

Welcome to Veinte: Whether you are a permanent or part time resident, a visitor or a vacationing guest, we ask that you read and abide by the rules, regulations, and general information contained in this document. Although some items may appear restrictive, our intent is to ensure all unit occupants are equally respected.

The Declaration of Condominium for Veinte authorizes the Board of Directors (BOD) to establish rules for the occupancy of the units, the building, and the common elements of the association. These rules and regulations are intended as a guide. They are not intended to address with every conceivable issue that may arise. The rules and regulations promote the health, safety, cleanliness, and good order and ensure a comfortable environment for the unit owners, their family, and guests. The Board of Directors may amend, revoke, or institute additional rules and regulations. The rules and regulations are not intended to be all inclusive and subjects may be addressed by the Board on an individual basis as necessary.

Please keep a copy of the document available for all visitors and guests. Thank you for your cooperation and enjoy the time you spend at Veinte.

VEINTE CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS



BALCONIES

- No laundry, bathing suits, articles of clothing, etc. should be placed on any portion of a balcony visible from the pool, grounds, or beach.
- Do not throw anything from the balcony. This includes dirt or dust, cigarette butts, matches, etc.
- Electric grills are permitted on balconies. Charcoal and gas grills are PROHIBITED by the local fire code.
- Do not feed birds from the balcony, premises, or grounds. Food should not be left unattended on the balcony as birds may fly in and feast.
- No radio, television antenna, or satellite dish may be erected or installed on a balcony or on the exterior walls of a unit.
- Awnings are not permitted.
- Any repair, replacement or alteration to the balcony requires prior written approval of the Board of Directors.

BICYCLES, BEACH FURNITURE, ETIQUETTE, & TURTLE NESTING

- Bicycles, personal beach chairs, umbrellas, and beach toys should be put back after use. They should be stored only in the maintenance room, storage rooms or units.
- Items above cannot be kept at the beach, in hallways, garage parking area or foyer. They should be tagged with the owner's name and unit number.
- Rinse sand off of beach gear and feet at pool shower. Dry off before entering lobby and elevator. Wet floors can be slippery.
- Refrain from touching windows in lobby and stainless-steel elevator doors. If you spill something wipe it up or, if unable, please call the manager Fred Ehke at 941-724-0829 for assistance.
- Grocery carts are available for use by owners and renters only. Please return them to garage ASAP after use. Contractors should bring their own hand trucks and carts.
- Turtle Nesting Law: May 1 – October 31. No beach furniture, umbrellas, toys, or obstacles of any kind can be left on the beach between dusk and dawn. All beach digging/holes must be filled by dusk. Please drag Veinte chaise lounges back against the sea grapes where they are stored. Indoors, please close curtains or blinds at night. No light is allowed to hit the beach. If you want a light on your lanai at night you must use a turtle safe bulb.

CHANGES AND ALTERATIONS

- No common elements may be altered without the prior written approval of the Board of Directors.
- No exterior changes or alterations (including painting) may be made to the exterior of the building, including floors, doors, windows, or railings without the prior written approval of the Board of Directors.
- No unit owner may make or permit any interior addition or alteration to his/her unit which could affect the structural integrity of the building.
- Any structural addition or alteration within a unit which does not affect the structural integrity of the building requires the prior written approval of the Board of Directors.
- Only licensed Florida state contractors may be used. Owners must present to BOD a copy of the contractor's license and any additions/alteration plans at least 14 days before construction is to begin. A certificate of insurance, naming Veinte Condo Association as an additional insured must be included.
- Preferably, construction projects should avoid high season (January-April) if possible. Such additions and/or alterations may create conditions which are objectionable (i.e., noise, leaks, smoke) to the exterior or interior of contiguous or other unit owners.
- If a unit owner is not present when work is to be performed in the unit, the owner shall provide the building manager with the name and telephone contact of the contractor (which includes subcontractors, designers, etc.) who will require access to the unit.
- Work in or a unit may be performed only from 8:00am to 5:00pm Monday through Friday. NO WEEKEND OR HOLIDAY WORK PERMITTED, unless emergency conditions exist.
- The contractor shall be responsible to notify the building manager to protect the elevator and hallways and roof from damage from movement of equipment and supplies.

CONDOMINIUM DOCUMENTS

- Each owner has been furnished with a copy of the condominium documents.
- Additional print copies may be obtained from the manager at a cost of \$20 per set.
- A copy of the condominium documents shall be available for perusal at the office of the building manager.
- Electronic copies are available complimentary from our management company. Please email your request to info@longboats.com

CORPORATE MULTIOWNERSHIP

-Multiple ownership of individual units is prohibited. Joint ownership by immediate family members or ownership by personal trust is permitted. Corporate ownership is permitted pursuant to Paragraph 20J of the Amended and Restated Declaration of Condominium.

EMERGENCIES

-An emergency information form to be completed by the unit owner should be on file with the building manager.

-Owners are requested to report all emergencies to the building manager who lives in the building on 1st floor, unit 105 or leave message at (941) 724-0829.

-The building is managed by Longboat Private Services, which should be contacted at (941) 306-1118 when the building manager is unavailable.

-FIRE, POLICE, AND PARAMEDICS: call 911

-Each unit owner is required by local ordinance to leave a key to his/her unit with the building manager in case emergency entry is needed.

ENTRANCE PHONE

Front Door options:

- Owners and renters can hit the # symbol followed by their personal 4-digit code. Note: Front door uses # BEFORE entering unit number OR they can swipe their electronic entry key fob.
- Arriving guest or contractors can simply enter the unit number and the system will automatically call the owner on the telephone. The owner can speak with the arriving person first, or just press 9 on their phone and the front door will buzz open (works with both cell phones and land lines).
- If arriving guest doesn't know the unit number, but does know the owner's name, he/she can repeatedly tap any one of the stainless letter buttons. Owner's names with their unit number will scroll with each tap. The guest can then type in the unit number and the owner will be called on the phone.

Rear Door from garage options:

- Owners and renters can type in their 4-digit code followed by the # symbol (Note: Back door uses # AFTER entering unit number OR they can swipe their electronic key fob.

FINES

- The BOD may fine a unit owner for violating any rules, regulations, or restriction of the association. The unit owner is also responsible for lessees/guests.
- Before any fine is levied, the BOD shall give written notice to the unit owner of the violation. This notice shall be sent by registered mail as well as email to the owner's Veinte address and any other addressees which the owner has provided to the association.
- The fine shall not exceed \$100 for each day the owner is in violation. All fines shall be reviewed and either approved, rescinded, reduced, or increased by a special committee appointed by the BOD, comprised of the President and two-unit owners who are not members of the Board.
- The unit owner against whom the fine is being considered shall be given seven days advanced notice of the meeting of the special committee at which such fine is being considered and shall be given the opportunity to participate at the meeting to state the unit owner's position concerning the violation.

GARBAGE, TRASH, RECYCLING

- All garbage and trash shall be disposed of in accordance with the local ordinances concerning recycling.
- It is required that newspapers, glass, plastic, aluminum, and tin containers be recycled.
- Bins for recyclables are provided in the garage and are appropriately labeled. Put all other material in the trash bin. No plastic bags are to be put in any recycling bin.
- All trash must be bagged before disposing in the chute.
- Any item which is too large to fit into the trash chute shall be placed in the refuse room. Cardboard boxes should be flattened and placed in the refuse room.
- Fats, oils, volatile liquids, and paints should be placed in the refuse room.
- Trash goes out on Tuesday and Friday. No trash shall be placed in the trash chute on those days between 9:30am-1:30pm when the trash bin is moved from the refuse room for scheduled trash pick-up.

HURRICANE SHUTTERS

- All units shall have hurricane shutters and/or hurricane protective materials installed for the balconies, windows and doors which face or are directly exposed to winds from the Gulf of Mexico.

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All hurricane shutters shall be in closed position during storms or when the unit owner is away for an extended period.

-The installation of new or replacement of any hurricane shutter or hurricane protective materials must be communicated to manager.

-The manager will notify the BOD who will approve the installation.

-The installation of new hurricane shutters or hurricane protective materials must be installed by a licensed Florida state contractor and must comply with all applicable government ordinances and codes.

INSTRUCTIONS AND ASSISTANCE

-Unit owner, lessee or guest should present concerns/suggestions regarding common areas or a unit to the building manager. The building manager will forward the issue to the BOD.

-Any violation of the rules and regulations and special requests should be communicated in writing to the building manager. The manager will forward written request to BOD if the manager is unable to fill the request.

-The building manager is available to provide unit owners, lessees and guests with information and assistance in keeping with his/her duties to the association.

LEASING

-No unit shall be leased for transient or hotel purposes.

-No unit shall be leased for a period of less than one month.

-No unit shall be leased more than three times in a calendar year.

-No unit shall be subleased.

-No less than the entire unit shall be leased.

-All leases shall be in writing and submitted to the building manager at least 30 days before occupancy. The manager will present to the BOD for approval at least 14 days prior to the commencement of the lease term.

-The unit owner shall be fully responsible for the lessee's adherence to the Declaration of Condominium and Rules and Regulations of the Veinte Condominium as well as all applicable governmental statutes, ordinances, and codes.

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All occupancy of a unit without the owner present shall be considered a lease except for occupancy by a family member of the unit owner as defined in Article 20.1 of the Declaration of Condominium.

For short term non-paying guests please fill in form and include unit no, guest name (s), contact info, signed by owner, and emailed to the building manager 5 days in advance of arrival.

MAIL AND DELIVERIES

-When unit owners plan to be absent for several weeks or more, arrangements should be made with the Post Office to hold or forward the mail.

-For shorter periods of time, a unit owner may ask the building manager to hold the mail.

-Neither the building manager nor the association assumes any responsibility for lost or damaged mail held at a unit owner's request.

-The directories at the entrance phone in the mail room or on mailboxes shall not be changed for a lessee unless the lease is for a period in excess of six months. Mail for a lessee of less than seven months shall be addressed in care of the unit owner.

MAINTENANCE AND REPAIR

-The association is responsible for the care and maintenance of the common elements and the unit owners are responsible for the care and maintenance of their unit and balcony as more fully set forth in the Declaration of Condominium.

-Each unit owner shall promptly repair and correct defective conditions with the unit, which if not repaired or corrected, might cause damage to the building or another unit.

-All repairs within a unit to internal installations and equipment including but not limited to water, electricity, sewage, plumbing, telephone, air conditioning, heating, hot water heater, floors, doors, windows, lighting fixtures, fire sprinklers, shall be at the unit owner's expense.

-A unit owner shall reimburse the association for any expenditure incurred in repairing or replacing any damage caused to the building or another unit as a result of a defective condition within a unit which was not promptly repaired or corrected by a unit owner or caused by a unit owner or his/her lessee or guest.

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NOISES AND DISTURBANCES

-Noises emanating from a unit shall be kept at a level so that it cannot be heard in the interior of a contiguous unit.

Noise level from a balcony shall be kept at a reasonable level so that it cannot disturb anyone who is in another unit (including a balcony) or on the property.

-Noises emanating from the swimming pool area should be kept to a reasonable level so as not to disturb others.

-Children are not permitted to play/run in hallways, elevator, foyer, stairways, parking area or the garage.

NOTICE OF ARRIVAL AND DEPARTURE

-Unit owners shall advise the building manager (in advance when possible) of his/her arrival and departure when a unit owner will be away from his/her unit for more than one week.

-Unit owners shall turn off the main water valve in their unit when they are away for an extended period of time.

-Unit owners shall notify the building manager in advance and in writing when any other person including family members will be occupying a unit when the unit owner will be absent from the unit.

-Names, addresses, contact information and expected dates and times of arrival and departures shall be included in the notice.

-Guest or lessee shall notify the building manager when he/she arrives and departs.

PARKING

Unit owners shall use the assigned space in the garage for parking.

-The parking area in front of the building shall be used for all other permitted vehicles.

-No boats, motor homes or construction vehicles may be parked in any parking area (including the garage) for more than 23 consecutive hours.

-No one may park in an assigned parking space in the garage without the permission of the building manager.

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PERSONAL SERVICES BY THE BUILDING MANAGER

-Engagement by a unit owner of the services of the building manager during his/her working hours is prohibited.

At any other time, a unit owner is permitted to engage the services of the building manager providing such services do not conflict with the building manager's responsibilities to the association.

-The building manager is not required to accept a request by a unit owner for services outside his/her responsibilities to the association.

PETS

-Pets are not allowed in the building.

-Unit owner's obligations with respect to pets are set forth in Article 20, E of the Declaration of Condominium.

SALES AND LEASES

-The BOD shall approve all leases and sales of units in accordance with the Declaration of Condominium and/or By Laws.

-The Board shall establish a fee for all applications for leases and sales agreements.

SECURITY

-All lobby doors and the doors in the garage leading to the stairway and the storage room shall be locked at all times.

-The building manager, except in case of an emergency, shall not open a unit for anyone other than a unit owner without specific authorization.

-Anyone without specific authorization previously given to the building manager shall not be permitted entrance to the building without using the Entrance phone system.

-Although it may appear ungracious, unit owners shall insist that all persons not living in the building (except their guests or relatives) should enter the building using the front door phone system.

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SWIMMING POOL

-Pool hours are from Dawn to Dusk daily.

-Unit owners and their immediate family, guests and lessees are entitled to use the swimming pool.

Persons using the pool do so at their own risk as the association does not provide lifeguards.

-All persons must shower before entering the pool.

-All persons shall wear proper swimming attire. Nude bathing is not permitted.

-All children under the age of twelve and all other children who cannot swim shall be accompanied in the pool by an adult who can swim.

-Animals are prohibited in the pool area or on the beach.

-Consumption of food in the pool area is prohibited.

-Drinks must be in paper or plastic containers.

-No alcohol may be consumed in the pool area.

-Chairs and lounges shall be returned to the designated positions. Umbrellas shall be closed and secured.

-Floats, rafts, swim board and other pool paraphernalia shall be removed from the pool area and stored after use.

- Children NOT toilet trained shall wear a swim diaper. Soiled diapers shall be removed from the pool area.

-No running, rough games, excessive splashing or boisterous behavior is permitted in the pool area.

-All personal audio/music equipment must be kept at a low level as to not disturb others in the pool area or in units.

-Persons returning from the beach shall wash all sand off at the pool shower before entering the pool area and shall dry off before entering the building/elevator.

TENNIS COURT

-The tennis court hours are from 8:00am to dusk.

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- Unit owners and their immediate family, guests and lessees are permitted to use the tennis court.
- Shirts, shorts, and tennis shoes shall be worn.
- Rollerblading, skating and non-tennis activities are not permitted on the tennis court.
- The gates should be kept closed at all times.

VEINTE PANDEMIC ADDENDUM

MASK, HAND WASHING & SOCIAL DISTANCING RULES

Depending on the current CDC and The Town of Longboat Key Guidelines Veinte Condominium may institute the following health/safety requirements

- Owners, lessees, guests, contractors, and delivery people should wear masks in all common areas on each floor, elevator, lobby, garage and pools area when social distancing is not possible.
- Practice social distancing of at least 6 feet.
- Hand sanitizer is available in the lobby dispenser.



Veinte Condominium Sunset
Longboat Key, Florida