

The Grand at Olde Carrollwood Condominium Association
10311 Club Circle
Tampa, Florida 33618
Telephone 813-962-2042

Welcome New Resident!

IMPORTANT

This is a condo association. In order to preserve the desired quality of life for all residents, certain rules are in effect. These are attached. Please read them carefully. Management routinely checks for compliance and investigates reports of violations.

Other rules can be seen on the association's website, www.thegrandatoldecarrollwood.com. If you do not have internet access a copy of these are available at the office.

Your landlord (owner) is required to have a copy of your lease on file at the office. This is often overlooked; please phone (962-2042) or e-mail (thegrandatoldecarrollwood@verizon.net) the office (9am-2:30pm) to ensure that we have a copy of your lease. We can make a copy of it if necessary.

Please also ensure that we receive the attached Information Sheet. Both this form and a copy of your lease can be dropped off in the mailbox located to the left of the clubhouse door.

Owner and/or Tenant of Unit _____.

Owner, we have noted you are preparing your unit for lease or for your residence.
Tenant, we have noted that you are preparing to occupy this unit.

We just want to make you aware of possible problems.

Owners, in accordance with our documents, prior to leasing your unit and prior the person occupying the unit, you must furnish the property manager a completed application and a lease of 6 months minimum. Application and lease forms are attached. Rules for the amenities are attached. If the application and lease have not been submitted to the property manager, please do so promptly.

Owners must also furnish the person leasing your unit with the condominium documents. You were furnished the documents upon purchase of your unit.

Individually owned Grills are not allowed anywhere in the community, not the common areas, the lanais or inside units. This is the Fire Marshall's statutes as well as our rules. There are grills and picnic tables available for residents adjacent to the small swimming pool.

Bicycles are not allowed on lanais or on common areas. Bicycles may be stored inside the unit or in the bicycle storage area adjacent to the Trash Dumpster. The code to open lock on this area may be obtained from the property manager with proof of residence.

Moving vans, trucks, and/or pods may only remain on the property for a maximum of 48 hours.

Any materials from remodeling, including old carpet, vinyl, furniture or other items must be disposed of off premises. Please do not put any of these materials or furniture in the community dumpster.

Owners should check with the property manager prior to any remodeling as there are requirements for the Architectural Committee's approval for some types of remodeling. A call to the property manager at above number will save you from having to take expensive remedial action for any remodeling you may have done without approval.

Owners of units are responsible for their tenants and should emphasize to the tenants, the rules of the Condominium Association must be complied with at all times.

If you or your tenant have questions or problems, the property manager's office is open
Mon thru Fri, 9am to 1pm.

To maintain order and to assure the maintenance of the property, we have rules that all owners must adhere to at all times. This also helps to maintain the value of our property.

Thank you for your kind assistance in maintaining the Grand complex.

Management

The Grand at Olde Carrollwood

10311 Club Circle
Tampa, Florida 33618

APPLICATION of Residency **Date**_____ A copy of the fully executed **Contract for Purchase** or a fully executed **Lease** must be attached to this application.

OWNER'S FULL NAME (1) _____ **(2)** _____
Unit # _____ **Street Address** _____

Application for: (circle one) **Purchase** **Lease** from _____ to _____
Name #1 _____ Phone _____ Email _____
Name #2 _____ Phone _____ Email _____

Three years of continued residential history needed

Current Address _____ Years _____
street city state zip

Previous Address _____ Years _____
street city state zip

Occupation #1 _____ Occupation #2 _____

#1 Employer _____
Company Phone Contact/Title

#2 Employer _____
Company Phone Contact/Title

#1 How long _____ #2 How long _____

Number of persons to occupy unit _____

#of children _____ Age _____ Age _____ Age _____

#of Pets _____ Breed _____ Breed _____

NO Commercial Trucks, RV's, Boats or Trailers

_____ make tag make tag

Driver's license #1 _____ Driver's license #2 _____

In case of EMERGENCY notify _____ relationship _____

Address _____
street city state zip phone

My signature indicates the above information is true. The condominium documents, which include the Rules and Regulations must be furnished by the seller/landlord to the buyer/lessee. The applicant(s) have/has been furnished a complete copy of these documents do/does hereby acknowledge receipt thereof and further states that I/we have read and do understand the contents. The applicant(s) agree to fully comply with The Grand at Olde Carrollwood, Assoc., Inc. Documents and Rules and Regulations and acknowledge(s) that failure to comply with any part of the Documents or Rules and Regulations will be considered a breach in the terms and conditions thereof.

_____ **signature** _____ **date** _____ **signature** _____ **date** _____

I understand that as a condition of a sales/lease I will furnish copies of the Association's Documents including the Rules and Regulations to the buyer/lessee. I further understand that the unit owner(s) is/are responsible for any damages and/or infractions of the Association's rules caused by the lessee, their children, guests or visitors.

_____ **Signature of Seller or Agent for Sale or Lease** _____ **date** _____

This form must be completely filled out and sales contract or lease contract attached before processing.

Approved/Disapproved _____ ***date*** _____

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

As of December 2010

Q: What are my voting rights in the Condominium Association?

A: One vote per unit

Q: What restrictions exist on my rights to use my unit?

A: Each unit shall be used for residential purposes only, and no trade or business of any kind may be conducted in or from a unit or any part of the Condominium, except that the Owner or Occupant residing in a Unit may conduct ancillary business activities within the unit so long as the activity is not detectable by sight, sound, or smell; does not involve visitation by employees, clients, patients, etc, does not increase the insurance premium paid by the Association or affect the Association's ability to obtain insurance coverage; is consistent with the residential character of the Condominium; does not constitute a nuisance or a hazardous or offensive use; threaten the security or safety of other residents; and the business does not result in a materially greater use of common Element facilities. No more than two people per bedroom are permitted to reside in any unit.

Q: What restrictions exist on leasing my unit?

A: The Board of Directors must approve the form of any lease; all leases must be in writing and in a form approved by the Board prior to the effective date of the lease. There shall be no subleasing of Units or assignment of leases without prior written Board approval. All leases must be for an initial term of not less than six (6) months. Owner must provide the lessee copies of the Association's Declaration, Bylaws, and Rules and Regulations. Owner is responsible for the actions of the lessee, lessee's guests and invitees.

Q: How much are the monthly assessments for my unit type?

1/1: Style A-1: \$224.78
1/1 w/den: Style: A-2: \$243.14
2/1: Style: B-1: \$239.41
2/2: Style B-2: \$265.75
2/2: Style: B-3: \$298.47
2/2: Style: B3.1 \$299.80
2/2: Style B4: \$310.97
2/2: Style B41: \$292.61
3/2: Style D1: \$362.04
2/1 1/2 TH: Style C1: \$327.99

Q: Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in this association? Also, how much are the assessments?

A: No.

Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?

A: No.

Q: Is the Condominium Association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000.00? If so, identify each such case.

A: No.

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARIES IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS AND RULES AND REGULATIONS.

MOVING into or out of a Unit RULES

Whether you are moving in or out of your residence, it is extremely important that your neighbors are not disturbed. The following rules will be enforced and fines will apply should they not be adhered to.

1. **Times** - Moving is permitted during the hours of 8AM through 9 PM
2. **Vans** (rented or commercial) or trucks used for moving must abide to the official moving hours of 8AM - 9PM
3. **Compactor/dumpster** - No furniture items, appliances, tv's, paint cans, electronics, chemicals or boxes that have not been flattened may be placed into the compactor or left in the dumpster area. Our dumpster is to be used solely for tied garbage bags ... no loose items.
4. **Pods** - Are permitted upon written request and for a 24 hour period only. Pods may not be placed in carports or in any handicap or assigned parking space. An Association PERMIT shall be affixed to the Pod while on the premises
5. **Lanais** are a limited common area and moving boxes or items, not permitted by our documents, shall not be placed on lanais.
6. **RVs** - Upon a written request, RV's which need to be loaded or unloaded may remain within the grounds for a maximum of 24 hours and may not be parked in a carport, handicap or assigned parking space. An Association PERMIT shall be placed on the front windshield while on the premises.

Note:

The Association is not responsible for theft or damage to any property as a result of any resident moving in or out of a unit. The Resident assumes all risks associated with moving.

Further information regarding our association rules may be found on our website...
TheGrandAtOldeCarrollwood.com

Pool Rules - Both Pools

POOL HOURS **8AM TO 10PM**
RECREATION PASS REQUIRED

Pool rules are posted and enforced for the safety and enjoyment of the residents.

Both pools are reserved for the exclusive use of residents and their guests.

- Limit of 4 guests per unit.
- All persons using the pool do so at their own risk.
- Children 14 years of age and younger must be accompanied by an adult.
- Children in diapers are not allowed in the pool.
- No animals, roller blades, skateboards, or bicycles are permitted in the pool area.
- Diving, running, jumping into pool, pushing, rough housing, loud noises, loud music, profane language are not permitted.
- Proper swimming attire only
- Pool furniture cannot be reserved or removed from pool area or placed in pool.
- Pool capacity is as posted.
- No food or beverages allowed **in** the pool.
- No glass allowed in pool area.
- Shower before entering pool.
- No one with skin disease, nasal or ear discharge, open cut or communicable disease allowed in pool.
- Association reserves the right to deny the use of the pool to anyone at anytime.

NO DIVING

NO LIFEGUARD ON DUTY ** SWIM AT YOUR OWN RISK.

Trash Containers are in both pool areas, for every day use. For health and insect control we ask that you **do not place uneaten food, diapers, food or drink containers inside trash containers located poolside.** Please take these items with you.

Pool Furniture is on a first come, first served basis. We ask that you do not reserve pool furniture for others, remove any from the patio area, or place any in pool.

A Safety Ring is provided per Hillsborough County Code. This ring is for emergency purposes only. **Do not use as a flotation device.** If the ring is missing or damaged, notify the property manager. No smoking in pool areas. **Emergency Assistance - Call 911**

Grill and Picnic Area Rules

Recreation Pass Required

- Grill/Picnic/Pool area is open from 8AM TO 10PM
- There are no reservations. First come, first serve. No one is allowed to sit for over 15 minutes to save a table or grill for a party.
- Confine your party to one grill and one picnic table. The picnic and grill area must be shared.
- Leave the grill clean and ready for the next resident's use. Clean the tables and pick up all the debris from the ground.
- No Smoking in the pool and picnic area.
- No glass bottles, glasses, plates allowed in this area for safety. Plastic only.
- There are garbage cans provided for general trash, but for health and insect control, please do not place uneaten food or diapers inside trash containers.
- No wrestling, horseplay or running in this area. No yelling, screaming or fighting.
- Control your children and restrain them from being a nuisance. Require your children to follow the rules.
- Do not climb or stand on tables or chairs. Do not sit on the tables.
- No audio players with the volume loud enough to bother other residents in the grill/picnic/pool area or those residents living in close proximity to the area. If requested, please turn the volume down or use earphones.

The Association reserves the right to deny the use of this area to anyone at any time.

USE OF THESE FACILITIES ARE AT YOUR OWN RISK

All streets inside Grand at Olde Carrollwood subject to

15 MILES PER HOUR SPEED LIMIT

Please help us stop the speeding vehicles!!

Help us protect the children, pets and people walking in our community.

Please remember Hillsborough County has laws stating pets outside must be on a leash and owners must clean up after their pets.

Please respect your neighbors by complying with the law

FITNESS CENTER RULES * GRAND AT OLDE CARROLLWOOD

- FITNESS CENTER OPEN 6am - 10pm All Persons must exit by 10PM when alarm is activated
- DO NOT ALLOW ANYONE TO ENTER IF THEY DO NOT HAVE AN ACCESS CARD
- PROPERLY CLOSE THE DOOR WHEN ENTERING AND EXITING
- FITNESS CENTER IS ONLY FOR RESIDENTS OF GRAND AT OLDE CARROLLWOOD
- MAXIMUM 2 GUESTS PER CONDO UNIT, ACCOMPANIED BY ADULT RESIDENT
- SHIRTS AND SHOES REQUIRED Closed shoes required for treadmills
- NO WET SWIMSUITS
- MINIMUM AGE - 14 YEARS ACCOMPANIED BY ADULT RESIDENT, No babies toddlers or strollers allowed
- NO SODAS, FOOD OR ALCOHOLIC BEVERAGES ALLOWED
- WATER, SPORTS WATER OR FLAVORED WATER IN PLASTIC BOTTLES ONLY
- NO GLASS ALLOWED
- PLEASE SANITIZE EQUIPMENT AFTER USE
- ELECTRONIC AUDIO AND VIDEO EQUIPMENT ONLY ALLOWED WITH HEADPHONES
- PLEASE BE COURTEOUS AND RESPECTFUL TO OTHER PERSONS IN USE AND SHARING OF EQUIPMENT
- PLEASE RESPECT THE EQUIPMENT, USE IT PROPERLY AND DO NOT WILLFULLY DAMAGE THE EQUIPMENT. VANDALS WILL BE PROSECUTED
- PLEASE HELP US KEEP THE CENTER NEAT BY PUTTING YOUR WEIGHTS, ETC AWAY AFTER USE
- NO SMOKING IN FITNESS CENTER OR CLUBHOUSE (INCLUDING SUNROOM)
- NO PERSONAL WEIGHTS OR EQUIPMENT ALLOWED IN FITNESS CENTER
- THE ASSOCIATION RESERVES THE RIGHT TO DENY USE OF THE FITNESS CENTER TO ANYONE AT ANYTIME.

USE OF ALL EQUIPMENT AND THE FITNESS CENTER IS AT
YOUR OWN RISK

The Grand at Olde Carrollwood Tennis Court Rules

Hours 8AM to 10PM

- Only Grand at Olde Carrollwood residents and invited guests (3 guests per unit) are to use the tennis courts.)
- A "recreation pass" must be kept with all residents when at any facility, pool or tennis courts and you must be able to show this pass any time you are requested to do so.
- Tennis Courts are available on first come, first play basis and cannot be reserved.
- Only tennis shoes or rubber soled shoes allowed on tennis court.
- No other games are to be played on tennis courts (no football, no tag games, no other games). The tennis courts are for tennis only.
- No vehicles, including bicycles, skateboards or any type of scooters.
- No skating, inline skates, wheelies, indoor skates or any other type of skates or shoes with wheels attached.
- Do not use loud, abusive or improper language on or near the tennis courts.
- Players are to remove all litter from the courts after completion of play, close the gates and turn the lights off.
- Please respect your neighbors and the residents of our community and treat all other residents as you want to be treated.
- Association has the right to deny use of the tennis courts to anyone at any time.

Use of the tennis courts are at your own risk

Please do not leave the tennis court lights on after 10PM

The Grand at Olde Carrollwood

SUN ROOM/BALCONY RULES

OPEN 7 DAYS WEEKLY from 8AM to 10PM

1. Exclusive use or rental of the sunroom or balcony is not permitted.
2. Parties are allowed in the sunroom; however, parties are not allowed on the balcony.
3. Provide the date and time of a party to the property manager to prevent simultaneous parties.
4. Another resident may use the sunroom at the same time.
5. Audio player volume may not disturb surrounding residents.
6. The sunroom is an integral part of the swimming pool area and the following pool rules apply:
 - a. Children under 14 must be accompanied by an adult.
 - b. No wrestling, horseplay or running in the sunroom or on the balcony.
 - c. No yelling, screaming or fighting.
 - d. Do not climb or stand on tables or chairs.
 - e. Children under 14 must be accompanied by an adult to use the balcony stairs or balcony.
 - f. Do not hang or climb on balcony railing.
 - g. Do not sit or lean on balcony railing or allow anyone to sit or lean on railing.
 - h. Glass is allowed in sunroom only; do not take glass outside of sunroom into the pool/balcony area.

- i. No smoking in the sunroom or on the balcony.
- j. Please dry off before entering the sunroom to avoid dripping on the floor.
- k. Please respect your fellow residents and leave the sunroom clean and as you found it.
- l. Place garbage/trash in either the sunroom or pool receptacles.
- m. Sunroom capacity is 15 persons.

THE BOARD OF DIRECTORS HAS THE RIGHT TO CHANGE THE ABOVE AS NECESSARY.

Revised and adopted by Board of Directors, March 17, 2010

Clubroom Rules

Open Daily to all residents and their guests from 8:00am to 10:00pm.

1. Recreation pass required to access Upstairs Clubroom.
2. Doors to Balcony may not be opened. Alarm will sound.
3. No Alcoholic Beverages allowed.
4. Proper attire required: tops/shirts/shoes (no wet clothes, no swimsuits).
5. Furniture should not be rearranged and should remain in its original placement.
6. Everything brought to the clubroom must be taken with you on leaving clubroom.
7. The number of guests is limited to four (4) per unit and resident must be present.
8. Smoking is prohibited.
9. At no time will those using the Facility interfere with the rights of residents and their guests; damage the association property; create a nuisance; or violate any state law; municipal ordinance; or condominium rule.
10. No resident can have either exclusive use of or rent the Clubroom.
11. Clubroom may not be used for any Business or Commercial purpose.
12. Gambling is prohibited except for a "Penny-ante game" in which the winnings of any player in a single round, hand, or game do not exceed \$10 in value (State Law).
13. Only Service Animals are permitted (i.e. Seeing Eye dog, etc.).

14. Clubroom is under continual camera surveillance.
15. Food and Drinks are allowed. Food or drinks left in the refrigerator or freezer will be thrown out.
16. Kitchen Area, Coffeemaker, and Microwave may be used. Please turnoff and clean after use.
17. No personal electrical and/or gas appliances are allowed.
18. Cleaning supplies in the unlocked cabinets are available for use.
19. Please leave the Upstairs Clubroom as you would expect to find it.
20. Turn off all Lights, TV, and Coffeemaker when leaving.
21. The Association is not responsible for personal items lost or left in the Clubroom.
22. Decorations may not be placed using tape, tacks, nails or glue on the Walls, Ceilings, or Furniture.
23. The Board of Directors reserves the right to deny use when such use is in violation of Rules.
24. Clubroom will be closed as necessary for Association sponsored events.
25. Clubroom capacity is 50 persons.

The Board of Directors has the right to change the above as necessary.

Revised and adopted by the Board of Directors on March 17, 2010.

NEIGHBORHOOD WATCH

What Is Neighborhood Watch?

Neighborhood Watch is simply a program of neighbors watching other neighbors' property. It is thousands of eyes and ears whose owners have organized together in groups to report suspicious activities or crimes to the Sheriff.

Citizen participation is one of the most effective tools against crime because the job of stopping burglary, robbery or sexual assault is impossible for the Sheriff to accomplish alone. Crime watchers are networks of neighbors trained by Crime Prevention deputies in home and self-protection, suspect identification and how to serve effectively as additional eyes and ears for law enforcement agencies in their communities.

Neighborhood Watch groups provide a way for neighbors to help one another by keeping an eye on each other's homes and property. A telephone chain is set up to enable neighbors to keep one another informed of any criminal activity and to receive information from the Sheriff concerning descriptions of suspected criminals and other pertinent information.

When a member of a network sees a suspicious person or vehicle, he or she should call the Sheriff's Office immediately.

How Does Neighborhood Watch Help?

Sheriff's deputies cannot be everywhere all of the time. Besides, even if they happen to be passing by, they cannot recognize that a car, a truck, or people do not belong in an area. However, those who live in a community will know if there are strangers in the area.

Neighborhood Watch Programs are of great help to our Sheriff's Office. There have been many instances where good neighbors, by reporting unusual activities, have been instrumental in the apprehension of criminals.

How Does Neighborhood Watch Work?

Neighborhood Watch works through mutual aid, neighbors watching out for neighbors. Neighbors know who you are, what type of car you own, and may be the first to notice a burglar at your window or door, or a strange car in your driveway.

If You See Something Suspicious. . .

- Write down the description of the suspicious person(s). Get the make model, color and license number of strange vehicles. Call the Sheriff's Office and other members of your Neighborhood Watch group immediately.
- You should never attempt to apprehend a suspect. This is the Law Enforcement Officer's Job.

If You Are Going Away. . .

Leave the following information with a trusted friend or neighbor:

- Where you are going
- How you can be reached in case of an emergency.
- When you expect to return.
- If anybody will be at your home. (gardener, repairman, etc.)

What Else Can You Do?

- Cancel the newspaper deliveries.
- Have the Post Office hold your mail, or have it collected by a neighbor, friend or relative.
- Store items of exceptional value in a safe place such as a safety deposit box.
- Notify the Sheriff's Office of your absence and request a "Vacation Watch" for your home.
- Use clock timers to activate lights, radios, etc., to give your home that "lived in" look.

All Neighborhood Watch needs to be effective is an alert and aware neighborhood willing to summon the Sheriff's Office when a crime or activity that suspects a crime is observed. Though it may be helpful, it is only necessary that you be able to direct sheriff's deputies to an area or address where a crime is being committed or about to be committed. If your neighbor is able is able and willing to do this, your property will be protected. If only limited percentages of neighbors are alert and aware, your whole neighborhood will be protected. This is true because the criminal element will soon enough learn that your neighborhood is not 'easy pickins'.

Are You Still Skeptical?

Well then walk from window to window where you live. You will notice that your vision can cover a considerable area. If you listed or otherwise knew the street address and directions from your residence of all that you could see, it can become easy to understand how much of your neighborhood you alone could protect!

Suspicious Incidents

You may become aware of something that is out of ordinary that you may feel is leading up to some type of criminal activity. This is your chance to prevent crime in your neighborhood. Remember, what is suspicious to you may not be to someone else. Don't hesitate to call law enforcement; better safe than sorry.

Types Of Crime

- Theft: Taking of another's property.
- Burglary: Illegally entering a structure, such as a house, trailer, shed, or garage.
- Vandalism: (Criminal Mischief) Damaging another's property with criminal intent.
- Trespassing: Being on someone else's property with out their permission.
- Prowler: Someone trespassing with malicious intent.
- Robbery: Taking property of another by use of fear, force or weapon.

Procedure For Reporting To Sheriff's Office

- Call directly to the Sheriff's emergency phone number--9-1-1.
- Say, "I would like to report a . . .(type of incident)."
- Give the correct house number, street name and closest major intersection. (May also add color of home or vehicle in driveway.)
- Give a complete description of the suspect and the suspect's vehicle, including tag number when possible.
- Stay on the line until the operator advises she has all the information; remember to ask for an "event number".

Plumbing Repairs Protocol

General

In the event that a Unit Owner or Occupant (the occupant should notify the unit owner) experiences a problem with the plumbing; a licensed plumber should be called. Most plumbing problems are within the unit and are the responsibility of the Unit Owner or Occupant.

TRUE EMERGENCY - POSSIBLE DAMAGE TO OTHER UNITS

In the event that immediate action is needed to prevent damage or flooding to other units in the building, the Unit Owner should immediately call 813-962-2042 or 727-299-9555 and report the problem to the person answering the telephone so that appropriate action can be taken. The information should be sent to the email address; however, that email is not monitored 24/7.

Property Manager

Emergency Property Management

813 - 962-2042
thegrandatoldecarrollwood@verizon.net

727-299-9555

DRAIN PROBLEM OUTSIDE THE BUILDING:

Only damaged/broken drain pipes outside the building are the responsibility of the Association. If your plumber determines that the pipe outside of the building is damaged, please contact either the property manager or the emergency number immediately. The association will contact the association plumber, verify the problem and repair the outside drain. Reimbursement to the unit owner for the initial discovery of a broken/damaged drain pipe by the plumber will depend on the cause of the problem.

The Association is not responsible for an inside or outside drain clog which originated from one of the units because of inappropriate items put in the drain system: i.e. feminine hygiene products, diapers, paper towels, toys, foreign objects, etc.

The Association is not responsible for any damage within a unit, including insurance deductibles or any other claims, resulting from any type of plumbing clog,

Approved by the Board of Directors
December 14, 2010

New Residents Noise * Plumbing * Trash Pickup

These guidelines for new residents of “The Grande” are designed to assist you and your family’s integration into “community” living. Of course, some of you will already have that experience but may not realize the necessity for respecting your neighbors.

NOISE

The Grand is built with concrete blocks preventing a great deal of noise transfer from one unit to another, especially side by side units. However, there is nothing between downstairs units and upstairs units preventing noise transfer from upstairs to downstairs.

If your unit is upstairs please be aware the resident below you can possibly hear:

- Every step you take, especially with women’s heels and men’s heavy shoes.
- Television and Stereos played loud
- Children running and jumping
- Moving furniture

The purpose of this is not to tell you “not to walk, play your television, stereo or any of the above”. The purpose is to make you aware of the problems to enable you to keep the noise transfer to a minimum.

If your unit is either upstairs or downstairs, please be aware the units adjacent to your unit can hear your TV and Stereo if played to loud.

If you have the doors open to your screened lanai or balcony, please know all sounds transfer to all the units in the vicinity of our unit.

PLUMBING

The plumbing in “The Grand” is very old and subject to blockage problems. The plumbing is shared by the upstairs and downstairs units meaning if you put something in the plumbing that blocks it, both units will have a plumbing problem.

Please follow these rules:

DO NOT PUT ANYTHING IN THE COMMODOE EXCEPT TOILET PAPER

Do not put in baby wipes, diapers, sanitary pads, paper towels, etc.

TRASH PICKUP

Please do not put your trash out over the weekend until Sunday evening. Trash put out for pickup should fit inside the trash pickup container and not overflow.

PET VIOLATIONS

This is just a friendly reminder of the community's use restrictions, but also in direct conflict with the Hillsborough County Animal Ordinance which contains the language referenced below.

Any feces deposited by a dog, cat, or pet pig on public property, public walks, recreation areas or the private property of others must be immediately removed by the person who has custody or control of the animal. This provision will help reduce the health and nuisance problem created by dogs and cats that have been permitted to defecate on the property of others.

LEASH LAW: Please also note the Hillsborough County Animal Ordinance in regards to the leash law.

SECTION 10. CONFINEMENT TO PROPERTY; DOGS AND CATS AT LARGE; EXCEPTIONS

1. Excluding public right-of-way on an owner's private property, no DOG or CAT shall be allowed to stray, run or go, AT LARGE upon any public property or street, sidewalk, park, or on the private property of another without the consent of the property owner.
2. Any CAT that is outdoors while not under DIRECT CONTROL must be STERILIZED.
3. **Any DOG or CAT that is on private property without the consent of the property owner or resident may be captured in a humane trap or otherwise HUMANELY confined. PERSONS capturing AT LARGE DOGS or CATS will be responsible for the humane care of the ANIMAL until the captured ANIMAL is turned over to the DEPARTMENT, other humane organization, or licensed wildlife trapper. A PERSON shall not entice a DOG or CAT to become AT LARGE for the purpose of trapping or apprehending when that DOG or CAT would otherwise not be AT LARGE.**
4. No PERSON shall under any circumstance TETHER or otherwise CONFINE any ANIMAL in a manner that is injurious to its health.

I am sure you can appreciate the purpose of the Restrictions and our desire to maintain the exclusive residential community that we all can enjoy. We thank you in advance for your cooperation in this matter.

GUIDELINES FOR ALTERATIONS AND/OR CHANGES

UNIT INTERIOR MODIFICATIONS

Many unit owners desire to make changes to their Unit during or prior to occupancy. Most cosmetic changes, such as painting, do not require review and approval of the Architectural Review Committee (ARC). Because this is a condominium with two story buildings, utility connections and other changes that may affect adjacent or lower Units do require approval of the ARC.

Paragraph 16 Section a. (iii) (A) of the Declarations states that no owner or occupant may make any alteration within a Unit which involves connecting to Common Element pipes, lines, conduits and/or any other apparatus for access to common utilities without prior written ARC approval (including, but not limited to, the installation of washers and dryers). No structural or load bearing walls may be modified without having a drawing and report from a licensed structural engineer being submitted to the ARC and receiving prior written approval from the ARC.

Owners should submit a "[Request for Approval of Unit Alteration and Change](#)" (Application) form for review and approval of the ARC. The ARC will require a licensed electrician, air conditioning technician and plumber be used and responsible for their respective work. Instead of individual trades, a licensed general contractor can be used as long as that contractor is responsible for the work. In addition to the above, the ARC may require building permits, drawings and other specifications with regards to modifications to and/or removal of load bearing walls.

Second floor units must submit an application form and receive prior written approval of the ARC, if carpeting is being replaced with wood, or other hard surface flooring. The ARC requires second floor unit owners to have 80% of the Unit (excluding the kitchen and bathrooms) carpeted unless the flooring is sound proofed so as not to exceed the noise level in those units with carpeted floors. A sound test, paid by the owner and in the unit making the application, is required prior to removing the carpet from the unit. A guarantee must be provided with the owner guaranteeing to restore the carpet if the noise level exceeds the initial sound test with carpet. The noise level must be verified by a final sound test paid by the owner.

Second floor units: Tile or vinyl may be installed in kitchens and baths. Installation of tile, in kitchen or baths, requires a sound proofing material (¼ cork underlayment) to be installed prior to the installation of tile. No hardwood or laminates are allowed in kitchens and baths.

NOTE: For final approval of this application, the ARC requires the following:

1. Unless an active license is on file with the Association, a copy of the licenses for the electrician, plumber or air conditioner technician unless

the general contractor provides a copy of his license and is responsible for that work.

2. Unless an active certificate is on file with the Association, a certificate of General Liability Insurance naming The Grand at Olde Carrollwood Condominium Association as an additional insured. This shall be furnished with each of the above licenses.

3. Unless waived by the County/State or is on file with the Association, a certificate of Worker's Compensation Insurance for each of the license contractors.

"Guidelines for Unit Interior Modification" shall be signed and attached to the ARC application and become a part of the application.

I have read and understand the above: _____ unit owner

print name _____ date _____

revised 8/27/2008
revised and adopted 4/21/2010

GUIDELINES FOR ALTERATIONS AND/OR CHANGES

EXTERIOR WINDOWS AND DOORS

Window and door rules

Window treatment is not required. Window treatments **allowed** are:

Vertical or horizontal blinds, color: white or off-white
Drapery allowed but the exterior side must be white or off-white

Window treatments **not allowed** are:

Shutters, roll-up shades, Roman shades, bed sheets and/or bed spreads

Per Declarations:

Paragraph 15. a. of the Declarations state that each Unit Owner is responsible for maintaining all exterior windows, window frames, doors and doorframes. The Association is responsible for periodic painting and cleaning of the exterior surfaces including washing the outside of the windows.

If an Owner wishes to replace exterior entry doors and/or windows, a ["Request for Approval of Unit Alteration and/or Change"](#) (application form) is required to be submitted to the Architectural Review Committee (ARC). The replacement should not commence until receipt of written approval from the ARC, who will base their decision on these guidelines.

Exterior Entry Door(s)

The entry door can be replaced with a six-panel solid core wooden exterior grade door to match the existing. The hardware including the unit number should be removed from the existing door and installed on the new door. (Note: Similar new hardware can be installed) The outside surface of the new door should be painted dark green (Sherwin Williams #2385 Exterior Latex Gloss) to match other doors. The doorframe shall be painted white. Pre-hung doors are approved.

No screen, storm or other doors can be installed on the outside of any breezeway entry door. Unit Owners must remove any existing screen, storm or other doors by March 31, 2007. Failure to remove could result in a fine and the Association removing the doors at the unit owner's expense.

Sliding Glass Doors

The sliding glass separating the unit's living area from the lanai must not be removed. They can be replaced with similar sliding doors with a white vinyl, fiberglass or aluminum frame and may have a light tint..

They can also be replaced with wooden, vinyl, or fiberglass, French doors. The French doors glass panels must match exterior windows that have panes or have a single pane glass. The size of the existing opening cannot be modified for the doors.

Instead glass panels can be used to adjust the opening to accommodate a pair of doors, each not exceeding 3 feet in width. The doors and frame must be white.

If desired, the glass in either sliding or French doors can have a light gray tint. The tint should be no darker than 3M Scotchshield Number S35NEAR400 window film.

Windows

Windows can be replaced with single hung colonial style windows to match the existing. The window frame should be white and may be fiberglass, vinyl, or metal.

The lower window should have a black screen on the outside. If desired, the glass can have a light gray tint. The tint should be no darker than 3M Scotchshield Number S35NEAR400 window film.

Note: Any sealant or caulk used on the doors or windows must be white or clear.

Construction activity: No construction allowed on Sundays or Holidays in the Grand Complex.

1/11/07 rev 2/17/07
adopted 2/21/2007
rev and adopted April 21, 2010

Termite Reporting and Treatment Procedure

REPORTING:

A Unit Owner or Occupant is to notify the Association immediately if they have reason to believe that termites may be active in their unit. This should be accomplished by notifying the Property Manager or a member of the Board.

PROCEDURE TO BE FOLLOWED:

1. The Termite Company will be called to inspect the Unit.
2. If evidence of termites is found, treatment will be accomplished immediately.
3. All Building Unit Owners or Occupants will be notified and advised to notify the Association whether or not if they see evidence of termites in their unit.
4. The Termite Company will inspect any units that indicate evidence of termites.
5. If half or less of the units have termites, treatment will be done unit by unit.
6. Should more than half of the units have evidence of active termites then the Board will authorize the tenting of the building.
7. Even if less than half of the units have evidence of termites, the Board may authorize the tenting of the building if deemed in the best interest of the Association.

PATIO GUIDELINES

Document Definitions and Parameters:

In this guideline "Patio" refers to common element patios on the exterior of each unit.

Patios, Patio areas and plant beds are common element areas and subject to rules approved by the Association's Board of Directors.

Allowed on patios:

- Muted Earth Tone and neutral colored "patio furniture" and umbrellas (closed except when in use)
- No bright colors

Live plants in containers

Allowed on patios and in plant beds adjacent to patios:

- No more than 4 garden or outdoor ornaments (none over 42" High, no plastic or wood)
- 6 solar lights
- No agricultural or artificial plants allowed on patio or in plant beds

Allowed in plant beds

All plants planted in plant beds must be submitted to and approved by the Board of Directors

No A/C electric lights, appliances or other items allowed on patios, plant beds or common areas. With the exception of the above limitations on garden ornaments, container plants or lights in plant beds; **no plants, furniture, outdoor ornaments, lights or any other objects allowed to be placed or planted in the common area outside the patio.**

In the event of severe storm or hurricane warnings, the owner and resident are responsible for removing all items from the patio and plant beds and securing them inside their unit, not on screened lanai. If failure to secure items results in damage to any property in the complex, the unit owner will be held 100% liable for the resulting damage by the items.

Anything other than what is posted on these guidelines must be approved by the board.

Anyone in violation has 10 days to correct the problem. If anyone has any questions about the above, please contact our property manager and it will be presented to the proper committee.