

ADDENDUM TO LEASE APPLICATION

Dorchester A

Name(s): _____

Association: _____

Unit Address _____

Unit # _____

I/we acknowledge that this condominium association does allow pet(s) but may have restrictions on visitors, lessees or guests having pets in the unit or on the association's property. **See your association documents for specific restrictions.** Harboring additional/unauthorized pets may result in a fine and removal of the pet(s), in accordance with the condominium governing documents.

This unit has only one (1) parking space. Visitor spaces are not to be used for additional vehicles or golf carts owned by unit lessee(s).

Lessee(s) are responsible for adhering to the restrictions, rules and regulations of this condominium association and are encouraged to review the association's documents, which are available from the unit owner, FirstService Residential or the Hillsborough County Clerk of the Court.

Signature of Lessee(s)

Signature

Signature

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____

by _____.

personally known to me

produced _____ as identification.

Notary Public

FORM MUST BE SIGNED BY ALL LESSEE (S) OF UNIT

1 Dorchester A rules COMPENDIUM

2 Dorchester A Condominium Association of Kings Point, Inc.

3 RESOLVED THAT, effective immediately, the following are hereby reviewed and/or adopted,
4 for distribution to all Residents, Owners and Tenants:

5 Rules and Regulations

6 Date: Saturday, December 20, 2014

7 *(Italicized indicates rules which are alluded to by the Declaration of Condominium as amended)*
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9 The following rules and regulations have been reviewed by legal counsel and adopted by the
10 Board of Directors of Dorchester A Condominium Association, Inc. pursuant to the authority
11 contained in Florida Statute 718 and Article XVII, Section 2 of the By-Laws of Dorchester A
12 Condominium Association, Inc. (the "By-Laws"). In the event that any rule or regulation herein
13 conflicts with state or federal statutes, any Federation bulk contract or recorded governing
14 documents, the statutes, then the contract, then the governing documents, shall control.
15 Previously adopted rules which conflict with these rules are hereby void. Owners are responsible
16 for the actions of themselves, their tenants, guests and contractors relative to these rules and
17 regulations, which may be amended by the Association's Board of Directors from time to time.
18 Enforcement and fining is authorized by Florida Statute 718.303.
19

- 20 1. **OBSTRUCTIONS:** *(Declaration Article XIII) The sidewalk, entrances and all of the*
21 *limited common elements and common elements must not be obstructed or*
22 *encumbered or used for any purpose other than ingress and egress to and from the*
23 *premises.*
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- 25 2. **PERSONAL PROPERTY:** *(Declaration Article XIII) The personal property of all*
26 *unit owners shall be stored within their condominium units. Outdoor chairs and small*
27 *outdoor tables, in good condition, may be kept only upon patios while the unit is*
28 *occupied. Damages caused by windborne personal property, including recycle bins,*
29 *are the responsibility of the owner. Door wreaths and "Seasonal" decorations*
30 *placed between Thanksgiving and New Years Day are excepted, with the*
31 *understanding that the Directors may order removal of decorations which, in the sole*
32 *opinion of the Directors, is inappropriate or offensive.*
33
- 34 3. **CLOTHES LINES, ETC.:** *(Declaration Article XIII) No linens, cloths, clothing,*
35 *curtains, rugs, mops or laundry of any kind, or other articles shall be hung from any*
36 *of the windows, doors, lanais, patios or entry ways, or exposed on any part of the*
37 *limited common elements or common elements. No clothes lines shall be hung*
38 *anywhere except wholly within the unit.*
39
- 40 4. **POTTED PLANTS AND DECORATIVE ITEMS** *(Declaration Article XIII) May be*
41 *placed upon patios and porches if they are in harmony and uniformity with the*
42 *neighborhood décor, as determined by the board of directors, and if they do not impede*
43 *access to a unit.*
44

45 *During high-wind or hurricane conditions, any outside pots and decorative items shall be*
46 *temporarily stored inside the unit. These potted plants and decorative items must not*
47 *prohibit the maintenance work of the landscapers.*
48

- 49 5. **ALTERATIONS TO LANDSCAPE:** *(Declaration Article XIII) Landscape within*
50 *the limited common area may be changed only with the prior written permission of*
51 *the board of directors, as evidenced by an approved alteration request (available*
52 *through the management company), and then only in compliance with existing*
53 *landscape and irrigation contracts.*
- 54
- 55 6. **GRILLS:** *(Amendment 14 to Article XIII, recorded February 25, 2011), summary of*
56 *requirements for possession and use:*
- 57
- 58 • *Gas (propane or natural) grills only.*
 - 59 • *Commercially manufactured and in compliance with local codes.*
 - 60 • *Must be used on porch, patio or limited common element.*
 - 61 • *When NOT IN USE, must be stored inside the unit or stored outside if fitted*
62 *with a custom or semi-custom cover and then in the rectangle formed by the*
63 *laundry and bedroom of a unit.*
- 64
- 65 7. **ATTACHMENTS TO EXTERIOR OF BUILDING:** *(Declaration Article XIII) No*
66 *awning, canopy, shutter or other projection, inclusive of antennae, shall be attached*
67 *to or placed upon the outside walls or doors or roof of a unit or buildings.*
- 68
- 69 8. **FLAMMABLES:** *(Declaration Article XIII amended by Amendment 14) No*
70 *flammable, combustible, or explosive fluid, chemical or substance shall be kept in any*
71 *unit or limited common element assigned thereto or storage areas, except such as are*
72 *required for normal household use.*
- 73
- 74 9. **SIGNS:** *(Declaration Article XIII) No sign, advertisement, notice or other lettering*
75 *shall be exhibited, displayed, inscribed, painted or affixed in, on or upon the common*
76 *elements, limited common elements, or upon any part of the condominium unit without*
77 *prior written consent of the Board of Directors of the Association. The Master*
78 *Association may further restrict the use of certain signs.*
- 79
- 80 10. **RECYCLE BINS AND DUMPSTER USE:** Recycling is a function of
81 Hillsborough County, and the Association is not a party to that function. Rules govern
82 the placement and storage of Recycle Bins, similar to the rules which apply to other
83 personal property. On the evening before Recycle Collection Day, recycle bins may be
84 placed along the edge of De Grasse Place nearest Kings Boulevard. After collection,
85 recycle bins shall be removed from De Grasse Place and may be stored outside in the
86 rectangle defined by the laundry room and bedroom in the limited element (which
87 includes the air conditioner), or inside. Recycle bins must be stored inside the unit if the
88 resident of the unit is absent. The Owner is responsible for damages caused by recycle
89 bins and recycled waste which becomes airborne during strong winds. All trash must fit
90 inside the dumpster or recycle bins. No trash may be placed outside the dumpster. All
91 trash must comply with the current Federation bulk contract for dumpsters, which, at the
92 time these rules become effective, does not permit hazardous materials as defined by
93 Hillsborough County, larger furniture (e.g., chairs, mattresses), and larger appliances
94 (e.g., washing machine, hot water heater). Larger boxes must be broken down. Violators
95 will be invoiced for additional charges imposed by the dumpster contractor.
- 96

97 *11. NOISE: No unit owner shall make or permit any disturbing noises by*
98 *himself/herself, his/her family, servants, employees, agents, visitors, and licensees, nor do*
99 *or permit anything by such persons that will interfere with the rights, comforts or*
100 *convenience of the unit owners. No unit owner shall play upon or suffer to be played*
101 *upon any musical instrument, or operate or suffer to be operated, a phonograph,*
102 *television, radio or sound amplifier or other electronic device, in such manner as to*
103 *disturb or annoy any occupants of the Condominium. No unit owner shall conduct or*
104 *permit to be conducted, vocal or instrumental instruction at any time. (Declaration*
105 *Article XIII)*

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107 **12. VEHICLES AND PARKING (Article IV and Article XV, both Amended**
108 **Amendment 15, 2/11/2013):**

- 109 • *Each unit is assigned one (1) parking space.*
- 110 • *Guest parking spaces may not be used by unit owner, renter or resident.*
- 111 • *A unit's assigned parking space may not be rented but may be used by another*
112 *unit owner or renter with written permission from the owner, in which case the*
113 *owner or the tenant giving permission will have no parking space.*
- 114 • *For the sole purpose of determining the right to park in a guest space, upon the*
115 *day when a guest uses a guest space for parking overnight for more than 15 days*
116 *per month in two months of a calendar year, that guest shall be considered to be a*
117 *de facto resident, and may not continue to use a guest space. Exceptions must be*
118 *mandated by federal, state and/or local laws.*
- 119 • *Motor vehicles of any kind shall be duly registered, operational and parked in the*
120 *unit's assigned parking space, except as provided herein.*
- 121 • *Guests may park only in the assigned guest parking spaces.*
- 122 • *Street parking is governed by the rules of Kings Point West Master Association.*
123 *At the time these rules were reviewed or changed, the Master did not permit on-*
124 *street parking except to unload.*
- 125 • *Parking spaces have parking curbs. Any space without a curb is an access to a*
126 *walkway or unit, and is not to be used for parking.*
- 127 • *Vehicles, including commercial vehicles, may park on the street while loading*
128 *and unloading.*
- 129 • *No vehicle which cannot operate on its own power shall remain on the*
130 *condominium premises for more than twenty four (24) hours, and no repair of*
131 *vehicles shall be made on the common or limited common elements.*
- 132 • *No owner, lessee or guest shall be permitted to store or leave boats, trailers or*
133 *recreation vehicles on the condominium property. Recreational vehicles will only*
134 *be permitted on condominium property for no more than eight (8) consecutive*
135 *hours for loading and unloading on the day of departure and the day of return*
136 *only.*
- 137 • *No motor vehicle of any kind, including any motor vehicle owned by a guest,*
138 *moving company, contractor of the owner or tenant, etc., with the exception of*
139 *golf cars, shall be driven upon or parked upon grass or landscaping in the*
140 *Condominium property. In addition to being subjected to fining, the owner of the*
141 *violating unit will be invoiced for irrigation inspection and irrigation, turf and*
142 *landscape damages.*

- The president or board may make exceptions in cases where the parking spaces are being sealed, resurfaced or for carport structural work. Similarly, the president or board may permit owners in neighboring associations to park if there is work being done to the surfaces or carports in those associations (“good neighbor”). In those cases, parking will be in visitor spaces or on the undeveloped land between De Grasse Place and Kings Boulevard (which is owned by Dorchester A), and never on the turf on the Southeast side of De Grasse Place.
- Golf cars may be driven over the turf and parked near a unit for the purpose of charging, then removed. Golf cars may be parked inside the lanai, in the unit’s assigned parking space or in the rectangular space defined by the lanai and bedroom, near the air conditioner, and nowhere else on the limited common element or common element. The board of directors requests that golf car drivers attempt to use different paths in an attempt to limit turf rutting.

13. **ABSENCE:** (Reference Declaration Article XIII)

Unit owners are responsible for preparing their unit prior to extended vacancy of their units, particularly during Hurricane Season. Damages to the common element or to roof-mate property caused by the failure of a unit owner to properly prepare are the responsibility of the negligent owner. **The following are suggestions.**

- **Emergency Contact Information:** Check with Security before leaving, in case of emergencies. You will be given a card to complete which will inform Security where you can be reached. In addition, you should keep current personal emergency contact information on permanent file in the Management Office.
- **Air Conditioning:** It is the responsibility of each unit owner to take necessary steps to prevent mold and mildew from occurring. Residents who are leaving their unit for any length of time should do either of the following to prevent mildew damage due to the climatic condition of the area:
 - Leave the air conditioner on, set at 85-86 degrees. The air conditioner will act as a dehumidifier and keep mildew from forming.
 - Install a humidistat on the air conditioner so that it will operate if there is a humidity rise in the house.
- **Water:** Shut off water inlet valves outside the home and depressurize the lines by turning one hot and one cold inside faucet on. If a unit is unoccupied for a year or longer, make arrangements for someone to turn on the water and refill the toilet bowl and sink traps, to prevent sewer gasses from entering a unit through un-trapped lines.
- **Electric:** Shut off all electrical circuit breakers in the home except that line feeding the air conditioner. Unplug all large appliances of easily accessible or TURN OFF (Refrigerator, Washer/Dryer, etc.) Clean out refrigerator and freezer, dry the walls and leave the doors propped open. Place a box of baking soda in each section (freezer & refrigerator). Unplug your television and, if you are on cable television, disconnect the cable from the wall as lightening may enter through the cable and damage the set.

14. **PETS, SERVICE AND COMPANION ANIMALS:** (*Declaration Article XIII as amended by Amendment 15 to the declaration, recorded February 11, 2011*)

- *Notice should be taken that a unit may have ONE qualified animal at any time.*
- *Pet, service and companion animal rules apply to all animals, whether resident or guest.*

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- *The house pet shall weigh less than thirty (30) pounds at maturity. Service animals are excepted from weight limits.*
- *A Pet Agreement, specific to Dorchester A, (to be obtained from management firm) must be signed by the unit owner and the owner of the house pet in the presence of a Notary Public. Note that this Pet Agreement contains additional requirements and rules to which compliance is mandatory. **This paragraph (14) does not include all requirements and rules for Pets, Service and Companion Animals.***
- *A deposit must be paid in accordance with the pet agreement unless the animal is a service animal.*
- *Neither the governing documents nor these rules convey any “right” for a tenant or guest to have a pet without permission from the owner.*
- *Owners and tenants who possess animals are responsible for those animals and are responsible for animals owned by their guests.*
- *Owners, tenants, and guests owning properly authorized animals, residing in Dorchester A Condominium Association, Inc., must “exercise” these animals on the undeveloped grass area of the Common Element which is located between De Grasse Place and Kings Boulevard, or on that part of the grass area of the Common Element which is closest to the unit where the animal owner resides, but away from other units. (Resolution: Board of Directors, Thursday, April 7, 2011)*

15. OCCUPANCY: (Declaration Article XIII as amended by Amendment 6 to the declaration, March 9, 1989, excerpted and quoted):

- *The owner (which may be a corporation) of a unit shall use his unit as a single family private dwelling, for himself, members of his family, and his social guests. Each unit, if occupied, by either Owner or Lessee, shall be occupied by at least (1) person fifty-five (55) years of age or older with occupancy limited to **no more than two persons per bedroom.***
- *No persons under eighteen (18) years of age shall be permitted to reside in any of the units of this condominium except that such persons may be permitted to visit and temporarily reside for periods not to exceed thirty (30) total days, whether consecutive or non-consecutive, in any calendar year without the prior written consent of the Directors of the Association, and thereafter, the Association shall have the right to extend said period of visitation within any calendar year.*

(s) James Kulp President (s) Elizabeth Rosborough Secretary

Reviewed December 15, 2014 by:
 Mary Zewalk Thomas
 Attorney & Counselor at Law
JAMES R. DE FURIO, P.A.
 Community Association Lawyers
 201 East Kennedy Boulevard, Suite 775
 Tampa, FL 33602
 Phone (813) 229-0160