

## **Golden Strand Condominium Rules in Brief - for Non-Owners Updated January 9, 2024**

Sunstate Association Management, Inc. ("Management") - 941-870-4920

[Mr. Ron Polley – Golden Strand tenant coordinator – 941-800-6714](#)

### **TO ALL TENANTS, GUESTS OR FAMILY MEMBERS OCCUPYING A UNIT AT GOLDEN STRAND:**

The Owners and Board of Directors, including our many full-time residents, welcome you to Golden Strand Condominiums as our guest. High-density condominium living requires that all owners and tenants be thoughtful and considerate of their neighbors. Compliance to reasonable rules aids in the peaceful enjoyment of the facility by all residents and guests and also helps to protect the long-term investment value of the properties. Condominium ownership and use is subject to many restrictions authorized by Florida law and ownership covenants, which also apply to you as a tenant. The Common areas at Golden Strand (such as all hallways, stairs, elevators, swimming pool, parking lot, laundry facilities, gas grill, etc.) are owned by the joint owners' private Association, and your use of those facilities as a tenant is subject to rules and restrictions established by the Association Board. The following is a brief summary of the key rules that apply to you as a tenant. Other rules may also apply as might be communicated to you verbally or in writing by Sunstate Management or the Association Board. We ask for your cooperation during your visit. If you have questions, please contact Mr. Ron Polley at the phone number above.

#### **Limitations on Residential Use**

No adult Tenant or Guest may occupy any residential Unit or use any Common area property without the advance submission of a rental application and the approval of the Association Board of Directors as per Florida law and ownership covenants. Occupancy by Tenants shall not exceed two adults per Unit bedroom. In the event that a Tenant has overnight Guests, there may be no more than two such Guests at any one time, and no Tenant may have overnight Guests more than twice in any one month. Sub-leasing is strictly prohibited; persons may not occupy the Unit when the Tenant(s) or Owner(s) are not in residence. Family members of an Owner (strictly limited to the Owner's spouse, parents, siblings and the descendants) may occupy a Unit with advance notice to Management.

#### **Parking**

Each residential Unit has one assigned parking space and only one passenger vehicle (car, SUV or standard-length pickup only) may be parked on the premises per Unit. Identifying information of the Tenant vehicle must be included in the rental application. Guest parking spaces may be used for day guests only.

#### **Bicycles and Equipment**

All bicycles on the premises more than 20 days must be registered and tagged with an ownership tag. See the building bulletin boards for tag information. Bicycles shall be stored, and properly secured, in the bike racks or inside the unit. Bicycles may not be stored in the laundry rooms, but may be temporarily stored by tenants in the 01 and 04 units only in those respective hallways.

#### **Common Areas**

All hallways are Common areas and fire code requires that the walkways leading from unit exit doors to the stairways must be kept clear from obstructions at all times. Any items belonging to Tenants temporarily stored in the 01 or 04 hallways shall be kept orderly. No items may hang in any common area such as hallways or hallway railings.

#### **Sink Garbage Disposals / Drain Issues**

All residents must use strainers in kitchen sinks. Important - Do not pour cooking grease in the sink drains.

#### **Water Shut-Off**

The main water valve must be shut off and the water heater powered off when any residential Unit is unoccupied for more than 2 days.

#### **Pets**

No pet (dogs, cats, reptiles, fish or birds, etc.) may be kept on the Condominium property or in any Unit at any time under any circumstance. Please also be aware that Sarasota County prohibits dogs on Venice Beach although there is a dog permitted beach area about 2 miles to the south.

### **Nuisances**

No loud noises or obnoxious odors, including music, cigarette or cigar smoke, may emanate from any Unit. Smoking is NOT permitted in any common area including the hallways, stairways and pool area. Do not shake rugs over the balconies as the dust travels to the hallways below. Do not pour or throw anything from the balconies.

### **Video Doorbell**

If the unit you are occupying has a video doorbell, be aware that continuous recording is prohibited and audio recording of any conversation of persons on the common property without their consent may be a criminal violation under Florida law and is prohibited.

### **Garbage and Recycling**

Garbage should be in tightly sealed plastic bags and placed inside the large dumpster. Under no circumstance may large items be left outside the dumpster. The City of Venice requires recycling. Plastic bottles, cans, glass, paper, cardboard (use of plastic bags is not permitted) must be placed in one of the wheeled trash dollies clearly marked for that purpose. Cardboard boxes must be broken down entirely flat and stacked beside one of the trash dollies.

### **Swimming Pool Area**

The pool area (the area inside the fence), including the use of it, is limited to use by Golden Strand Owners, Family, Tenants, and Guests. Tenants may have no more than two daytime guests at the pool at any time.

Safety: Obey all rules posted in the pool area. Running, diving, horseplay, throwing objects or jumping into the pool is NOT permitted. The pool and pool area may only be used between 8:00 AM and dusk. No glass or breakable containers are permitted inside the pool fence. Food and drinks shall be at least four (4) feet from the pool water per Florida health regulations.

Quiet Enjoyment for All: Cell phone conversations are prohibited while inside the fenced pool area as it is considered a nuisance to others. For the same reason, the use of radios, music players, etc. without the use of headphones is prohibited. No adult-sized rafts, floats, etc. are allowed due to the size of the pool. All persons must shower before entering the pool, especially those entering the pool area after being at the beach. Parties at the pool involving more than 6 persons require the advance approval of a Board member.

**NO SMOKING** in the pool area at any time. Please refrain from the use of profanity or loud voices.

Orderly Use: Pool area furniture, including chairs, tables, and lounge chairs shall not be removed from the pool area at any time. After use, return all chairs and chaises to an orderly position with backs upright. Umbrellas shall be lowered after use and the cloth ties securely tied to avoid damage from wind.

The last person(s) departing the pool area MUST assure that BOTH GATES ARE LOCKED.

### **Laundry Facilities**

No laundry, rugs, etc. or goods of any sort may be hung outside of a residential unit. Laundry Hours are 8 am to 9 pm. Use only High Efficiency (low sudsing) laundry detergents. Clean the dryer lint filter after each use.

### **Outdoor Cooking Devices**

BBQ Grills, smokers or similar devices are prohibited on hallways or anywhere else on the premises. A gas Grill is provided near the swimming pool. Please be considerate by cleaning the grill and table after use. Ensure all grill controls and propane tank valve are turned off, close the lid after use, secure the vinyl cover when grill is cool.

### **Fines for Non-Compliance to these Rules and Regulations**

The Association, through its Board of Directors, has the statutory power to levy fines and take other legal action against Owners and tenants for violation of these rules and restrictions. Owners are legally responsible for compliance by tenants.