

San Christopher Villas
1475 San Christopher Drive, Dunedin, Florida, 34698

SALES INFORMATION SHEET

Management Company
SUNCOAST PROPERTY SERVICES
PO Box 1624 Palm Harbor, FL 34682

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Condominium Name: San Christopher Villas Unit No.: _____
Address: _____

Application is hereby made for approval of the sale of the above condominium unit from sellers:

Proposed Date of Closing: _____

Realtor Name: _____

Company Name: _____

Phone No.: _____ Fax No.: _____

Complete name and address of the Title Company or Attorney handling the closing:

Has the new owner received a set of condominium documents? Yes_____ No_____

I/We represent that the following information is true and consent to your further inquiry concerning the information. Note blank spaces or lack of complete names and address could result in a delay in approval of your application and/or your closing.

Number of person(s) to occupy the unit: _____

Name: _____ DOB: _____ SS No.: _____

Current Address: _____

Phone Number: Home: _____ Cell: _____

Email address: _____

Driver's License: Number: _____ State: _____

Automobile(s) Make: _____ Model: _____ Year: _____

State of Registration: _____

Spouses Name: _____ DOB: _____

Other Occupant(s): _____ DOB: _____

Other Occupant(s): _____ DOB: _____

Pets (Cat): Yes_____ No_____

Emergency Contact Name: _____ Phone No: _____

Should this application be accepted, the undersigned hereby agrees to abide by the Rules & Regulations of the condominium and any amendments thereto. In addition, should there be a change to the above stated occupants, the owner must contact a member of the Board of Directors for approval and updated information. If I/We am/are in tenancy, I/We understand a violation can result in revocation of approval and thereupon may be required to vacate.

Applications Signature: _____ Date: _____

This approval is contingent upon all financial matters with the Condominium Association referenced above (including but not limited to, maintenance fees, assessments, late fees being paid in full through the date of closing or the approval date.)

Board of Directors Signature for Approval

Approved By: _____ Date of Approval: _____

Approved By: _____ Date of Approval: _____

Application Fee of \$100.00
Make Check payable to: San Christopher Villas

Check No. _____

Cash _____

San Christopher Villas Association
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RULES AND REGULATIONS

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- 1) Prior to the sale or leasing of any condominium parcel, the buyer or lessee must be interviewed at least 10 days prior to the start date of purchase or lease. (Includes application fee of \$100.00). An interview package and appointment can be obtained by contacting Shari Morrison (Property Manager) at 727.678.3924. In certain cases the real estate person handling the sale or rental may also make arrangements. In the event that the buyer or lessee has a service dog, Shari Morrison must be contacted for the appropriate paperwork prior to the interview. (Reference: articles 11.4 and 11.9)
- 2) New owners may not lease their unit during the first two (2) years of ownership. Thereafter they may lease their unit (one-year lease minimum) only after completing the interview process. (Reference: article 11.14)
- 3) Domestic cats are permitted (indoor only) (up to two 2). Domestic dogs of any size are prohibited and may not be kept in condo units at any time (i.e.: No dog sitting, No visitors with dog(s)). (Reference: article 10.9)
- 4) No motorcycles, commercial vehicles, recreational vehicles, boats (or any watercraft), trailers, taxi's, scooters, or other motorized vehicles that are not passenger vehicles shall be permitted on the condo property at any time. Parking spaces may be used for parking passenger vehicles. SUV's and passenger vans only in accordance with SCV's declaration will be allowed on the property. Repairing of automobiles is not permitted at any time. Street parking is prohibited at all times, anywhere in the community. Any vehicle(s) with advertisement on sides, top or back of vehicle are prohibited from parking at San Christopher Villas at any time unless they are working on an owner's unit (i.e.: Plumber, Bright House, A/C, Furniture delivery, etc). (Reference article 10.4)
- 5) Golf carts at SCV will be counted as a vehicle. Owners will need to have an electrical charging outlet installed in their respective parking spot. The work, the location and the installation of such outlets will be performed by the association's electrician and paid for by the unit's owner. The appropriate form must be completed along with written approval from the Board of Directors. (Reference: article 10.4)
- 6) Only pick-up trucks, which are not utilized for any commercial purpose, will be allowed to park overnight at SCV. Such trucks must not have any garbage, refuses, papers and work materials visible in their beds at any time. Vehicles may not exceed the confines of the Association parking spaces when parked. (Reference: article 10.4)
- 7) Each unit shall be used for the purposes of a single-family residence. (Maximum amount of person(s) allowed is two (2) people for 1-bedroom unit and four (4) people for 2-bedroom unit. (Reference: Pinellas County ordinance and article 10.14)
- 8) No individual may do or keep anything, which will increase the insurance rates on the unit, common or limited common elements, nor obstruct or interfere with the rights of others or be a nuisance to them in any way. Nor shall an owner commit or permit any nuisance, immoral or illegal act in his/her unit or on the common elements. (Reference article 10.6)

- 9) Each condo parcel owner shall conform to and abide by the By-Laws and Uniform Rules and Regulations in regards to the use of the unit and common elements which may be adopted in writing from time to time by the Board of Directors and the Association, and to see that all persons using owner's property by, through or under him/her do likewise. (Reference: article 6.5 (e))
- 10) No sign, advertisement or notices may be shown inside or outside any unit of the common elements at any time (i.e.: For Rent or For Sale). (Reference: article 10.16)
- 11) No exterior painting of doors, buildings or additions, such as screen doors, lights fixtures or any other item whatsoever is permitted without prior written approval from the Board of Directors. The appropriate form must be completed along with written approval from the Board of Directors. Work must be completed within 3 months of approval. Any solar or light altering material applied to windows that would change the appearance of the unit, as well as the installation of any type of solar tube, without prior approval from the Board. (Reference: articles 5 and 6.4)
- 12) Only professional and licensed individuals shall do any kind of plumbing and/or electrical repairs within the units. (Reference: article 10.14)
- 13) Laundry or clothing may not be displayed where it will be visible from the outside of the unit. Clotheslines are not allowed. (Reference: article 10.7)
- 14) Each occupant shall maintain his/her condo in a clean and sanitary manner and in good condition and maintain and repair fixtures within. Any time the Board of Directors determines this rule is not adhered to, an inspection may ensure. The unit owner or renter shall promptly pay any utilities, which are metered separately. (Reference: article 10.6)
- 15) Garbage and trash shall only be disposed of in the dumpsters. Garbage must be bagged and sealed then placed in receptacles, including cat litter. All cardboard boxes must be broken down before placing in the dumpster. Appliances, furniture, electrical equipment (computers, VCR's, DVD's, TV's, microwaves, etc.) will be picked up by appointment. DO NOT place these items out by the dumpster. You may call Shari Morrison to schedule a pickup. She will make the necessary arrangements and let you know the charge (if applicable). No remodeling or construction debris is to be placed in the dumpsters. Owners and/or contractors must remove all construction debris off SCV's property. Do not leave debris outside the dumpsters or overload them to the point where the lids no longer close. (Reference: article 10.13)
- 16) Condo owners must obtain Board approval using the appropriate form, prior to adding any plants on any part of the common elements. Owners may not hang or nail anything on the exterior of their unit and/or the property's fences. (Reference: article 5 and 6.4)
- 17) The condo owner or the person in charge shall pay any/or all damage to the exterior of the condo caused by moving or carrying of articles therein. (Reference: article 10.14)
- 18) Soliciting is strictly forbidden. It is requested that owners notify Shari Morrison as soon as possible if a solicitor appears, and appropriate action will be taken. (Reference: article 10.17)
- 19) No occupant (owner or renter) may make or permit any disturbing noises in the building or on the condo property whether by him/her self, his/her family, guest, etc. This action is to protect the rights and comforts of other occupants. The playing of music (stereo, radio, television, etc.) at an unreasonable volume levels is not permitted at any time. (Reference: article 10.12)
- 20) Condo units may not be used for business or any commercial use whatsoever. (Reference: article 10.3)

- 21) Condo unit owners, guest, renters, visitors must follow the Rules & Regulations of the clubhouse and pool, as posted in the clubhouse/pool area. Pool tags must be visible at all times. (Reference: article 10.14)
- 22) For the safety of all residents in SCV, please obey the 10MPH Speed limit and STOP at all stop signs. If residents continually violate the speed limit and stop signs fines can and will be imposed on the owner of the unit. (Reference: article 10.14)
- 23) No residents (owners and/or renters), shall place food outside their unit for the purpose of feeding stray or wild animals, this includes feeding birds/ducks. (Reference: county ordinance and article 10.14)

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ACCEPTANCE OF RULES AND REGULATIONS

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I (print name) _____, covenant and agree that I, the members of my family and my guests will, during the occupancy of (address) _____ comply with the Rules And Regulations of San Christopher Villas Condominium Association, Inc., as reviewed with me by the Interviewing Committee.

Acceptor's Signature _____ Date: _____

Acceptor's Signature _____ Date: _____

Board Approval:

Name: _____

Signature: _____ Date: _____

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POOL & CLUBHOUSE RULES

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The pool is maintained and operated for the sole use by the San Christopher Villa Residents and/or their guests. (Residents are Owners and Renters)

POOL RULES

- 1) Use of the pool is restricted to residents and their guests.
- 2) The resident must ensure that their guests have pool tags with them while at the pool.
- 3) The pool hours are 8:00AM - 9:00PM (EST) from June to September and 8:00AM – 6:00PM (EST) from January to May and October to December
- 4) A maximum of 15 people can be in the pool at any one time.
- 5) No diving, jumping or sliding down hand rails into the pool.
- 6) No pets allowed in the pool area or clubhouse area.
- 7) No food or glass containers allowed in the pool or on the deck areas.
- 8) Shower before entering the pool, remove sun tan oil/lotion with soap and water.
- 9) When using sun tan oil/lotion, cover pool furniture with a towel.
- 10) Babies **MUST** wear special swim diapers if entering the pool
- 11) Children under the age of 16 must be accompanied by a parent or an adult (an adult is a person over 21).
- 12) Proper swimming attire is required in the pool. No street clothes

POOL TAGS

- 1) Four (4) pool tags are issued to each unit owner.
- 2) All persons in the pool or pool area **MUST** have a pool tag that is fully visible.
- 3) Persons without a pool tag will be asked to leave the pool. If they refuse the police will be called and they will be considered trespassing on private property.
- 4) Lost pool tags must be reported to a Board Member and may be replaced at a fee of \$5.00 per tag.

CLUBHOUSE

The clubhouse may be reserved by SCV residents only. These may be for family or other types of outings with a deposit of \$50.00. This reservation does not permit the use of the pool by your guests. The \$50.00 deposit will be returned after it has been confirmed that the clubhouse was properly cleaned.

Please contact a board member for availability.



I have read and understand the rules and agree to follow these rules when using the pool, the deck area, or the clubhouse. I also understand that repeat violation of these rules will result in the loss of my pool and clubhouse privileges.

Print Owner's Name

Print Renter's Name

Owner's Signature

Renter's Signature

Unit Address: _____

Pool Tag Numbers: _____

Board Member Signature: _____ Date: _____

THE CLUBHOUSE IS NOT TO BE USED AS AN OFFICE OR A PLACE TO HANG OUT.

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NEW OWNER INFORMATION SHEET

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The owner should turn over to the new owner SCV's Declaration as well as the Rules and Regulations information.

- 1) Voting Rights: Unit owners shall meet at least once in each calendar year and such meetings shall be the annual meeting. The election of new Board of Directors members to replace those whose terms have expired shall take place at this meeting.

All meetings of the corporate membership shall be held at the clubhouse, or any other place as may be stated in the written notice.

The annual meeting is normally held the second Wednesday in February at the San Christopher Villa's clubhouse, 1401 Powderpuff drive, Dunedin, Florida, 34698

At any meeting of the members, every member having the right to vote shall be entitled to vote in person or by proxy. Such proxy's shall only be valid for such meetings or subsequent adjourned meeting's thereof.

All owners are notified prior to the annual meeting by US mail. Owners unable to attend the annual meeting may vote by submitting the proxy, which is included in the mailing.

Board of Directors meetings are posted on the bulletin boards located by each mailbox location.

For more information regarding above, refer to the Prospectus and the By-Laws.

- 2) New owners are not permitted to lease their units during the first two (2) years of ownership. After which, if leasing your unit, it should be for a minimum (1) year lease and all Rules & Regulations of the Association would apply to the renter.
- 3) If selling or leasing your unit there is an application of the seller or lessor that must be approved by the Board of Directors and/or interviewing committee member(s). There is also an administrative fee of \$100, which must accompany the application (if leasing – a copy of the lease must be presented to the interviewing committee member(s)).

- 4) The monthly maintenance fee is currently \$295.00 per month. Monthly fees are reviewed at the annual budget meeting, which is held in October of each year.

- 5) The maintenance fee covers maintenance of all common area grounds, swimming pool, pool deck area, clubhouse, streets, roofing repairs, maintaining and painting of outside of the building, as well as water bill, trash pick-up and basic cable.

- 6) The only assessment presently is the maintenance fee and the only association is the San Christopher Villas Association.

Owner

Interviewing Board Member

Owner

Interviewing Board Member

Date: _____

Date: _____

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GRILL USAGE AND PROPANE STORAGE

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The Dunedin Fire Department conducted a Fire Prevention Inspection of the San Christopher Villas on 03 July 2012. The following issue was raised by the Fire Department personnel and requires unit owners/renters cooperation and assistance to reach compliance.

The fire code as it relates to storage of grills and propane cylinders requires immediate remedy in order to be in compliance with the fire code enforced by our local fire department. The pertinent language is as follows:

10.11.7 For other than one-two family dwellings, no hibachi, gas-fired grill, charcoal grill, or other similar devices used for cooking, heating, or other purpose, shall be used or kindled on any balcony or under any overhanging portion or within 10 ft. (3m) of any structure. Listed electric ranges, grills or similar electrical apparatus shall be permitted.

69.3.10.9.1.2 Cylinders shall be located in areas where there is free air circulation, at least 10 ft. (3m) from building openings (such as windows and doors) and at least 20 ft. (6.1m) from air intakes of air conditioning and ventilating systems.

Given the above, owners/renters must not, under the fire code use, kindle or otherwise heat a grill within 10 feet of the Condominium structure. Please note that "grill" is defined as any hibachi, gas-fired grill, charcoal grill, propane grill, electric grill or other similar devices used for cooking, heating, or any other purpose. The fire inspectors have confirmed that these devices may be stored, when cool and not in use, without consideration of the 10 feet rule. Do not use grills indoors.

The potential danger ubiquitous with propane cylinders requires they be stored 10 feet from any door or window of the building. Likewise, the tanks may not be stored indoors. You may not use common grounds or property to store any of these devices or equipment. The Pinellas County Hazardous Waste Commission (727) 464-7500 has provided for any unused LP propane tanks to be taken to any vendor that is a distributor for the "Blue Rhino LP" propane tanks such as Home Depot, Lowes, at no cost to you, for disposal.

Please understand that the Fire Code Inspectors and not the Association enforce these code requirements. As a result, any fines incurred by the Association due to non-compliance on these issues shall pass through to the unit owner.