

VVUOA CONSOLIDATED RULES

General Rules and Regulations

DOCK (The following Dock rules were ratified by VVUOA owners in October 2015)

1. Persons under 14 years of age must be accompanied by an adult
2. No bicycles, skateboards, rollerblades, running, swimming or diving
3. Community dock is for unit owners, tenants & invited guests
4. All boat slips are private property and all usage of boat slips, including fishing, is limited to those owners or tenants (if included in lease) and their invited guests
5. Roofs and/or hoists shall not be used as docking facilities
6. Boats, floating boat rests or any other device, if approved by the Board of Directors (BOD), shall maintain a minimum distance of one foot (1') away from the centerline between the private docking facilities/boat slip.
- A. Floating boat rests shall be a submersible type with **minimal** drive on force. Any other will not be approved. **(Ratified by Owners in Oct of 2020)**
 - **Approved for VVUOA installations are the following**
 - i. Manufacturer - Boat-Float.com - manufacturer (843) 706-5629
 - ii. Model - Safe Haven Retreat 2
 - iii. Model - EZ Dock Boat Port 3001
- B. This type of floating boat rest protects the integrity of both the jointly owned and the common dock structure.
(This rule was ratified by owners in October 2017 amended Oct of 2020)
- C. Any damage caused by the installation of a floating boat rest to the jointly owned and/or the common dock structure
will be the sole responsibility of the dock owner installing the floating boat rest. The dock owner installing the float
shall be responsible for fixing an improperly installed floating boat rest and any damage to the jointly owned dock or common dock
resulting from the installation. **(This rule was ratified by owners in October 2017)**
7. The overall height of the boat, either sitting in the water or sitting on a floating boat rest or on any other device if approved by the BOD, shall not exceed 8'6" above the water.
8. Bimini tops, T-tops, consoles or any other fixture or device once installed or deployed on the vessel will become a part of the overall height above the water so as when installed or deployed, the height may not exceed 8'6" above the water while docked.
9. Complete or Partial enclosures shall not be allowed on any boat. Standard Bimini tops, fitted center console covers or fitted boat covers shall be allowed.
10. An ARB application for review and consideration will be required before installing a floating boat rest or any other such device other than roofs and or hoists. All installations of a floating boat rest or device to the private docking facility/boat slip, if approved by the BOD, must be professionally installed and meet industry standards for installation and safety along with local requirements and permits if required.
11. An ARB application for review and consideration will also be required prior to any modification, upgrades or major repairs to the private

docking facility/boat slip. Regular maintenance or emergency temporary repairs to existing hardware would not require an ARB.

12. Any sailboat that is moored at a private slip is exempt from the 8'6" maximum height. This exemption is for the mast and rigging only.

Additionally, all halyards and rigging must be secured so as not to come into contact with the mast or any part of the boat which would create a noise nuisance to the Association members.

13. The unit owner and or tenant shall notify the CAM in writing, if their invited guest's vessel will stay docked for more than 7 calendar days.

Rules Posted at all Dock Entrances

1. Private Property
2. Community Dock is for Unit Owners, Tenants and Guests Only
3. No Trespassing
4. Violators Will Be Prosecuted
5. Persons Under 14 years of age must be accompanied by an adult
6. No Bicycles, Skateboards, Rollerblades, Running, Swimming or Diving on or off Community Dock

(The following rules were ratified by VVUOA owners in October 2014) Common Area

1. Individual lot owners, tenants and any guests, are prohibited from encroaching on the common area property of the Association in any manner whatsoever. This includes but is not limited to, structures, storage of any items, landscaping or modifications thereof, parking of vehicles other than as specifically granted within the Governing Documents, signs of any type or the posting of flyers.
2. Individual lot owners, tenants, and guests are prohibited from directing any Association employed vendor or contractor regarding the performance of the vendor or contractor's duties with regard to the common area.
3. Individual lot owners, tenants and guests are prohibited from temporarily or permanently altering the common areas in any manner or for any purpose whatsoever without the express written permission of the Board of Directors of the Association. This includes, but is not limited to planting, removal or any landscape alterations, games, skateboards, athletic equipment, grills or picnic equipment or any recreational apparatus that may result in injury to any person participating in any activity.
4. The use of bicycles, roller blades, skateboards and scooters are prohibited on Association property (Common Area). The operation of any powered vehicle of any sort by anyone underage of 14 is prohibited on Association property.
5. Prohibition of excessively loud music or other noise emanating from devices from persons, automobiles or the exterior of private lots
6. Prohibition of basketball goals or other events in common area courtyards
7. Signs for yard sales may be displayed only with approval from the Association.
8. Yard to be maintained by owner - No trash, old furniture, etc. **(This rule was approved in 2005)**

Trash Disposal, Recycling and Mailboxes

1. It is the responsibility of each owner to ensure that they, their tenants and guests, properly utilize the trash and garbage disposal facilities provided within the community. This includes the proper location disposal of large items as indicated on the posted signs.
2. The areas designated for trash and garbage disposal must be kept clean and in proper order. Use of these facilities is limited to lot owners, tenants and guests. All persons legitimately using these facilities have a responsibility to report to the management company any witnessed unauthorized use thereof. Contractors must haul their debris off of the property.
3. Recycling bins are located within the trash and garbage disposal areas. All legitimate users of the facilities are encouraged to participate in recycling.
4. Central mail reception facilities are located within the community. It is imperative that regulations of the U.S.P.S. are strictly followed with regard to usage of this facility. In particular, tampering with mailboxes in any manner is illegal and any incident should be reported to the Postmaster. Interference with or

inappropriate contact with the postman regarding the delivery of each owner's or tenant's private mail is illegal and should be reported to the Postmaster.

Pool Area

1. Pool is for unit owners, tenants and legitimately authorized guests only
2. Persons under 14 years of age must be accompanied by an adult
- 3. No Smoking inside gated Pool Area (Ratified by Owners in Oct of 2020)**
4. No pets allowed in pool area
5. No glass containers in pool area
6. No running, rough play or excessive noise in pool area
7. No floats or rafts permitted
8. No bicycles, skateboards or roller blades
9. Pool Hours from Dawn to Dusk **(The Board updated this in 2016 to be in compliance with regulations)**
10. Keep pool gate closed at all times
11. Before leaving pool area, lower and tie the umbrellas
12. No diving
13. Guests not staying on site must be accompanied by homeowner in pool area. **(This rule was approved in 2005)**

Notice Posted in Pool Area:

1. No lifeguard on duty
2. Persons using pool do so at own risk
3. Unit Owners Association not responsible for accidents or injuries
4. Pool Occupancy: 16

Note: The community pool cannot be reserved for exclusive use.

(This rule was ratified by owners in Oct of 2020) Clubhouse Rules

1. Clubhouse reservations for exclusive use by owners/tenants must be made in advance by completing a reservation form, located in the clubhouse, and submitting it to the Association Manager. The confirmed reservation must be posted.
2. The clubhouse reservation requires a \$20.00 rental fee and a \$50.00 cleaning/damage deposit to be made in advance of the reserved date. (The deposit may be returned after inspection of the clubhouse.)
3. All clubhouse reservations must include a starting time and ending time upon reservation
4. All entities using the clubhouse and/or grill will be responsible to clean up at the conclusion of their use
5. All entities using the clubhouse and/or grill will be responsible for the actions of all associated guests and attendees thereof
6. No children under 16 are allowed in the clubhouse unless accompanied and supervised by an adult
7. The Air Conditioner is to remain set at 78 degrees
8. All garbage incurred as a result of a clubhouse use must be removed and placed into a garbage dumpster
9. All interior lighting, fans, TV and stereo in the clubhouse and lighting in the restrooms must be turned off before leaving area
10. Return all furniture and pool table equipment to their original locations
11. All clubhouse and restroom doors must be locked by the persons using the facilities before leaving the area
12. No pets are permitted in the clubhouse
13. No smoking in the clubhouse
14. Parking on any grass area is strictly prohibited. This includes the grass areas bordering the public streets.
Do not block the sidewalk.
15. No Trade or Business (Article I Section 13) shall be conducted in the clubhouse or in any common area

Parking

1. Owners, tenants and legitimately authorized guests may park motor homes, travel trailers, pop-up campers trailers, utility trailers, motorcycle trailers, boat trailers or recreational vehicles as allowed on their lot ... or in community parking spaces for less than **72 hours in a 7 day period** and must be moved out of the VVUOA complex at the end of the 72 hour limit.

2. All vehicles should be parked in designated parking spots only. Do not block sidewalks. Parking on any grass area is strictly prohibited. This includes the grass areas bordering the public streets.
3. Common area parking spaces shall not be designated for private use by any owner, tenant or legitimately authorized guest. By definition "Common Area" is for use by all owners equally.

Pets

1. Require all pet owners to obtain a copy of the City of NSB ordinance.
2. Require all landlords to attach the city ordinance to leases.
3. All pets must be kept on a leash and pet owners are responsible for cleanup after their pets. **(This rule was approved in 2005)**

Exterior Alteration

1. An owner must submit an Architectural Review Board (ARB) Application to the Manager of the Association who will submit the application to the Board of Directors who serve as the Architectural Review Board for approval of **any** exterior alteration including landscaping (mature height in excess of 4 feet) and replacement of any exterior item. The Board must approve the application **before** any work commences.
2. All requests must conform to the local zoning and building codes.
3. If the application is approved, owners must obtain all necessary permits from the city and post the permit in a visible area on the lot before the commencement of work. Approval of the application is contingent upon this requirement. Any failure to obtain said permits voids any ARB approval and any work begun is a violation of VVUOA Governing Documents.
4. The exterior area of the building/lot that is altered becomes the sole responsibility of the owner and is no longer the responsibility of the Association for the exterior maintenance of the area altered.
5. Any homeowner making exterior repairs to their unit and expecting reimbursement from the Association MUST get Board approval prior to repairing. If the repairs are an emergency, homeowner MUST contact the Association Manager immediately and the Board will have an emergency meeting to determine the urgency of the repair and whether it is the Association's responsibility. No reimbursement from the Association will be given to any homeowner without prior Board approval. **(This rule was approved in 2005)**

HOLIDAY DECORATION RULE (The Following Rule was Ratified by Owners October 28, 2025)

The only National Holidays that a homeowner can put out outdoor decorations are as follows:

- Memorial Day - Independence Day - Veterans Day – Halloween - Thanksgiving - Christmas - Hanukkah
- Holiday decorations and lights can be put up 7 days prior to the holiday and must be removed within 7 days after the holiday.
- Christmas/Hanukkah decorations and lights can be put up Thanksgiving week and must be removed 14 days after the holiday.
- To ensure that landscaping services can be performed efficiently and safely, all holiday decorations and lights must be placed in a manner that does not obstruct landscapers' access to lawns, flower beds, shrubs and other maintained areas.
- Owners may only place exterior decorations and lights on private property, not in common areas.
- The HOA board or designated committee will coordinate and oversee all VVUOA Clubhouse Decorations and lights
- No decorations or lights that are animated, make noise, create a nuisance or are offensive will be allowed.
- Decorations and lights are put up at the owner's risk and expense – the Association would not be responsible for any damage/theft of any exterior decorations.
- Owners are responsible for any damage to common or limited common elements caused by the installation/operation/removal of decorations and lights.

- Refer to VVUOA Sixth Amended and Restated Declaration Article VII Section 6 and 7 with regard to displaying of flags.
- Lights in the form of Soft White or Soft Orange are allowed for security and safety concerns. They are not to be placed on community/common area property and do not impede with grounds keeping or landscaping of community/common property.
- Any other holiday or celebratory decorations and lights other than those defined here will require prior approval of the ARC

Fence rules applying to all VVUOA units:

1. Fenced in property must be rectangular in shape
2. Fences must include a gate or opening of at least 30 inches in width to provide access
3. In general, fences shall be constructed of solid vinyl material, white in color. Any fence solely between adjoining units may be white non-solid (picket) vinyl
4. Work must be permitted by the city and installation performed by a professional contractor
5. Homeowners must sign a binding maintenance agreement to maintain the fence and surrounding landscaping and attach it to their ARB application.
6. Fencing cannot impair or restrict access to any common area

Fence rules applying to Single story and Two story non-waterfront units:

Maximum set back from rear wall of home: 9.0 feet height for entire rear fence structure: 6.0 feet, (sides and back wall) side yard fences (end Single story units only) may be requested but will be carefully reviewed and approved strictly on a case by case basis

Fence rules applying to Two story waterfront units:

Enclosed rear fences of any kind are not allowed on waterfront units, (screened in porches and /or railings are allowed) on property line between adjoining waterfront units, fence structures are allowed but shall not exceed 5.0 feet in height, (this applies to both waterfront/rear and front yards of units) fences cannot extend beyond front wall of affected home(s)

The following Exterior Code for Paint/Color Palette, #1, was approved by VVUOA owners at the Annual Meeting of Members on December 13, 2005. Codes 2-7 were put in place by the Developer of Venetian Villas and have not been changed. Items 2 and 3 were amended by vote of the membership on January 6, 2026.

Exterior Codes, which help maintain uniformity and property values:

1. Paint: All exterior paint colors are on record with Southern Paints –
 - a. Exterior Base – Prismo Dunes
 - b. Exterior Trim – White (including exterior doors, garage doors, railings)
2. Window and Sliding Glass Door Frames: White Finish
3. Screen Doors: White as approved by the Association
4. Hurricane Shutters: Aluminum bronze finish and frame
5. Screen Porch: Black Screens and Bronze Frame
6. Lattice Dividers: Framed and painted white
7. Awnings: Green

VENETIAN VILLAS HOMEOWNERS ASSOCIATION, INC.
RENTAL QUESTIONNAIRE

Owner/Lessor Information:

Name(s): _____

Address: _____

Email address: _____

Telephone:

Home: _____

Work: _____

Cell: _____

Unit number being rented: _____

Duration of lease: _____

Is the Unit insured? YES NO

If the answer is "YES", please provide the following information:

Insurance Company: _____

Policy Number: _____

Please provide the names of all tenants/occupants. If there are more than 4 tenants/occupants, please provide additional information on a separate page.

Name: _____

Telephone Number: _____

Employer: _____

Will any pets be occupying the Unit? YES NO

If the answer is "YES", please provide the following information:

Number of Pets: _____

Breed(s): _____

Tenant/occupant vehicles:

Make: _____

Model: _____

License Plate Number: _____

Make: _____

Model: _____

License Plate Number: _____

Verification by Owner/Lessor

By signing this document, I hereby affirm that I have obtained a criminal background check for the tenants/occupants identified above and have determined that the tenants/occupants do not pose a threat to the health, safety, and wellbeing of the residents of Venetian Villas. I further affirm that I have provided a copy of the Declaration and a copy of the rules and regulations governing the Association to the tenants/occupants identified above.

Owner/Lessor

Date: _____

Failure to accurately comply with this policy would result in a Violation and a fine of up to \$1000 dollars as per the VVUOA Governing Documents.

