

Prepared by and return to:
Greenberg Nikoloff, P.A.
1964 Bayshore Blvd. Ste. A
Dunedin, FL 34698

CERTIFICATE AS TO THE
RULES AND REGULATIONS OF
PARKWOOD SQUARE APARTMENTS ASSOCIATION B, INC.

WE HEREBY CERTIFY that the attached Exhibit "A" is a true and copy of the Rules and Regulations of Parkwood Square Apartments Association B, Inc. adopted in the manner required by the Association's By-Laws, Articles of Incorporation and/or the respective Declaration of Condominium of Parkwood Square Apartments, Building B, a Condominium, as of June 30, 2023.

PARKWOOD SQUARE APARTMENTS ASSOCIATION B, INC. is the Association organized for the purpose of administering a Condominium known as Parkwood Square B in Pinellas County, Florida, in accordance with that certain Declaration of Condominium recorded at O.R. Book 3648, Page 313 et. seq., all of the public records of Pinellas County, Florida, as same has been amended from time to time.

IN WITNES WHEREOF, PARKWOOD SQUARE APARTMENTS ASSOCIATION B, INC. has caused this Certificate to be executed this 9th day of April, 2025.

PARKWOOD SQUARE APARTMENTS
ASSOCIATION B, INC.

(Corporate Seal)

ATTEST:

Margaret Able
Margaret Able, Secretary
Printed Name

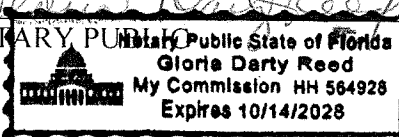
By:

Barry A. Donaldson
Barry A. Donaldson, President
Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of April, 2025, by Barry Donaldson and Margaret Able, President and Secretary, respectively, of Parkwood Square Apartments Association B, Inc., and ☐ is personally known to me or ☒ has produced _____ as identification.

NOTARY PUBLIC



Parkwood Square Condo, Building B5880 38th Ave North, St Petersburg FL 33710Approved June 30th, 2023**Rules and Regulations**

Each owner, invitee, guest, lessee or otherwise, hereinafter referred to as occupant of the condominium parcel, shall in addition to the obligations and duties as set forth in the declaration of condominium, the by-laws, or any amendments thereto, be bound and governed by the following rules and regulations:

1. Each owner has the right to sell or lease his apartment provided that the proposed purchaser or lessee must first submit a written application to the board of directors for approval. The board of directors shall not approve the sale of a unit for purposes of investment.
2. To lease, the homeowner must have owned the unit a minimum of twenty- four months prior to leasing. Lessees must meet the 55+ age requirements for the association and lease for a minimum of twelve consecutive months. Lessees must submit a written application and be interviewed and approved by the board.
3. In compliance with the fair housing amendments act of 1988 and the housing for older persons act of 1995, the association amended its declaration of condominium requiring that all units shall have at least one permanent occupant who is of age fifty -five (55) years or older, and all permanent occupants must be at least fifty (50) years of age. Notwithstanding the foregoing, no more than twenty percent (20%) of the units may be occupied by a person who has obtained title by demise or inheritance who is age forty-five (45) or older with no other permanent resident being less than age forty-five (45) in said units. The term "permanent occupant" shall include all persons occupying the unit except temporary guests. A temporary guest is a person who has a residence elsewhere and resides in the unit for less than thirty days in any twelve-month period.
4. Each unit shall be used for the purpose of single-family residence and for no other purpose whatsoever, excepting upon specific approval in writing by the board of directors, which approval may be revoked or suspended without notice at the board's discretion.
5. The number of occupants in a unit cannot exceed two persons per bedroom.
6. No absent or non-resident owner may permit the use of occupancy of his or her vacant apartment without first notifying the board of directors in writing of such intent and in turn receiving the board's approval. In the case of the owner's intent to lease the unit, then the association's rule No. 2 above, applies and a written application must be submitted to the board of directors for approval.

7. All occupants (whether owners or lessees) must have a completed background check prior to receiving board approval as an occupant.
8. Each occupant shall maintain his/her unit in good condition and repair, including all internal surfaces within or surrounding his/her unit and shall maintain and repair the fixtures therein and shall maintain the apartment in a clean and sanitary manner.
9. All common areas of the building and premises shall be used only for the purposes intended. No articles belonging to any occupants, guest or other persons shall be kept in such areas, temporarily or otherwise. This includes a prohibition of any items outside of the front door except for a door mat. The walkways, porches, railings, awnings, shall not be used for the hanging of garments, rugs, brooms, mops, or other items of any nature.
10. No one is permitted to lean on or over the railings of the walkways. The railings are not designed to support a person weight. This is a safety issue.
No flowers, plants shrubs, nor vegetation of any kind shall be planted or placed on the condominium property by any person without approval of the board of directors.
11. Elevator use. When residents are moving in/out of building, or residents are having repairs or remodeling work done, they or their vendor, are not permitted to place oversized furniture, or heavy or oversized material in the elevator. The maximum weight limit is 1200 lbs. The stairs must be used to eliminate damage to the elevator. Also, no occupant or vendor is permitted to monopolize use of the elevator.
12. Occupants may use the following flooring in units.
 - A. Carpeting may be used in any room without approval of the board of directors.
 - B. On the 1st floor, owners may elect to install ceramic tile, wood, vinyl, and laminate flooring without prior approval of the board of directors.
 - C. On the 2nd and 3rd floors, owners may elect to install ceramic tile, wood, vinyl, and laminate flooring, with an underlayment rated IIC 60 or better in all living areas. Installation of these materials in any area other than bathrooms, kitchens, and porches must be submitted to the board of directors for approval on the architectural change request form prior to installation.
13. Occupants are reminded that alteration and repair of the condo building is the responsibility of the Association except for the interior of the units. No exterior painting, nor additions such as lighting fixtures or any other item whatsoever, nor alteration, modification, changes, or removal of any interior wall is permitted without first obtaining written approval of the board of director, except for interior painting.
14. No occupant may make or permit anything to be done or performed on, in, or about the premises which could result in an increase in association insurance premiums.
15. No radio or television antenna or antennas, or any wiring for any such purpose may be installed on the exterior of the building or upon the condominium property without the prior written consent of the board of directors.
16. No occupant may make or permit any disturbing noises in the building or on the condominium property, whether made by themselves, family, friends, guests, or servants. Nor do or permit anything to be done by such persons that would interfere

with the rights comforts, or other conveniences of other occupants. No occupant, contractors, repair personnel, or anyone may make or permit any disturbing noises caused by repairs, remodeling, rehabbing any part of their unit between the hours of 5pm to 8 am, Monday through Saturday, and no work on Sunday. Emergency repairs are excluded.

17. All garbage deposited into the dumpster must be securely wrapped and tied to prevent odors. All boxes must be flattened to reduce the space taken in the dumpster and placed directly in the dumpster, not down the garbage chutes. The dumpster is for residents use only.
18. No signs, advertising, or notices of any kind or type, including but not limited to For Rent or For Sale signs shall be permitted or displayed.
19. All cars (4 wheel) shall be parked only in the parking space so designated for that purpose by the board of directors. Each unit will have at least 1 parking space allocated. Carport spaces are deeded to each unit and a maximum of 2 carports can be deeded to a single unit. If an owner/resident needs extra parking for a vehicle, they may lease/rent an unused space from an owner or may use a guest parking if approved by the board of directors. Up to a maximum of 2 motorcycles can be parked in one space if all motorcycles fit into the confines of the space. No bicycles will be parked in or fastened to any carport or portico. All vehicles must display a valid and current registration. All commercial vehicles of any kind (campers, boats, boat trailers, or other trailers, and trucks over a $\frac{3}{4}$ ton capacity or any other large displacement vehicle) are prohibited from the condo property. The only exception is for contractors working temporarily on units or maintaining common areas.
20. No vehicle may be left unattended in the portico or portico access driveways at any time except for loading or unloading. Residents are responsible for their contractors complying with this policy and must see that service vehicles are removed to the commercial parking area promptly after working materials are unloaded.
21. Pets: Pet owners shall comply with all statutes, ordinances and regulations concerning pet licensing, health, and leash requirements. Pet owners must read the Pet rules and regulations and ensure that they are followed. All pets must be under 30 pounds, and/or comply with the American disability act.
22. All personal possessions must be located within the premises of the unit or in the assigned storage cabinet. No personal possessions may be stored in the laundry rooms, interior hallways, nor in the storage areas adjacent to the storage cabinets.
23. Clothes washers and dryers are allowed in individual units with prior Board approval. All washers and dryers must comply with the following.
 - A. A compact washer/dryer, non-vented unit can be installed in units if the following conditions are met. All costs will be at owner's expense.
 - B. An updated electrical panel is installed in the unit. New panel must meet current codes and certified safe.
 - C. A licensed electrician installs the proper outlets for both the washer and dryer and certifies all electrical components are to current codes and safe.

- D. A licensed plumber installs the proper water supply and drainage. This must also be certified that everything is up to current codes and safe.
 - E. Board approval must be given before washer/dryer units are installed.
 - F. An application for alterations, installations, changes must be completed and submitted to Ameritech Community Management.
24. Unit owners must maintain storm doors on their exterior doors. Removal of existing doors must be replaced by a new white door with a design conforming with those of other units.
25. Unit owners and lessees must provide keys to the Board. This requirement is authorized pursuant to statute 718.111(5). Keys are necessary for access during reasonable hours and during emergencies for the maintenance, repair, or replacement of any common elements or any portion of a unit as necessary to prevent damage to the common elements or to any units. All keys will be kept in a secure location and will be accessible only to Board members.
26. Payments of home ownership assessments will be made to the management company of Parkwood Square Building B. Payments are due on the 1st day of each month. Delinquent assessments will bear interest at the rate of 8% per annum from the due date until paid in accordance with the declaration of condominium, section 8A. Assessments are considered delinquent if not received by the 10th of the month due.
27. Homeowners and residents, when contracting with professionals for renovations or repairs in their unit, may do so without first notifying the Board of such work. In the event, however, that the projected work affects other units or common properties of the association, the contractors are required to contact the Board prior to the work being performed. Work with required prior Board contact would include any plumbing service involving water turnoff as well as any cases involving access to the roof. Homeowners are responsible for ensuring that the contractor contacts the Board so that arrangements may be made. All electrical work must be done by a licensed and insured electrician.