

The Village on Island Estates Condominium Association, Inc.

240 Windward Passage, Clearwater, FL 33767

Application for Approval to Purchase/Lease

Unit #: _____

Date: _____

Current Owner: _____

Phone: _____

Real Estate Agent: _____

Phone: _____

Title Company: _____

Phone: _____

Purchaser/Tenant: _____

Phone: _____

Purchaser/Tenant: _____

Phone: _____

Purchaser/Tenant

Age

Social Security #

(See Below) *

Others Occupying the Unit

Age

Relationship

Current Address: _____

Previous Landlord (Renters): _____

Person to Notify in Case of Emergency:

Phone: _____

Vehicles: Make: _____

License: _____

Make: _____

License: _____

References:

Employer: _____

Phone: _____

Bank: _____

Phone: _____

Personal: _____

Phone: _____

Pets:

Breed/Type: _____

Weight: _____

*(Non-Residents use: Passport # & Country)

ADDENDUM and SUPPLEMENTAL INFORMATION SHEET:

Please use this sheet for additional data carry over from page 1 of 2.

Also, the following communication information is used to facilitate internal/community notifications and announcements. Occasionally, the board of directors will send out important information to its members. These take place in the form of blind copying (Bcc) of the membership. At no time are email addresses shared with others.

Purchaser/Tenant 1:

Primary Email Address: _____
(Held Confidential, for internal management and Board announcements).

Purchaser/Tenant 2:

Supplemental Email Address: _____
(Held Confidential, for internal management and Board announcements).

PERSONAL INFORMATION FORM

I/We, _____ Date: _____

Prospective Purchaser/Tenant hereby allow TENANT CHECK to inquire into my/our credit file to obtain information. I/We understand that on my/our credit file it will appear that TENANT CHECK has made an inquiry. I/We cannot claim any invasion any invasion of privacy against them now or in the future.

PERSONAL INFORMATION

SPOUSE/ROOMMATE/PARTNER

Name:	Name:
SS#:	SS#:
DOB:	DOB:
Address:	Address:
City:	City:
State/Zip:	State/Zip:
Prev. Landlord:	Prev. Landlord:
Phone#:	Phone#:
Prev. Address:	Prev. Address:
City:	City:
State/Zip:	State/Zip:
Employer:	Employer:
Phone#:	Phone#:
Gross Monthly Income:	Gross Monthly Income:
Occupation:	Occupation:
Ever been arrested:	Ever been arrested:
Ever been evicted:	Ever been evicted:

Signature: _____ Date: _____

Signature: _____ Date: _____

Village on Island Estates Condominium Association, Inc.

Application for Approval to Purchase/Lease

Purchasers/Lessees, (circle one) by their signature, acknowledge that they have received from the Seller/Landlord (circle one), the covenants, restrictions, rules and regulations of the Condominium Association, have read them and agree to abide by them.

The Purchaser(s)/Lessee(s) (circle one) also hereby acknowledge receipt of one (1) fire extinguisher (in garage), which is the property of the Association and has to remain in the unit upon move-out or the owner will be charged for same at a cost of \$100.00. PLEASE ALLOW 15 DAYS FOR PROCESSING.

Please ask for an application and submit the necessary deposit(s) if you require a:

1. A Boat Slip and/or Lift
2. An Awning
3. A Satellite Dish Installation
4. A Change of the Existing Front Door to the Unit

The following documents are required to be attached:

- _____ Fully Executed Copy of the Purchase Contract or Lease
- _____ Legible Copy of Purchaser(s) or Lessee(s) Driver's License
- _____ Application Fee of \$100.00 made Payable to Village on Island Estates Condo. Assoc.
- _____ Outline Interview
- _____ Other Security Deposit (List)
- _____ Other Security Deposit (List)

I/WE HEREBY AUTHORIZE THE VILLAGE ON ISLAND ESTATES CONDOMINIUM ASSOCIATION OR THEIR AGENTS TO CONDUCT A CREDIT/BACKGROUND CHECK AT THEIR DISCRETION AND TO CHECK ALL REFERENCES NAMED.

<u>SELLER/LANDLORD</u>	<u>PURCHASER/TENANT</u>	<u>DATE</u>
_____	_____	_____
_____	_____	_____

BOARD OF DIRECTORS _____ APPROVED _____ DISAPPROVED

_____ TITLE: _____ DATE: _____

_____ TITLE: _____ DATE: _____

Delinquent Maintenance Fees/Assessments Due \$ _____ for period _____

PLEASE NOTE: After receiving approval of the Association (REQUIRED BY THE DECLARATION), change of membership in the Association shall be established by recording in the Public records of Pinellas County, Florida a deed or other instrument of conveyance establishing record of title to a Unit, and delivery to the management company of a photocopy of recorded instrument (or certification thereof). The owner of record designated by such instrument thus becomes a member of the Association and membership of the prior owner is terminated. MEMBERSHIP ROSTERS CANNOT BE CHANGED UNTIL THE RECEIPT OF THE ABOVE.

Send documents to and for information contact:

Ameri-Tech Companies, Inc.
 24701 US Highway 19 N – Clearwater, FL
 727-726-8000

The Village on Island Estates, Condominium Association

Interview Outline

1. **Purpose:** This interview is to acquaint the prospective owner/tenant with “The Village on Island Estates” Documents, Rules and Regulations as set by “The Village on Island Estates” (VOIE) owners and Board members.
2. **Application Requirement & Interview:** A Fee of \$ 100.00 with a completed application is required and then after a credit and background check an Interview will be set up. At the Interview conducted by one or more of the VOIE Directors any questions you may have will be answered.
3. **FIRE Extinguisher:** (Located in the garage at the pedestrian doorway). The seller is to transfer one (1) Fire Extinguisher to the Buyer upon the sale of the property. Be sure you receive it, or you will have to purchase one to follow the Fire code requirements. We conduct yearly inspections of the fire extinguishers to assure compliance.
4. **Have you received and read the complete set of documents? YES / NO**
Documents are available from a download off <https://thevillageonislandestates.com/> or the Property Managers Office for a fee. It is a requirement that you have a complete set of “The Village on Island Estates” Documents.

Do you understand that all the Documents, Rules and Regulations are part of the Community you have purchased and that these Documents, Rules and Regulations are legally binding and enforceable? YES / NO

5. **Emergency situations:** The first call should be to the emergency services of the utility company, police, **(911)** or fire department if applicable. The second call will be to our 24-hour service Property Manager (727-726-8000) as soon as it is safe. Contracting directly with vendors and/or building contractors for repairs may legally assign complete responsibility to you and your insurance company. Our property manager has the authority and is an expert in knowing the quality of local contractors. Emergencies are Fire, water running out of any unit on the property, tornados, hurricane, and flooding. Reporting protocols are critical for assignment of responsibility where applicable. Contact the appropriate utility for **non-Emergencies** of power outage, internet, or cable services.
6. **Time Away from your Home:** When leaving your home unattended for more than 48 hours, you are required to shut off the water supply into your home. Catastrophic damage can occur if water is allowed to flood your home. There is at least one main shut off valve for your home. If you are unfamiliar with the location, please ask your neighbor or management.

Initial(s) _____

7. **Property Manager: Ameri-Tech Companies, Inc** is the agent for “The Village on Island Estates”. The Property Manger may be reached during normal business hours (9AM until 4:30 PM) at (727-726-8000). After hours the telephone is answered by a service and your call will be returned during normal business hours unless it is an emergency.
8. **Private Roadway:** The Roadway around our community is private property. There is a 5 MPH speed limit and is to be traveled in a figure 8 pattern. It is imperative that this roadway be unobstructed by vehicles in the event emergency vehicles need to pass through. No parking anywhere for any reason on the private roadway. Vehicles left unattended will be subject to towing at the owner’s expense. ***EMERGENCY VEHICLES, Fire Trucks, Ambulances, Police Vehicles NEED TO BE ABLE TO PASS WITHOUT ANY OBSTRUCTION.***
9. **Limited Parking:** Owners/occupants agree to park only in their garage. No overnight or long-term parking on the garage aprons, roadway, or guest gravel spaces. There are no exceptions. See #10 below for mandatory Visitor permits. The permit is to be properly displayed. Cars illegally parked are subject to towing at the owner’s expense.
10. **Visitor / Guest Parking Permits:** Parking permits are available for visitors/guests who plan on parking in guest gravel parking spaces for more than 24 hours up to 14 days. See the Declaration of Condominium, 18., a. Obligations of Members. There are no exceptions. Your cooperation is appreciated. Vehicles parked in visitor/guest parking spaces without appropriately displayed permits will be subject to towing at the owner’s expense.
11. **Pets, Leash & Animal droppings:** All pets are to be on a leash and cleaned up after. Pinellas County and City of Clearwater ordnances are enforced. No pets are allowed in the swimming pool areas at any time. Failure to pick up droppings from pet or letting pet run without a leash will be reason for requiring that said pet be removed from The Village premises. Any dog that bites must be removed from the property permanently. The proper authorities will be notified of the occurrence.
12. **Noise Abatement:** Dogs, cats, birds and/or any other nuisance i.e., loud stereos, vehicles without mufflers or with loud mufflers constitute a nuisance. Once complaints are received the nuisance will have to be stopped and/or removed from The Village. We have a nuisance clause in the documents. Being a Good Neighbor begins with each of us observing ALL the Documents, Rules and Regulations.
13. **Exterior alterations are not allowed.**
14. **Owner options, as allowed by the Association, to include “over-the-air” reception devices:** ALL initiatives require a formal request with specific work described and if requested, drawings submitted to the Property Manager for VOIE Board approval before any work is preformed. No work is to commence until written authorization is received from the VOIE Board. Repair of any options selected by past or current owners and any damage to any part of the community as a result of such options are the responsibility of the current owner of record. Owner option responsibilities transfer to each successive owner.

15. **Garage, Basement Storage areas.** The buildings are built on floating slabs. Expect periodic moisture. During the rainy season it is possible to have some water intrusion.
16. **Single Family Occupancy.** All units are registered with the City of Clearwater as single-family homes. No Sub leases or other occupancy is allowed.
17. **No commercial Activities:** No business or commercial activity that produces customer/client traffic or in any other manner causes a nuisance shall be conducted on the Village on Island Estates property. No retail, commercial trade, manufacturing, assembling, warehousing, storage and/or employees are permitted.
18. **No storage:** of any commercial products, storage containers, hazardous chemicals, flammable chemicals, combustibles, or other products that may be a potential hazard.
19. **No storage under patio decks:** No items shall be stored under the patio decks or on the limited common elements of The Village.
20. **Investors, renters:** Interview with prospective tenants is a requirement. A copy of the Lease with the VOIE as a 3rd party on said lease is required with an application and fee. Minimum Lease is SEVEN (7) months and only one Lease is permitted annually after an initial 12-month period of new ownership.
21. **Plantings:** Flowers, shrubs or trees may not be planted without written permission from the VOIE board.
22. **Delinquencies:** Financial obligations are addressed automatically under Florida Statute 718 guidance. Mechanisms to recover lost association funds are in place and cannot be altered.
23. **Dock, boat slips:** Slips are available upon vacancy. We have 9 slips, and they are leased on an annual or 1-year lease. Docks are not areas for children to play, fish or swim. Please observe the rules and hours of operation. No boat or fishing gear, including crab traps or other gear is to be left on the Docks. Docks must remain clear of any bulk articles. Dock hours are the same as the posted pool hours.
24. **Swimming Pools:** An adult must accompany all children under the age of 14 to the pools. One guest under the age of 14 for each adult attending the pool. No babies in diapers are allowed. NO GLASS objects or PETS are allowed in pool area enclosures. Pool hours must be observed. A complete list of rules is posted at each pool. Please take your discarded objects with you when you go and if you are the last to leave, please close the umbrellas as they become projectiles during inclement weather.
25. **Trash:** All garbage and trash are to be placed inside the large City containers. Nothing is to be left outside or adjacent to these containers. Please break down cardboard boxes. Extra large items can be disposed of with help from the city with a simple phone call. Clearwater has a Solid Waste Department that has **FREE CURBSIDE PICKUP** for large items to include bedding and Christmas trees. Check on-line at <https://www.myclclearwater.com> for information. All construction material or objects are the owner's or his contractor's responsibility. They must be removed from the property. Check with the property manager if you have any questions. The dumpsters are for the normal everyday personal VOIE household trash and garbage only. Not business use.

- 26. **Fumigation:** On occasion, building maintenance responsibilities may require tent fumigation or localized treatment with industry standard and a government approved product applications for pests. It is the responsibility of each unit owner not to impede such action. Any auxiliary living or lodging expenses associated with this procedure is not the responsibility of the Association.
- 27. **Enforcement:** In the event the Association shall bring an action to enforce any provision of the Declaration of Condominium documents against a unit owner(s) then in addition to any award or judgments, the Association shall be entitled to the costs of any such action, whether at trial or appellate levels, including attorney's fee.
- 28. **Approval of your application:** If approved by the "The Village on Island Estates" board of directors, I/we agree to abide by and observe all Documents, Rules and Regulations of "The Village on Island Estates" Condominium Association. By signing this form, I hereby acknowledge receiving a copy of this Interview Outline Form.

Unit Number: _____ Date: _____

Interviewer/Director: print _____

Sign _____ Date: _____

Owner / Tenant: print _____

Sign _____ Date: _____

Proposed Closing Date: _____

Each person interviewed is to initial each page and sign one copy.
Each person interviewed receives an executed copy.
Original signed forms are put into a packet with a credit report and application along with the applicable fee. It then goes to the Property Manager for proper filing.

Initial(s) _____

RULES COMMITTEE
Listing of Rules Presently in the Documentation

GENERAL DESCRIPTION OF THE COMMON ELEMENTS:

The common elements of THE VILLAGE ON ISLAND ESTATES, A CONDOMINIUM generally, consist of condominium property not included in the units or limited common elements, plus all tangible personal property required for the operation and maintenance of such property, which condominium property shall include but not be limited to, (a) the real property dedicated to condominium ownership pursuant to the provisions of the Declaration of Condominium of THE VILLAGE ON ISLAND ESTATES, A CONDOMINIUM, save and except the units and limited common elements appurtenant thereto, and all improvements created or installed thereon, (b) all easements and rights appurtenant thereto, such as easements for the furnishing of utility services, for the use of air space, for ingress, egress, support, maintenance, repair, replacement and utilities, (and for other purposed more fully set forth in paragraph 9 of the Declaration) and (c) other items more specifically indicated in paragraph 9 of the Declaration. The maximum number of units that will use the common elements shall be fifty-one (51). -Prospectus ¶VI, pg.6.

RECREATIONAL FACILITIES:

The recreation facilities which are part of the common elements include two (2) heated swimming pools with deck area surrounding each pool of approximately eight (8) feet in width.

The pools are contained in phases VI and XII of THE VILLAGE ON ISLAND ESTATES, A CONDOMINIUM, as indicated on the proposed plot plan of THE VILLAGE ON ISLAND ESTATES, A CONDOMINIUM, attached hereto as Exhibit "B" to the Declaration of Condominium. The pool in phase VI will be completed and ready for use on or before December 1, 1979. The pool in phase XII will be developed in conjunction with the construction of the residential units in phase XII, on or before July 1, 1984.

The swimming pool areas will consist of two (2) free form shaped swimming pools. Each swimming pool being 15' X 30' (m.o.l.). Each pool area, approximately 450 square feet, runs from a depth of 3'6" in the shallow end to 8'6" in the deep end and has a capacity of 20 persons. Both are heated. The pool deck for each pool is approximately 720 square feet (8' X 90') and will include four (4) tables, sixteen (16) side chairs and six (6) chaise lounges. The deck area has a capacity of 22 persons.

There are no recreational facilities or common elements of THE VILLAGE ON ISLAND ESTATES, A CONDOMINIUM that will be used in common with other condominiums. Prospectus ¶VII, pg. 6

RESTRICTIONS UPON THE SALE, TRANSFER OR CONVEYANCE OF UNITS:

THE SALE OR TRANSFER OF UNITS IS RESTRICTED OR CONTROLLED. Restrictions are place on the conveyance, sale, and transfer of a unit owned by any owner other than the Developer (except that a sale, conveyance or transfer to the transferor's spouse shall not be restricted) by virtue of the provisions of paragraph 20 of the Declaration of condominium attached hereto as Exhibit "1". No owner may convey, sell, or transfer a unit without first notifying the Board of Directors of the Association in writing and seeking its approval of the transaction, such notification and approval procedure being detailed in paragraph 20 (a) of the Declaration. Paragraph 20 of the Declaration (pages 15 through 18 of Exhibit "1" to this Prospectus) should be consulted for a more complete text of these restrictions, including exceptions pertaining to Developer and mortgagees.

No owner may mortgage his condominium unit or any interest therein without the approval of the Association, except to a bank, life insurance company, a federal savings and loan association or a real estate investment trust. The approval of any other mortgagee may be upon conditions determined by the Association or may be arbitrarily withheld. (See paragraph 20(c) of the Declaration; page 18 of Exhibit "1" to this Prospectus).

Any transfer of a condominium parcel must include all elements thereof as aforescribed and appurtenances thereto, whether or not specifically described, including, but not limited to any limited common elements appurtenant to said parcel, the condominium parcel owner's share in the common elements and his Association membership. Ownership of common elements and the various memberships may not be separated from the unit. (See paragraph 21 of the Declaration; page 34 of Exhibit "1" to this Prospectus). Prospectus ¶ XI, pg. 9.

SUMMARY OF RESTRICTIONS:

A summary of specific restrictions regarding unit owners and use of the condominium property are as follows:

1. Each apartment shall be used only for the purpose of a single-family residence. Prospectus ¶XII, pg. 9
 - D. Condominium units may not be used for business use or for any commercial use whatsoever. By-Laws, Art. X, pg. 11
 - A. The condominium units shall be used for residential purposes only. By-Laws, Art. X, pg. 11

2. Common domestic pets, such as dogs and cats may be kept in the unit, provided however, that no pets shall be kept which might constitute a nuisance to other unit owners and any mess made by any unit owner's pet shall immediately be removed and/or repaired by the unit owner. Animals or pets shall not be tied to any portion of the common premises. All animals and pets shall be kept on a leash when outside of the individual unit in which they live. Prospectus ¶XII, pg 9

- d. In the event any unit owner shall keep any pet (s) in or about the condominium unit, then it shall be the responsibility of said unit owner to maintain said pet (s) in such manner in a clean and sanitary fashion such as not to create a nuisance or health hazard to the condominium community. Any unit owner maintaining any dog or cat shall maintain said pet in accordance with the leash rules established for Clearwater and Pinellas County and shall remove any droppings left by said pet on the condominium property. Declaration ¶21, pg.15 to 17

3. No individual may do or keep anything which will increase the insurance rates, obstruct or interfere with the rights of others or annoy them. Prospectus ¶ XII, Pg. 9+10

- o. The owner of a condominium parcel shall not permit or suffer anything to be done or kept in his unit which will increase the insurance rates on his unit, the limited common elements appurtenant thereto, or the common elements, or which will obstruct the rights or interfere with the rights of other members or annoy them by unreasonable noises or otherwise; nor shall an owner commit or permit any nuisances, immoral or illegal act in his unit or on the common elements. Declaration ¶21, pg.15 to 17

- H. Common domestic pets, such as dogs and cats may be kept in the unit, provided however, that no pets shall be kept which might constitute a nuisance to other unit owners and any mess made by any unit owner's pet shall immediately be removed and/or repaired by the unit owner. Animals or pets shall not be tied to any portion of the common

premises. All animals and pets shall be kept on a leash when out side of the individual unit in which they live. By-Laws, Article X, pg. 11.

4. Each condominium parcel owner shall conform to and abide by the By-Laws and uniform rules and regulations adopted by the Association. Prospectus ¶ XII, Pg. 9+10

p. Each condominium parcel owner shall conform to and abide by the By-Laws and uniform rules and regulations in regard to the use of the unit and common elements which may be adopted in writing from time to time by the Board of Directors of the Association, and to see that all persons using owner's property by, through, or under him do likewise. Declaration ¶21, pg.15 to 17

5. Each condominium parcel owner shall allow the Board of Directors or the agents and employees of the Association to enter any unit for the purpose of maintenance, inspection, repair and / or replacement of the improvements within the units or the common elements, or to determine compliance with these restrictions, reservations, conditions and easements and the By-Laws of the Association. Prospectus ¶ XII, Pg. 9+10

q. Each condominium parcel owner shall allow the Board of Directors or the agents and employees of the Association to enter any unit for the purpose of maintenance, inspection, repair, or replacement of the improvements within the units or the common elements, or to determine compliance with these restrictions, reservations, covenants, conditions and easements and the By-Laws of the Association. Declaration ¶21, pg.15 to 17

6. No sign, advertisement or notices may be shown inside or outside and unit or common elements. Prospectus ¶ XII, Pg. 9+10

i. each apartment may identify its occupant by a name plate of a type and size approved by the Association and mounted in a place and manner so approved. Declaration ¶21, pg.15 to 17

j. No signs, advertising, or notices of any kind or type whatsoever, including, but not limited to , "For Rent" or "For Sale" signs, shall be permitted or displayed on the exterior of any apartment; nor shall the same be posted or displayed in such a manner as to be visible from the exterior of any apartment. Declaration ¶21, pg.15 to 17

7. No exterior painting of doors or buildings, or additions, such as screen doors, lighting fixtures, or any other item whatsoever, and no alteration may be made of any interior boundary wall, without the prior written approval of the Association. Prospectus ¶ XII, Pg. 9+10

e. Apartment occupants are reminded that alteration and repair of the apartment building are the responsibilities of the Association, except for the interior of the apartments. No exterior painting of doors or buildings, or additions, such as screen doors, lighting fixtures, or any other item whatsoever, and no alteration may be made of any interior boundary without first obtaining written approval of the Association. No reflecting device or materials may be used in any of the aforementioned areas. No solar or light altering materials may be added to any windows without Association approval, which would modify the exterior appearance of any unit. Declaration ¶21, pg.15 to 17

E. Common elements shall not be obstructed, littered, defaced or misused in any manner. By-Laws, Art. X, pg. 11

F. No structural changes or alterations shall be made in any unit, except upon approval of the Board of Directors. By-Laws, Art. X, pg. 11

8. Plumbing and electrical repairs within the unit shall be by licensed persons approved by the Association. Prospectus ¶ XII, Pg. 9+10

4. Condominium parcel owners shall make no repairs to any plumbing or electrical wiring within a unit, except by a licensed plumber or electrician authorized to do such work by the Board of Directors of the Association or its agent. Plumbing and electrical repairs within a unit shall be paid for and be the financial obligation of the owners of the unit, whereas the Association or its agent shall pay for and be responsible for repairs and electrical wiring within the common elements. Declaration ¶21, pg.15 to 17.

9. Exterior parking spaces and driveways may be used for parking passenger automobiles and station wagons only and shall be used in accordance with the rules and regulations of the Association. Notwithstanding the aforesaid, unit owner's automobiles and passenger vehicles shall be parked in garages contained within the condominium units. Prospectus ¶ XII, Pg. 9+10

a. All Unit Owner automobiles and passenger vehicles shall be parked only in garages contained within the condominium units. Guests shall park in the guest parking spaces so designated on the condominium plot. Designation of guest parking may be by separate letter or appropriate marking of the parking space or spaces by the Board of Directors. No cars shall be parked overnight in the private streets or in the limited common element driveways, Owner agrees to notify all guests of the regulations regarding parking, and to require guests to abide by such parking regulations. No boats, trailers, campers, golf carts, motorcycles, or vehicles larger than a passenger automobile will be permitted within the development of which the unit is a part and any such vehicle or any of the properties mentioned in the preceding sentence may be removed by the Association at the expense of the owner owning the same, for storage or public or private sale, at the election of the Association; and the unit owner owning the same shall have no right of recourse against the Association therefore. No repairing of automobiles, trailers, boats, campers, golf carts, or any other property of owner will be permitted outside the confines of the owner's unit. Declaration ¶21, pg.15 to 17

G. Parking spaces may be used in accordance with the allocations designated from time to time by the Association. By-Laws, Art. X, pg. 11

10. Laundry or clothing may not be displayed where it will be visible from the outside of the unit. Prospectus ¶ XII, Pg. 9+10

c. Each apartment occupant shall maintain his apartment in a clean and sanitary manner. Patios or porches shall be used only for the purposes intended and shall not be used for hanging of garments or other objects, or for cleaning of rugs or other household items. Each apartment occupant may provide his apartment with laundry and drying equipment, but no drying of laundry will be permitted outside of the occupant's apartment. Porches may be screened only in accordance with plans, specifications and materials, in all aspects, approved in writing by the Association. Declaration ¶21, pg.15 to 17

11. Each occupant shall maintain his apartment in a clean and sanitary manner and in good condition and repair and shall maintain and repair the fixtures therein and shall promptly pay for any utilities which are metered separately to his apartment. Common areas shall be used for the purposes intended. No articles being used by or belonging to the apartment occupants may be kept or place in such areas. Prospectus ¶ XII, Pg. 9+10

12. Garbage and trash shall only be disposed of in garbage disposal units and / or use of receptacles approved by the Association. Prospectus ¶ XII, Pg. 9+10

h. Disposition of garbage and trash shall be only by use of garbage disposal units, or by use of receptacles approved by the Association. Declaration ¶21, pg.15 to 17