

SOLANA VILLAGE CONDO ASSOCIATION

~ RULES & REGULATIONS ~

FAILURE TO ABIDE BY THESE RULES & REGULATIONS CAN RESULT IN RESIDENTS BEING FINED AND/OR EVICTED.

1. PARKING & PERMITS

- SVCA is for registered passenger vehicles only (i.e., cars, trucks motorcycles, scooters, golf carts).
- SVCA does not allow the parking of commercial vehicles, recreational vehicles, trailers, or watercrafts on property.
- No derelict unregistered or expired tag vehicles are allowed on the SVCA property. Vehicles will be towed at the owner's expense.
- You must display a valid handicap placard in addition to your permit to park in the handicapped spots. Failure to do so will result in your vehicle being towed at your expense.
- Scooters, mopeds, and motorcycles are to be parked in designated areas near the building or on the cement. If a scooter or moped takes up a parking space (due to lack of room in the appropriate area) there needs to be 2 or more in one space, or the moped will be towed.
- NO PARKING WHATSOEVER in designated fire lanes. Vehicles will be towed at the owner's expense.
- Your parking permit is good for 1 calendar year and must be renewed every January.
- Please place your sticker on the lower driver's side of your front windshield for vehicles and where visible for scooters and motorcycles.
- Parking permits must always be displayed. Failure to display them will result in your vehicle being towed at your expense.
- Parking permits are not to be moved to another vehicle until updates are made. All changes can be made on the SVCA website.
- If you have lost your permit, you must purchase a replacement for \$50.00.
- Vehicles are not to be worked on, repaired, or in any state of repair on SVCA property. This includes oil changes or any other fluid maintenance.
- Washing your vehicle is permitted but you must supply your own water source to facilitate.

2. BICYCLES

- For residents in Buildings #1 & #2, bicycle racks are located between and in front of the buildings.
- For residents in Buildings #3 & #4, bicycles should be stored in your carport area.
- All residents have the option of storing their bicycle inside of their unit.

- Bicycles are NOT to be chained or secured to the stairs, any wooden railings, your front patio or under the stairs.
- All derelict bicycles and those in violation of any rules are subject to disposal.

3. **PETS**

- You must have approval from your unit owner to have pets. All approved pets must be registered on the Solana Village Condo Associations website.
- No more than two pets shall be kept in a unit.
- No pets may be kept in any portion of the common areas.
- All dogs, cats and similar pets taken through the common elements shall be kept on a leash. There is a \$200.00 fine if any animal is not on a leash as mandated by Monroe County and the City of Key West.
- All pets must always be tended too. They will not be permitted to cause any nuisance or annoyance of any sort whatsoever to any of the other residents. Failure to do so can result in your eviction.
- Waste from your dog must be immediately removed by the dog's caretaker. Failure to do so will result in fines.
- The owner of a pet shall indemnify the Association and hold the Association harmless against any loss or liability of any kind or character whatsoever caused by the pet.

4. **SHOPPING CARTS**

- Shopping carts are not to be transported or abandon on SVCA property. If you are caught transporting or storing a shopping cart (from any store) you will be fined.

5. **TRASH & BULK ITEMS**

- ALL normal trash items must be placed in a **green** Waste Management tote to be picked up during the weekly schedule (Friday morning). Residents are responsible for placing their own unit designated totes and returning them once emptied. If any amount of trash is contained in the bin it must be placed out for pickup. Failure to do so will result in fines.
- If your item is too large for a tote (furniture, renovation debris, etc.) then you must dispose of it yourself or schedule a "bulk" pickup directly with Waste Management. This is a fee-based service, and the Association will not reimburse or coordinate these types of pickups. Information on the removal process can be found on the SVCA website under the "Trash" tab.
- Once your bulk item(s) are scheduled for pickup all items need to be placed in an area where the Waste Management "claw" can pick them up. Bulk items **MUST NOT** be placed under the stairs, on the sidewalks, in parking spaces, on parking islands or in any other outside location until the day before your scheduled pickup. On the day before your scheduled pickup, bulk items should be placed in the same spot where all green totes are placed for weekly pickup. All items should be neatly piled up, not scattered, not in front of parking spots or blocking traffic access.

6. **COMMUNAL (COMMON) AREAS**

- All communal areas must be kept clean and free from any trash, debris, or hazardous items.
- Chairs, tables, or outdoor furniture must not block any walking paths or front doors.
- No appliances or other large household furniture/items may not be stored outside of any unit.
- No outside sheds or storage containers unless previously approved by the Board.
- Do not hang towels, rugs, or bicycles over the railings.

7. **CARPORTS**

- Condos with carports need to keep their area free from trash and household items including appliances.

8. **OCCUPANCY LIMITS**

- The occupancy laws of the City of Key West will be enforced. Residents/Owners are subject to the penalties for violations as provided by the City of Key West and/or Monroe County. Surprise inspections may be done by Code Enforcement.

9. **SWIMMING POOL**

- We are the paid guests of the Solana Village Homeowner's Association who own the swimming pool. Our right to use the pool can be revoked at any time.
- Please abide by the rules at the pool, or the pool keys can be taken away or you can get fined.
- Those who enter the pool after having their keys withdrawn are subject to arrest for trespassing.
- Additional information regarding the pool can be found on the SVCA website.

10. **NOISE**

- Noise levels must be kept to a minimum. Monroe County laws will be enforced.

11. **FIRES**

- Barbecue grills, tiki torches or open flame fire pits are NOT allowed on decks, porches, etc., due to fire hazard.
- The barbecue area for Buildings #1 & #2 is the graveled area between the buildings (near the bike rack).
- Residents in Buildings #3 & #4 can barbecue on the paved areas in front of their respective buildings.
- As per the City of Key West Fire Code, "no hibachi, gas-fired grill, charcoal grill, or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony or under any overhanging portion or within 10 ft (3 m) of any structure. Listed electric ranges, grills, or similar electrical apparatus shall be permitted."