



**Veranda Associations
Rules, Regulations and Restrictions
(For complete list of documents see Sunstatemanagement.com)**

The Board of Directors of the Veranda Condo Associations has adopted these rules, regulations and restrictions governing the use, maintenance, management and control of Veranda units. This list is only a brief guideline. A more detailed explanation of the rules may be found in the homeowners' declarations and bylaws. We solicit your cooperation in helping to maintain the integrity and property values of our community by abiding with all the rules and regulations.

- 1) Units may not be leased for periods of less than 30 consecutive days.
- 2) Written notice of intent to lease a unit must be given to the Board of Directors and the management company at least five days prior to starting date of said lease.
- 3) The number of occupants residing in a leased/rented unit may not exceed 6 persons.
- 4) The parking of recreational or commercial vehicles, boats, trailers, campers, motor homes, motorcycles for off road vehicles on condominium property is prohibited or restricted.
- 5) Cooking of any kind is strictly prohibited on lanais for porches of all units (see the letter from Sarasota Fire Department).
 - a) Outdoor cooking is not permitted on grass areas of the common association properly or on the sidewalk between units and garages.
 - b) Outdoor cooking is permitted only on the street side of the unit's garage.
- 6) The owner of each unit may keep two pets of a normal domesticated household type (dog or cat).
 - a) Renters are not permitted to have pets in leased units.
 - b) Owners dogs/cats must be leashed or carried at all times.
 - c) Owners are responsible for cleaning up after their pets.
- 7) No signs, flags, banners, billboards, or advertisements shall be erected or displayed.
- 8) Garage doors shall remain in a closed position at all times except when an owner/renter is in the garage. The door may then be in the open position.

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at Heritage  Oaks

- 9) The lanai or porches may not be used as a storage area for bikes, drying racks, etc.
- 10) Garbage disposal/dumpster area.
 - a) All waste and cardboard must be inside containers only. Waste left outside the containers will be attacked by rodents. Cardboard left outside the containers will not be picked up by waste management. If the recycle bins are full put cardboard into the waste container
 - b) Large pick up items are to be scheduled with Waste Management for a free pick up by calling them at 941-924-1254. Bring those items out to this area only on the day scheduled for the pick up!
 - c) Contractor debris is NOT allowed
 - d) Abusers caught are subject to fines and clean up fees.
- 11) No owner shall use his unit, or permit it to be used in any manner that is unreasonably disturbing, detrimental or a nuisance to others. The occupant shall at all times conduct themselves with in a peaceful and orderly manner.
- 12) Owners are responsible for assuring that the management company has a key to their unit for emergency situations.
- 13) Owners are ultimately responsible for assuring that all rules and regulations are strictly observed by their families, guests and lessees.
- 14) Tobacco/ Vape smoking is prohibited in the Lanai's. Please use the garage area/ parking lot side for those purposes. (This is the same as our grilling policy)

These rules and regulations shall be in effect until cancelled by the Board of Directors of the association and shall be binding upon all owners.