Directors.

Any member videotaping or recording a meeting shall not be permitted to move about the meeting room.

Advance notice of twenty-four hours (24) shall be given to the Board of Directors by a member desiring to utilize any audio or video equipment.

Any tapes or videos taken at a meeting may not be disseminated outside of the association other than to an owner's legal counsel or agent without the written consent of the board of directors.

There shall be no audio or video taping of meetings by a third party (non-member) without a written request and approval by the board of directors.

adopted 1/16/2008

Records Request and Written Inquiry Rules

Records Request

Pursuant to the Florida statutes (chapter 718), the official records of the association are open to inspection by any association member or the authorized representative of such member at all reasonable times. The right to inspect the records includes the right to make or obtain copies, at the reasonable expense, as outlined below. The association may adopt reasonable rules regarding the frequency, time, location, notice, and manner of record inspections and copying. The following rules shall apply:

- The records of the association shall be made available to a unit owner within 5 working days after receipt of written request by the board or its designee.
- Written requests for records must state if the records requested are to be by visual inspection or copies requested of same.
- A member may not make a request for records more frequently than once per calendar month.
- Protected records or information as outlined in the Florida statute is NOT available for inspection or copies.

Fees for copying of records shall be:

- \$5.00 retrieval fee.
- \$.25 per page copy fee for 30 pages or less for more than 30 pages of copying.

Adopted January 2008

Revised July 2017

Written Inquiry

Pursuant to the Florida statutes (chapter 718), the association may through its board of administration adopt reasonable rules and regulations regarding the frequency and manner of responding to unit owner inquiries, one of which may be that the association is only obligated to respond to one written inquiry per unit in any given 30-day period. In such a case, any additional inquiry or inquiries must be responded to in the subsequent 30-day period, or periods, as applicable.

- Unit owners may submit a written inquiry to the association by certified mail to the association's official address:

The Grand at Olde Carrollwood Condominium Association, Inc.
10311 Club Circle
Tampa, Florida 33618

- The board (or its agent) shall respond in writing to the unit owner within 30 days of receipt of the inquiry and shall comply with the current Florida statutes regarding same.
- The association is only obligated to respond to one written inquiry per unit in any given 30-day period.

Adopted September 2012

Revised July 2017

Blind Guidelines for Lanais

In order to allow blinds, there must be very strict guidelines to enable the board to maintain a high standard of appearance in the entire complex.

Blinds must be horizontal slat type blinds 2"

Blinds to be made of Faux wood, PVC vinyl. Faux wood blinds are resistant to moisture and may be used on screened and enclosed lanais. Faux wood blinds are mainly available in 2" slats.

White Only

Blinds must be able to be fastened at the bottom to eliminate blowing in the wind.

No Vertical blinds allowed except those grandfathered in by this date March 19, 2008.

No roll up blinds

No shades

No shutters

If any blinds are used, the entire upper area of the lanai (screened or glass) must have blinds. Placing a blind in just one area of a lanai is not permitted.

All blinds in the lanai (screened areas, glassed areas and doors) are to be the same type, style and white in color.

Blinds cannot be damaged, dented, rusted or broken.

Blinds must hang properly i.e. not loose, uneven or unattached.

Blind length and width:

Blinds may only be installed in the upper screened area and no longer than 30" from the floor or the horizontal cross bar, dividing the screened areas. This is sufficient to provide shade from the sun without getting the blinds muddy and dirty in the lower section.

Blinds must be as wide as the screened or glass area between the vertical crossbars.

Two or more separate blinds in the screened or glass area between vertical crossbars will not be allowed.

Installation:

In order to install any blinds in any unit an application must be submitted to the ARC Committee for approval and inspection. You may print out the application ([here](#)).

These guidelines shall be attached to the Architectural Review Committee Application and become a part of the application for blinds in limited common element lanais. Installation of blinds does not alter or modify the rule pertaining to the type of furniture or items that can be placed on the limited common element lanais.

I have read and understand the above: _____ Unit Owner _____ dated

adopted 3/19/2008

Clubroom Rules

Open Daily to all residents and their guests from 8:00am to 10:00pm.

1. Recreation pass required to access Clubroom.
2. No Alcoholic Beverages allowed.
3. Proper attire required: tops/shirts/shoes (no wet clothes, no swimsuits).
4. Furniture should not be rearranged and should remain in its original placement.
5. Everything brought to the clubroom must be taken with you on leaving clubroom.
6. The number of guests is limited to four (4) per unit and resident must be present.
7. Smoking is prohibited.
8. At no time will those using the Facility interfere with the rights of residents and their guests; damage the association property; create a nuisance; or violate any state law; municipal ordinance; or condominium rule.
9. No resident can have either exclusive use of or rent the Clubroom.
10. Clubroom may not be used for any Business or Commercial purpose.
11. Gambling is prohibited except for a "Penny-ante game" in which the winnings of any player in a single round, hand, or game do not exceed \$10 in value (State Law).
12. Only Service Animals are permitted (i.e. Seeing Eye dog, etc.).
13. Clubroom is under continual camera surveillance.
14. Food and Drinks are allowed. Food or drinks left in the refrigerator or freezer will be thrown out.
15. Kitchen Area, Coffeemaker, and Microwave may be used. Please turnoff and clean after use.
16. No personal electrical and/or gas appliances are allowed.
17. Cleaning supplies in the unlocked cabinets are available for use.
18. Please leave the Clubroom as you would expect to find it.
19. Turn off all Lights, TV, and Coffeemaker when leaving.
20. The Association is not responsible for personal items lost or left in the Clubroom.
21. Decorations may not be placed using tape, tacks, nails or glue on the Walls, Ceilings, or Furniture.
22. The Board of Directors reserves the right to deny use when such use is in violation of Rules.
23. Clubroom will be closed as necessary for Association sponsored events.

The Board of Directors has the right to change the above as necessary.

Revised and adopted by the Board of Directors on September 21, 2011

MOVING into or out of a Unit RULES

Whether you are moving in or out of your residence, it is extremely important that your neighbors are not disturbed. The following rules will be enforced and fines will apply should they not be adhered to.

Times - Moving is permitted during the hours of 8AM through 9 PM

Vans (rented or commercial) or trucks used for moving must abide to the official moving hours of 8AM - 9PM

Compactor/dumpster - No furniture items, appliances, tv's, paint cans, electronics, chemicals or boxes that have not been flattened may be placed into the compactor or left in the dumpster area. Our dumpster is to be used solely for tied garbage bags ... no loose items.

Pods - Are permitted upon written request and for a 24 hour period only. Pods may not be placed in carports or in any handicap or assigned parking space. An Association PERMIT shall be affixed to the Pod while on the premises

Lanais are a limited common area and moving boxes or items, not permitted by our documents, shall not be placed on lanais.

RVs - Upon a written request, RV's which need to be loaded or unloaded may remain within the grounds for a maximum of 24 hours and may not be parked in a carport, handicap or assigned parking space. An Association PERMIT shall be placed on the front windshield while on the premises

Note:

The Association is not responsible for theft or damage to any property as a result of any resident moving in or out of a unit. The Resident assumes all risks associated with moving.

Further information regarding our association rules may be found on our website...

TheGrandAtOldeCarrollwood.com

Adopted 11/17/2008

Patio Guidelines

Document Definitions and Parameters:

In this guideline "Patio" refers to common element patios on the exterior of each unit.

Patios, Patio areas and plant beds are common element areas and subject to rules approved by the Association's Board of Directors.

Allowed on patios:

Muted Earth Tone and neutral colored "patio furniture" and umbrellas (closed except when in use)

No bright colors

Live plants in containers

Allowed on patios and in plant beds adjacent to patios:

No more than 4 garden or outdoor ornaments (none over 42" High, no plastic or wood)

6 solar lights

No agricultural or artificial plants allowed on patio or in plant beds.

Allowed in plant beds:

All plants planted in plant beds must be submitted to and approved by the Board of Directors.

No A/C electric lights, appliances or other items allowed on patios, plant beds or common areas. With the exception of the above limitations on garden ornaments, container plants or lights in plant beds; no plants, furniture, outdoor ornaments, lights or any other objects allowed to be placed or planted in the common area outside the patio.

In the event of severe storm or hurricane warnings, the owner and resident are responsible for removing all items from the patio and plant beds and securing them inside their unit, not on screened lanai. If failure to secure items results in damage to any property in the complex, the unit owner will be held 100% liable for the resulting damage by the items.

Anything other than what is posted on these guidelines must be approved by the board.

Anyone in violation has 10 days to correct the problem. If anyone has any questions about the above, please contact our property manager and it will be presented to the proper committee.

adopted March 17, 2010

Feeding of Wildlife Rule

For the health and safety of the community, feeding of wildlife at The Grand at Olde Carrollwood is not permitted. Fining at \$100.00 per occurrence will begin upon the association's first notice of violation to the violator.

As per the Florida Statutes, “if a unit owner is delinquent for more than 90 days in paying any monetary obligation due to the association, the association may suspend the right of a unit owner or a unit’s occupant, licensee or invitee to use common elements, common facilities or any other association property until the monetary obligation is paid”.

The Grand at Olde Carrollwood
 10311 Club Circle, Tampa, FL 33618
TheGrandAtOldeCarrollwood@outlook.com

LEASE APPLICATION Date _____

A copy of the fully-executed Lease must be attached to this application.

Unit # _____ Street Address _____

Application for Lease From _____ to _____

Name #1 _____ Phone _____ E-mail _____

Name #2 _____ Phone _____ E-mail _____

Three years of continued residential history needed:

Current Address _____ Street _____ City _____ State _____ Zip _____ Years _____

Previous Address _____ Street _____ City _____ State _____ Zip _____ Years _____

Occupation #1 _____ Occupation #2 _____

#1 Employer _____ Company _____ Phone _____ Contact/Title _____

#2 Employer _____ Company _____ Phone _____ Contact/Title _____

#1 How long _____ #2 How long _____

Number of persons to occupy unit: _____

Number of children _____ age _____ age _____ age _____

Number of pets _____ breed _____ breed _____

NO Commercial Trucks, RVs, Boats or Trailers allowed.

Vehicle make _____ Tag # _____ Vehicle make _____ Tag # _____

Driver license #1 _____ Driver license #2 _____

In case of EMERGENCY notify _____ Relationship _____

Address _____ Street _____ City _____ State _____ Zip _____ Phone _____

My signature indicates the above information is true. The condominium documents, which include the Rules and Regulations must be furnished by the landlord to the lessee. The applicant(s) has/have been furnished a complete copy of these documents does/do hereby acknowledge receipt thereof and further states that I/we have read and do understand the contents. The applicant(s) agree(s) to fully comply with The Grand at Olde Carrollwood Assoc., Inc. documents and Rules and Regulations and acknowledge(s) that failure to comply with any part of the Documents or Rules and Regulations will be considered a breach in the terms and conditions thereof.

 Signature Date Signature Date

I understand that as a condition of a lease, I will furnish copies of the Association's documents, including the Rules and Regulations, to the lessee. I further understand that the unit owner(s) is/are responsible for any damages and/or infractions of the Association's rules caused by the lessee, their children, guests or visitors.

 Signature of owner or agent for lease Date

As stated in the Association's Declaration – "At least three (3) business days prior to entering into the lease of a Unit, the Owner shall provide the Board with a copy of the proposed lease agreement" for Board approval.

Approved/Disapproved _____ Date _____

GUIDELINES FOR ALTERATIONS AND/OR CHANGES

UNIT INTERIOR MODIFICATIONS

Many unit owners desire to make changes to their Unit during or prior to occupancy. Most cosmetic changes, such as painting, do not require review and approval of the Architectural Review Committee (ARC). Because this is a condominium with two story buildings, utility connections and other changes that may affect adjacent or lower Units do require approval of the ARC.

Paragraph 16 Section a. (iii) (A) of the Declarations states that no owner or occupant may make any alteration within a Unit which involves connecting to Common Element pipes, lines, conduits and/or any other apparatus for access to common utilities without prior written ARC approval (including, but not limited to, the installation of washers and dryers). No structural or load bearing walls may be modified without having a drawing and report from a licensed structural engineer being submitted to the ARC and receiving prior written approval from the ARC.

Owners should submit a "Request for Approval of Unit Alteration and Change" (Application) form for review and approval of the ARC. The ARC will require a licensed electrician, air conditioning technician and plumber be used and responsible for their respective work. Instead of individual trades, a licensed general contractor can be used as long as that contractor is responsible for the work. In addition to the above, the ARC may require building permits, drawings and other specifications with regards to modifications to and/or removal of load bearing walls.

Second floor units must submit an application form and receive prior written approval of the ARC, if carpeting is being replaced with wood, or other hard surface flooring. The ARC requires second floor unit owners to have 80% of the Unit (excluding the kitchen and bathrooms) carpeted unless the flooring is sound proofed so as not to exceed the noise level in those units with carpeted floors. A sound test, paid by the owner and in the unit making the application, is required prior to removing the carpet from the unit. A guarantee must be provided with the owner guaranteeing to restore the carpet if the noise level exceeds the initial sound test with carpet. The noise level must be verified by a final sound test paid by the owner.

Second floor units: Tile or vinyl may be installed in kitchens and baths. Installation of tile, in kitchen or baths, requires a sound proofing material (¼ cork underlayment) to be installed prior to the installation of tile. No hardwood or laminates are allowed in kitchens and baths.

NOTE: For final approval of this application, the ARC requires the following:

1. Unless an active license is on file with the Association, a copy of the licenses for the electrician, plumber or air conditioner technician unless the general contractor provides a copy of his license and is responsible for that work.
2. Unless an active certificate is on file with the Association, a certificate of General Liability Insurance naming The Grand at Olde Carrollwood Condominium Association as an additional insured. This shall be furnished with each of the above licenses.
3. Unless waived by the County/State or is on file with the Association, a certificate of Worker's Compensation Insurance for each of the license contractors.

"Guidelines for Unit Interior Modification" shall be signed and attached to the

ARC application and become a part of the application.

I have read and understand the above: _____ unit owner

print name _____ date _____

GUIDELINES FOR ALTERATIONS AND/OR CHANGES

EXTERIOR WINDOWS AND DOORS

Window treatment is not required. Window treatments allowed are:

- Vertical or horizontal blinds, color: white or off-white
- Drapery allowed but the exterior side must be white or off-white

Window treatments not allowed are:

- Shutters, roll-up shades, Roman shades, bed sheets and/or bed spreads

Per Declarations:

Paragraph 15. a. of the Declarations state that each Unit Owner is responsible for maintaining all exterior windows, window frames, doors and doorframes. The Association is responsible for periodic painting and cleaning of the exterior surfaces including washing the outside of the windows.

If an Owner wishes to replace exterior entry doors and/or windows, a "Request for Approval of Unit Alteration and/or Change" (application form) is required to be submitted to the Architectural Review Committee (ARC). The replacement should not commence until receipt of written approval from the ARC, who will base their decision on these guidelines.

Exterior Entry Door(s)

The entry door can be replaced with a six-panel solid core wooden exterior grade door to match the existing. The hardware including the unit number should be removed from the existing door and installed on the new door. (Note: Similar new hardware can be installed) The outside surface of the new door should be painted dark green (Sherwin Williams #2385 Exterior Latex Gloss) to match other doors. The doorframe shall be painted white. Pre-hung doors are approved.

No screen, storm or other doors can be installed on the outside of any breezeway entry door. Unit Owners must remove any existing screen, storm or other doors by March 31, 2007. Failure to remove could result in a fine and the Association removing the doors at the unit owner's expense.

Sliding Glass Doors

The sliding glass separating the unit's living area from the lanai must not be removed. They can be replaced with similar sliding doors with a white vinyl, fiberglass or aluminum frame and may have a light tint..

They can also be replaced with wooden, vinyl, or fiberglass, French doors. The French doors glass panels must match exterior windows that have panes or have a single pane glass. The size of the existing opening cannot be modified for the doors. Instead glass panels can be used to adjust the opening to accommodate a pair of doors, each not exceeding 3 feet in width. The doors and frame must be white.

If desired, the glass in either sliding or French doors can have a light gray tint. The tint should be no darker than 3M Scotchshield Number S35NEAR400 window film.

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Windows

Windows can be replaced with single hung colonial style windows to match the existing. The window frame should be white and may be fiberglass, vinyl, or metal. The lower window should have a black screen on the outside. If desired, the glass can have a light gray tint. The tint should be no darker than 3M Scotchshield Number S35NEAR400 window film.

Note: Any sealant or caulk used on the doors or windows must be white or clear.

Construction activity: No construction allowed on Sundays or Holidays in the Grand Complex.

1/11/07 rev 2/17/07

adopted 2/21/2007

rev and adopted April 21, 2010

GUIDELINES FOR ALTERATIONS AND/OR CHANGES

LANAIS AND PATIOS

Many owners, occupants and others wish to alter or change their screened porch or patio. One must realize that screened porches and patios or lanais are designated as Limited Common Elements. Limited Common Elements are not included in the square feet of the Unit area (Paragraph 12 a of the Declarations) and not owned by the unit owner. It is the intent of this Guideline to preserve the exterior design of the buildings provided by the screened porches and patios while providing owners the right to make some alterations and modifications.

What is permitted

1. Enclosing the screened porches and patios is allowed by having a white aluminum frame. The frame members (horizontal and vertical) should be in approximately the same location as members of the initial screen frame. Sliding horizontal glass windows that are removable should be in the upper areas. The lower areas, next to the floor, should have a fixed glass panel no higher than 30 inches. The tint should be no darker than 3M Scotchshield Number S35NEAR400 window film. One of the pair of sliding windows should have a screen. The screen should be black. Only glass is allowed in approved enclosures. Use of plexiglass, acrylic or vinyl is not allowed in any opening when enclosing a screened lanai.

Ground level units should have a hinged walk out door in approximately the same location as the existing with the same design as the windows. (Glass over glass or glass over a solid panel)

2. Install a ceiling fan or fan/light combination.

3. Install tile on the floor.

4. Blinds will be allowed on screened lanais as well as enclosed lanais and must comply to the "Blind Guidelines for Lanais" adopted by the Board of Directors March 19, 2008. Installation of blinds on lanais requires an application for installation as well as a signed guideline. Installation also requires a meeting with a member of the ARC committee member prior to ordering blinds to insure the resident understands the parameters of the blind guidelines. This is to prevent a resident from making a costly error. When installation is complete, the blinds must be inspected by an ARC Committee member for final approval.

5. Screened lanais only: Install clear acrylic or clear plexiglass panels for the lower portion of screened lanais for pet and child safety in both upper and lower units.

6. . Placement of patio furniture, objects no taller than 42 inches in height and potted plants. Patio furniture is defined as being suitable for outdoor.

Note: Any change/alteration requires submission of a "Request for Approval of Unit Alteration and/or Change" form being submitted to the ARC.

What is not permitted:

1. Installing or having window treatments other than the 2" white faux wood horizontal blinds approved in the "Blind Guidelines for Lanais". No verticals blinds, rollup shades, roman shades or shutters.

2. Installing any unit air conditioner, heater, heat pump, etc.

3. Painting the walls and/or ceiling any color other than exterior white, flat or semi-gloss or the newly painted building color, Onion Powder#418-2.

Porter Paint's Onion Powder color is product # 3939/05 Light.

4. Removing the sliding doors or French doors separating the Unit from the Limited Common Element

5. Installing single or double hung windows or fixed windows in the upper area.

(cont'd next page)

ARC Guidelines Lanais and Patios cont'd

- 6. Having the screens on the lower area replaced by a frame and stucco wall or concrete block wall. Only the frame mentioned above is permitted.
- 7. Replacing screens with a sliding door is prohibited.
- 8. Placement of any items/objects which do not conform to the above paragraph "What is permitted". Below are samples of items that are not permitted. The sample list is not all-inclusive and included here to assist you. If an object does not conform to "What is permitted", it is NOT permitted suchas:
Objects over 42 inches in height, grills, bicycles, laundry garments, towels, sound emitting devices such as radios and televisions and any object that penetrates the walls or floor

COMMON ELEMENT PATIOS (also see Patio guidelines)

Unit owners may want to replace or install a patio in the Common Element adjacent to and outside their screened porch. This requires submission of a "Request for Approval of Unit Alteration and/or Change" form being submitted to the ARC. The Request must have a drawing indicating the dimensions, location of the Unit, and location of trees. The approved color of the stone is called "Amaretto" and the style is called "Appian stone". Any other color and style requires ARC approval.

NOTE: For final approval of this application, the ARC requires the following:

- 1. A sketch of elevation showing the lanai enclosure frame and fixed/ sliding window locations including the walkout door, if applicable, and/or a sketch of the common element patio showing the details described above.
- 2. Unless an active certificate is on file with the Association, a certificate of General Liability Insurance naming The Grand at Olde Carrollwood Condominium Association as an additional insured.
- 3. Unless waived by the County/State or is on file with the Association, a certificate of Worker's Compensation Insurance.
- 4. Patios must be installed by a licensed and insured individual or company approved by the association.
- 5. Residents are not allowed to engage in any type of construction work in the common areas of the Grand complex.

Guidelines

These guidelines shall be signed and attached to the ARC Committee application and become a part of the application for alterations and/or changes to lanais and patios.

I have read and understand theabove: _____ unit owner

Print name _____ unit# _____ date _____

Revised 8/27/08

Revised and adopted 4/21/2010

Revised and adopted March 21, 2012

Revised and adopted February 20, 2013

Architectural Review Committee

APPLICATION

Form to be submitted to Clubhouse address for forwarding to ARC Committee.

The Grand at Olde Carrollwood
10311 Club Circle, Tampa, FL 33618
Ph: 813-962-2042

REQUEST FOR APPROVAL OF UNIT ALTERATION AND/OR MODIFICATION

When planning any alteration and/or change, unit owners must submit this form to the ARC Committee for approval. A separate application must be submitted for each guideline. Final approval of this application cannot be granted until all requirements of the applicable guideline have been satisfied.

PLEASE PRINT. Guideline: (circle one) Lanai/Patio Windows/Doors Interior Modifications

Date submitted Unit Building

Owner Name

Owner Mailing Address

Owner Phone Owner Fax Owner E-mail

Contractor Name

Brief description of proposed alteration and/or change

Include any sketches, pictures, or brochures; and required contractor licenses and insurance certificates.

NOTE: Should this application be approved, work must commence within six (6) months of the approval date. If work has not commenced by that date, such approval shall be deemed revoked unless extended in writing by the ARC. All work stated and approved under this application must be completed within ninety (90) days, unless extended in writing by the ARC. (This provision is in compliance with Paragraph 15, subparagraph h, of the Declarations.)

This undersigned property owner hereby acknowledges receipt of guidelines for alterations and agrees that the undersigned shall be solely responsible for determining whether the improvements, alteration, additions, and/or changes described herein comply with all applicable laws, rules, regulations, codes and ordinances; including, without limitation, zoning ordinances, subdivision regulations, building codes, and permit requirements. The Architectural Review Committee shall have no liability or obligation to determine whether such improvements, alterations, and/or changes comply with any such laws, rules, regulation, codes, ordinances or permit requirements. Owner agrees to hold The Grand at Olde Carrollwood harmless from damages to other units, persons, or property. Damages to common elements or limited common elements of the Association or other owner personal or real property shall be repaired, restored, or replaced to its original condition, at the expense of owner engaging in renovations, alterations, and/or changes to their unit. Such damage shall be repaired, restored, or replaced within seven (7) working days upon written notice of damage.

Owner Signature Date Signed

FOR OFFICE USE ONLY

Date Received Initial DATED

YOUR APPLICATION IS: APPROVED APPROVED W/CONDITIONS DENIED

CONDITIONAL REQUIREMENT(S):

Signature Printed Name

Revised 2/15/2017