

Village Green Section 10 Homeowners (HOA) Association  
**RULES & REGULATIONS FOR OWNERS AND GUESTS**

Revised May, 2024

**REMINDER: THIS IS AN ADULT RESIDENTIAL COMMUNITY—NOT A RESORT**

Our Association is officially renamed Village Green Section 10 Homeowners (HOA) Association. All residents are required to have their homes insured (inside and out) and provide documentation to the Board of Directors.

These Rules & Regulations have been established to assure a pleasant and harmonious home for all Village Green Section 10 residents and their guests. They are based on and are supplementary to our (1) Condominium Bylaws and (2) Condominium Declaration of Restrictions, Covenants, Conditions, and Easements (also known as the Green Book).

These Rules & Regulations concern personal safety and sanitation, but above all, they apply to living with consideration for your condominium neighbors. These Rules & Regulations have been updated and approved by the current Board of Directors. They will be strictly enforced.

Your responsibility as a condominium owner is to become familiar with these Rules & Regulations and strictly adhere to them and see that your guests do the same at all times.

The Board of Directors asks for your cooperation and welcomes your written comments, complaints, or suggestions. They will receive sincere consideration and they will be kept confidential. Any issues will be acknowledged within 24 hours with the intent of resolving within 1 week.

Thank you.

**SALE & OCCUPANCY OF UNITS**

All sales and occupancy of units must be approved by a majority of the Board of Directors prior to closing. (See page 15, paragraph 15, of the Declarations.) Application forms are available from the Board President. All applicants are subject to a background check to be conducted prior to the closing. Currently, the background check cost is \$75.00 per person (\$150.00 per couple).

Potential purchasers/new residents must appear before the Board for a brief interview **at least 15 days prior** to the closing of sale or date of occupancy. Failure to do this may result in a delay of closing.

Use of each condominium is limited to a single residence unit only.

To aid in rodent control, no fruits or vegetables are to be grown anywhere on the common property.

Owners must have Board approval when a nonresident member of the owner's immediate family is staying in the condo and the owner is absent. A maximum of 30 days is allowed.

Residence by children (under the age of 18) is limited to a period of no more than 30 days in any calendar year.

No minor children are permitted to remain overnight in any unit unless an adult is present. Overnight is defined as a temporary period, not to exceed 30 nights in any calendar year.

### **SWIMMING POOL AND RAMADA AREA (Please consult rules posted in the pool area)**

#### **GENERAL AREAS**

Do not place objects, such as hanging plants, baskets, wires, antennas, clotheslines, etc. beyond your immediate patio or in the common area. Do not affix objects to the exterior of your condominium. This is Section 10 common condominium property and therefore, it is the responsibility of the Association to maintain a consistent appearance for all units.

Do not erect any type of bird feeder, birdbath, etc. because this attracts insects, rodents and other animals. Also, do not feed the seagulls, ducks, geese or other birds around the lake.

Do not remove or plant any trees, shrubbery, flowers, etc. outside your immediate patio or behind the pillars in the front of your condo, since this is the responsibility of the Landscape Committee. Do not tamper with the sprinkler system or try to correct any malfunction on a common area. Please notify the Landscape Committee Chairman if there is an issue.

Do not use charcoal grills, beach chairs, etc. outside your immediate patio area or outside the pillars in front of your unit.

No motor coaches, campers, boats, trucks or trailers are allowed in driveways, streets or other common areas for a period of more than 48 hours unless otherwise approved, in writing, by the Board.

No bicycles, skates or skateboards are allowed on our sidewalks.

Please be considerate of your neighbors at all times by avoiding controllable annoyances, such as loud noises created by TVs, radios, etc.

If you are a parent, guardian and other adult, you are responsible for the behavior and safety of children in your care. Please do not allow them to disturb others at the pool or on other common areas.

You are responsible for any loss or damage that you or your guest(s) cause to condominium property.

Do not ask any contracted service or maintenance company representatives to deviate from his or her assigned duties. Please contact a Board member instead.

You are responsible for keeping your lanai, patio and/or garage in a manner that presents a neat appearance from the outside. For safety reasons, please keep your garage door closed at night and when otherwise not in use.

It is a violation of a Bradenton City Ordinance, our Bylaws, our Rules & Regulations and our Deed Restrictions to put up more than one (1) sign per residence and that sign must be on the owner's property only, not on the common areas. Such signs can only pertain to a sale of your home or for an estate sale or garage sale. For Sale signs must be attached to the front gate only.

**HURRICANE SHUTTERS**

Hurricane shutters must NOT be in place unless there is a storm or hurricane and should be removed within 7 days after the storm passes. We would appreciate your cooperation in this matter in order to maintain the aesthetics of our community and consideration of your neighbors.

**THE 2023 VILLAGE GREEN SECTION 10 HOMEOWNERS (HOA) ASSOCIATION BOARD OF DIRECTORS APPROVED THESE RULES & REGULATIONS ON May , 2023, AS AMENDED ON THIS DATE.**

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