

RULES AND REGULATIONS  
FOR  
SEVILLE CONDOMINIUM #4, INC.

COMPLETE REVISION - JUNE 1979

1. The recreation facilities and the common elements will be used in such a manner as to respect the rights of all residents in SEVILLE. Use of the recreation facilities will be controlled by regulations to be issued from time to time, but in general, such use will be prohibited between the hours of 11:00 P.M. and 8 A.M.
2. No resident nor occupant of an Apartment may make or permit any disturbing noises in the Condominium Building, whether made by himself, his family, friends, or servants, nor shall he permit anything to be done by such persons which will interfere with the rights, comforts or convenience of others. No resident or occupant of any Apartment may play or allow to be played any musical instrument, phonograph, radio or television set in his Apartment between the hours of 11:00 P.M. and the following 8:00 A.M. if the same shall disturb or annoy other occupants of the Condominium Building.
3. No new four legged pets will be allowed to live in the building. Pets should not be left unattended on patios or balconies or in apartments with the windows left open. Pets now approved for Apartments 105, 110, 210, and 303 may remain but are not to be replaced. Any dog or cat taken out of the Apartment shall be on a leash. No dog or cat shall be allowed to walk or stand on any carpeted surface in the lobbies or elevator. Owners shall control their pets while out of the Apartment and remove any excrement deposited by their pet, by taking back to their Apartment and depositing same in toilet. Specifically, no excrement shall be placed in dumpsters or storm sewer system.
4. Owners (Leasehold-Owners) are specifically cautioned that their right to make any addition, change, alteration or decoration to the exterior appearance of any portion of the Apartment Building, including the balconies adjacent to their Apartment is subject to the provisions of the Declaration of Condominium. No radio or television antennas or any wiring for any purpose may be installed on the exterior of the building without the written consent of the Association.
5. An Owner (Leasehold-Owner) may identify his Apartment with a nameplate of a type and size approved by the Association, and it may be mounted in a place and manner approved by the Association. No other signs or notices shall be inscribed, painted or affixed on any part of the Apartment Building, or which may be seen from the outside through the windows, except as may be authorized by the Board of Directors of the Association. Specifically, no for sale or rent signs can be placed on or about an Apartment.
6. The balconies and exterior stairways shall be used only for the purposes intended, and shall not be used for hanging garments or other objects, or for cleaning of rugs or other household items. Children who are guests of residents shall not be permitted to play in the walks, corridors, elevators and stairways of the Apartment Building.
7. Common areas, including sidewalks, entrances, elevators, halls, corridors, stairwells, and stairways of the Apartment Building, shall be used for the purposes intended and no articles belonging to any Owner (Leasehold-Owner) will be kept therein, and these areas shall be kept free from obstruction. No cooking shall be permitted on any balcony, terrace or stairway of an Apartment Building, except barbecue or charcoal grilling (on balcony or terrace.) No L.P. gas or other similar fuels may be used.
8. Elevators may be used for the carrying of freight or household furniture only under the supervision of a Director or other duly assigned person. Protective pads for the elevator will be made available and must be used.
9. Disposition of garbage and trash shall be only by the use of garbage disposal units in each Apartment or by the use of receptacles supplied by the City of Clearwater as agreed with the Association.

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10. All doors leading from an Apartment to the common walkways shall be closed at all times except when actually used for ingress or egress.
11. Automobiles shall be parked only in the area provided for that purpose, and an Owner (Leasehold-Owner) shall always park his automobile in his designated parking space. A Leasehold-Owner may park temporarily in another owner's parking place with the approval of the owner of said space. Automobile parking spaces shall be used solely and exclusively for that purpose, and for the purposes set forth herein, and shall not be used for storage of boats, inoperative automobiles, or for any other purpose other than as stated herein. The parking space may be used for day-to-day storage of bicycles or tricycles. An Owner (Leasehold-Owner) may not assign his automobile parking space except in connection with the sale of his Apartment interest, and may not lease said space except with the permission of the Association.
12. Entry upon the roof, into elevator shafts, elevator equipment rooms or power rooms is restricted to employees or other personnel approved by the Board of Directors of the Association.
13. There shall not be kept in any Apartment any inflammable, combustible, or explosive fluid material, chemical or substances except for normal household use, this to be in small quantities only.
14. The daily maintenance of the Association property will be performed by a maintenance contractor. All requests for service shall be directed to the House Committee for transmittal to the Contractor and no owner or resident shall deal directly with the employees of said contractor.
15. Payment of monthly assessments shall be made to the Association. Payments shall be in the form of checks and payable to Seville Condominium 4, Inc. and delivered to the Treasurer or such agency as the Board of Directors shall designate, by the 10th day of the month for which the assessment is due.
16. No one, except the person or persons designated by the Association's Board of Directors shall operate, regulate, dig around, tamper with, or change in any way, the irrigation system. Because of the underground piping and possible damage thereto, no one, except persons designated by the Board of Directors, shall do any planting or excavation on the common element property of the Condominium.
17. The laundry room on the third floor is for the convenience of Condominium # residents ONLY. You are urged to show consideration for others waiting their turn, by removing clothes promptly and not leaving the machines for an extended period of time. Please comply with ordinary housekeeping practices of cleaning the dryer filters after each use. Shut off the lights. Do not tamper with the softwater equipment. If maintenance is required, report to any Board Member. Should you lose coins, report your loss directly by telephoning to 894-8864.

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