

GLENBROOK RULES & REGULATIONS

C/O C.A.M.

40347 U.S. 19 N., STE 129

TARPON SPRINGS, FLA 34689

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GENERAL:

1. APPLICATION WITH THE \$ 100.00 FEE MUST SUBMITTED FOR ALL LEASES AND OR SALES TO THE BOARD THRU THE MANAGEMENT COMPANY AS NAMED ABOVE. ALLOW 10 DAYS FOR PROCESSING. A CREDIT AND CRIMINAL BACKGROUND CHECK WILL BE RUN.
2. NO FOR SALE SIGNS OR RENT SIGNS ARE TO BE DISPLAYED; EITHER OUTSIDE ON COMMON GROUND NOR IN WINDOWS.
3. NO MORE THAN (2) TWO DOMESTIC PETS (NO SIZE LIMIT). NO BREEDING OR COMMERCIAL ENTERPRISES. ALL PETS MUST BE LEASHED AND PICKED UP AFTER. NO PETS LEFT OUTSIDE UNATTENDED.
4. TRASH PICK UP IS MONDAY AND THURSDAY EACH WEEK. ALL TRASH MUST BE PLACED IN A PLASTIC CONTAINER WITH A LID. TRASH CANS MAY BE PLACED OUTSIDE AT DUSK THE NITE BEFORE PICK UP AND MUST BE PLACED BACK INSIDE (OUT OF VIEW) BY DUSK OF THE PICKUP DAY. NO PLASTIC BAGS ARE ALLOWED DUE TO LARGE NUMBERS OF FOREST ANIMALS DESIRING TO SCAVENGER FOOD IN THE AREA.
5. WINDOW COVERINGS MUST BE LINED IN WHITE AND THEREBY MAKING THE OUTSIDE VISIBILITY APPEAR CONSISTANT THRUOUGH OUT THE COMMUNITY.
6. THE TOWNEHOMES ARE A SINGLE FAMILY RESIDENCE, NO MULTIPLE FAMILIES.
7. NO RESIDENT PLANTING OR EXTERIOR IMPROVEMENTS/ MODIFICATIONS WITHOUT WRITTEN APPROVAL BY THE BOARD OF DIRECTORS. GROUNDS MAINTENANCE IS THE RESPONSIBILITY OF THE BOARD; THEREFORE NO EASEMENT OBSTRUCTIONS BY AN OWNERS PLANTS/OR POTS ARE ALLOWED.
8. NO HOSES ARE ALLOWED TO BE LEFT OUTSIDE
9. QUIET TIME IS 9:00 PM TO 9:00 AM

PARKING:

1. ALL TOWNEHOMES HAVE BEEN ASSIGNED TWO (2) PARKING SPACES WHICH REMAIN AS A LIMITED COMMON ELEMENT OF THE ASSOCIATION. MAINTENANCE OF THESE PARKING SPACES IS THE RESPONSIBILITY OF THE BOARD OF DIRECTORS. EACH HOUSEHOLD IS TO BE ASSIGNED TWO PARKING STICKERS WHICH MUST BE PLACED ON THE INSIDE BACK WINDOW (LEFT HAND CORNER) OF THE CAR FOR IDENTIFICATION PURPOSES. NO COMMERCIAL VEHICLES ARE ALLOWED. NO REPAIRS ARE ALLOWED.
2. LIMITED VISTOR PARKING SPACES ARE AVAILABLE FOR GUESTS, NO RESIDENT MAY USE SUCH SPACES. ANY HOUSEHOLD CONTIANING MORE THAN THE ALLOWED TWO CARS MUST PARK THE REMAINING CARS OFF PREMISES.
3. A PARKING VIOLATION PROGRAM HAS BEEN IMPLIMENTED. A PARKING VIOLATOR WILL BE GIVEN TWO WARNING TICKETS (EITHER BY MANAGEMENT OR A BOARD MEMBER). THE THIRD VIOLATION WILL RESULT IN A TOW BY THE CONTRACTED TOWING COMPANY; AT OWNER EXPENSE.

POOL:

1. SWIM AT OWN RISK
2. CHILDREN UNDER 16 MUST BE ACCOMPANIED BY AN ADULT TO SUPERVISE
3. NO GLASS, FOOD, OR ALCOHOL IS PERMITTED.
4. ACCESS KEY MUST BE USED
5. NO FLOATS OR RADIOS (WITHOUT HEADSETS) ARE ALLOWED.
6. POOL HOURS ARE 8 AM TO 10 PM.