

# HERITAGE PINES CONDOMINIUM ASSOCIATION BRADENTON, FLORIDA

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## Neighborhood Rules

Owners and renters are both bound by the  
Heritage Pines Condominium House rules as outlined below:

1. Each of the units shall be occupied by only one (1) family. A family shall consist of one or two adults and children, but not more than six persons living together and interrelated by bonds of consanguinity, marriage or legal adoption. Only tenants listed on lease can reside in the unit.
2. All trash must be placed in **GARBAGE CANS WITH LIDS**. Do not use bags (except for move out & tree refuge). Store garbage cans **BEHIND UNIT** or if there is a fence, **BEHIND** the fence. Garbage days are Mondays and Thursdays. Only put cans out on Sunday and Wednesday nights. Cans must be brought back behind unit the day of pickup.
3. **DOGS** Per Article XIV A(13) of the Declaration of Condominium, tenants and owners are not allowed to have dogs.
4. **PARKING SPACES:** Only conventional vehicles (such as 2-door, 4-door, hatchback, convertible, station wagons, SUVs, minivans, and pickup trucks – all of which shall be under  $\frac{3}{4}$  ton or 18 feet long) with current tags and in operable condition shall be allowed in the parking spaces. No parking of boats or any marine craft is permitted on the condominium property – campers, vans, flatbed trucks, recreational vehicles (vehicles either having kitchen or bathroom facilities), trailers, mobile homes and any and all other vehicles other than the aforementioned passenger vehicles shall be permitted on the property.
5. **NO PARKING IS PERMISSIBLE ON THE LAWN OR COMMON AREAS AT ANY TIME** other than service vehicles and then only if necessary to service a unit within the complex but **IN NO EVENT OVERNIGHT**. Any portion of a vehicle on the lawn will be subject to being towed **WITHOUT NOTICE**. (i.e. 2 wheels on the lawn). Absolutely **NO** automobile repairs shall be done on the Heritage Pines Condo Property.
6. Playing of radio, televisions, stereos, or musical instruments shall not at any time be so as to disturb the peace and quiet of your neighbors.
7. Absolutely **NO SWIMMING** or trespassing in the lake. The water in the lake is chemically treated.
8. All plants and trees – other than bedding plants – must be approved by the Board. All hoses must be coiled up and replaced on hanger. **DO NOT** leave hoses laying on ground or they will be removed.
9. Stationary pools with a pump **ARE NOT PERMITTED**. Children's pools must be put in the backyard only. The pool must be collapsible and may not exceed two (2) feet high and eight (8) feet wide.

10. **Satellite dishes are NOT PERMITTED.** No antenna or anything similar can be attached to the roof.
11. **FRONT PORCHES** – No trash, debris or garbage cans shall be left on front porch. Permissible items would be outdoor patio furniture or potted plants. All occupants of the unit are responsible to ensure both front and back yard are free of debris at all times.
12. **NO BBQ Grills** are to be stored or used in the front of units. Place all grills **BEHIND** the unit.
13. **NO BASKETBALL HOOPS** are allowed on the property and no trampolines are allowed.
14. **PURCHASE AND RENTALS** – All purchasers and renters shall be approved by the Board of Directors. An application requiring credit and criminal background checking shall be completed and an interview is required before move-in is allowed. A non-refundable application fee of \$150.00 paid by cash, check or money order only, payable to DellCor Management is required to be submitted with the application. Renters are required to sign a **ONE-YEAR LEASE**. A copy of the fully executed lease agreement is required from owner/landlord **BEFORE** move-in and when it is renewed annually, with the new lease sent to DellCor Management.
15. The following fines will be levied without notice: (1) Cars or any vehicle parked on the lawn or **ANY PART** of the lawn will be towed without notice. (2) Garbage cans put out too early and/or garbage cans not being removed from roadway by the morning following pickup will be assessed an automatic one time \$25 fine per occurrence.
16. All units with existing fences **SHALL BE MAINTAINED** by the unit owner and they must be kept in good repair – pressure washed and sealed periodically. If the fences are not kept in good repair to the satisfaction of the Board of Directors, the fences shall be repaired by the association and the owner charged for the work or the fences will be removed and the cost to remove it will be charged to the owner. Fences with gates **MUST** not be locked.
17. **FOR RENT or FOR SALE SIGNS** may not be greater than 30" x 24" and must be placed not more than 2 feet from the front of the building. Only one sign per unit is allowed.
18. Holiday decorations are restricted to the front porch and shrubs in front. No decorations, blowups, inflatables, etc. Are permitted on the lawn. No coloring or decorations painted on the wall. Christmas season decorations may **NOT** be setup sooner than December 1 and must be taken down by January 15<sup>th</sup>.
19. Halloween decorations may be setup no more than 2 weeks before the holiday and must be taken down within 3 days after the holiday.
20. Effective October 18, 1993 fines will be imposed as follows for each violation of the Heritage Pines House Rules – (1) \$10.00 per day for the first 3 days of the violation (2) \$25.00 per day for each day thereafter. The fine may be levied for any violation of your by-laws. **EXAMPLE:** Boats and marine craft parked, vehicles parked on the lawn **AND** vehicles **WITHOUT TAGS**, etc.
21. House Rules will be sent to owners and all units, but it is still the responsibility of the unit owner (if rented) to advise renters and ensure rules are being followed, even though they are discussed during the interview process.

22. **NO PARTIES** in the front lawn.

23. **NO FIRE PITS** anywhere on the property.

24. **NO GRILLS, COOLERS, GAS CANS, SAND BAGS, BICYCLES, ETC. ON THE FRONT PORCH.** Front porches should be clutter free. Outdoor furniture only. The restrictions to front porches also apply to carports for units with carports.

25. **NO WINDOW AIR CONDITIONERS.**

26. Screens are required on all windows and it is the owner's responsibility to repair or replace screens. If the front porch has screens, they must be repaired if torn or the screens must be completely removed.

27. Appropriate window coverings should be in all windows. **NO BROKEN BLINDS.**

28. No items can be stored on the side of any building – meaning bicycles, toys, storage bins, etc. - means **NOTHING should be stored on the side of the building.**

**A VIOLATION OF ANY OF THE RULES CAN LEAD TO AN EVICTION.**

**DELLCOR MANAGEMENT  
310 PEARL AVENUE  
SARASOTA, FLORIDA 34243  
941-358-3366**