

TURKEY CREEK VILLAS  
CONDOMINIUM ASSOCIATION, INC.

**RULES AND REGULATIONS**

NO washing of cars on the property.

DO not allow any rubbish, garbage, or trash to accumulate in places other than the receptacles provided therefore, so that each unit, the common elements, and limited common elements shall at all times remain in a clean and sanitary condition.

Keep garbage area clean and neat. rubbish not to accumulate in places other than receptacles provided. Dispose of trash **properly** (in plastic trash bags). Boxes are to be **broken down**. all large items are to be hauled off to the dump.

Do not use or permit the use of his/her unit for any purpose other than a single family residence for himself/herself and the members of his/her family and social guests. The maximum occupancy of each unit shall be four (4) persons of the same family, of which two (2) may be under twelve (12) years of age.

There will be **no unreasonable noises or otherwise;** nor shall a member commit or **permit any nuisance, immoral or illegal act** in the unit or the common element.

Maintain units in a clean and sanitary manner, and repair unit and all interior surfaces within or surrounding the units walls, ceilings, floors, whether in the unit or common areas.

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 association, and to see that all persons using the owner's property, by, through or under do likewise.

Make no alteration, decoration, repair, replacement, or change of the common elements, limited common element or outside of any unit without written consent to the association.

Only one (1) pet allowed, fewer than 30 lbs. Pets are to be curbed at the street gutter. Pets are to be on a leash when outdoors. Pick up after your pet!! (Additional rules on Page 732 of the Condominium Documents).

Personal items on front porch are limited to; one plant or two chairs or one bench.

For liability reasons, no potted plants are to be placed in the flower box unless the pot is buried in the soil.

No parking of commercial vehicles, rv's, boats, or watercraft of any type.

No parking on grassy areas.

No signs, advertisement, or notice of any type on the common elements or the unit, and erect no exterior antennas and arials except as provided in uniform regulations set by the association.

No window air conditioners, central a/c units only.

No hanging of any laundry, garments or other objects which are visible from outside units, except for draperies, blinds, shades or other suitable window coverings shall not include any type of reflective film on any glass windows or doors.

### **POOL RULES**

POOL HOURS ARE 9 A.M. TO 9 P.M. **ONLY**.

NO CHILDREN UNDER **14** YEARS OF AGE AT THE POOL UNLESS ACCOMPANIED BY A PARENT OR GUARDIAN **21** YEARS OR OVER.

POOL RESTROOMS ARE TO BE KEPT CLEAN AND NEAT.

NO **"HORSEPLAY"** AROUND POOL AREA.

NO MORE THAN **15** PEOPLE IN THE POOL AT THE SAME TIME.

UNIT OWNERS OR RESIDENTS MUST ACCOMPANY GUESTS TO POOL AT ALL TIMES.

NO STREET CLOTHES, FOOD, DRINKS ARE ALLOWED IN POOL.

NO **GLASS CONTAINERS ALLOWED AT POOL AREA AT ANYTIME.**

If any resident is going away for more than (24) twenty four hours and their guests/friends are leaving their unregistered vehicles on Turkey Creek property, or if you have company for more than twenty four hours you need to contact Sentry Management. the vehicle would be considered an unregistered vehicle and will be towed after (24) twenty four hours at the owner's expense!!

**Florida Statute 633.025 and the Florida Administrative Code 69A-06.005 fire codes states that there cannot be a hibachi, gas fire grill, charcoal grill or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony or under any overhanging portion or within 10 feet of any structure. Electric ranges, grills or similar apparatus shall be permitted.**

**Please see your condominium documents for further descriptions of these rules and regulations or contact your management company.**

**PLEASE NOTIFY YOUR MANAGEMENT COMPANY OF ANY CHANGES IN OWNERSHIP OR LEASE.**

**Turkey Creek Villas Board of Directors**