

# 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**

- Parking permits are a privilege and not an entitlement. Parking permits may be revoked at any time for any infraction of the rules and regulations.
- All pavement, overflow and transitional areas are considered first come first-served parking and cannot be reserved by any means.
- Four-wheel vehicles (cars, trucks, vans, low speed vehicles) may only park in SVCA permitted spots only.
- 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.
- All four-wheel vehicles may not block any portion of the walkways when parked in a pavement area.
- Motorcycles and scooters may not be parked in any four-wheel vehicle pavement parking spot.
- Motorcycles must be parked in the designated motorcycle parking area between buildings #2 and #3.
- Scooters must be parked in any of the 4 designated concrete parking spaces adjacent to the steps in front of Building #1 & #2 with a maximum of 5 scooters per space.
- 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 unless extended by the Association. Permits must be renewed every January.
- Parking permits must always be displayed. Failure to display them will result in your vehicle being towed at your expense.
- Parking permits may be relocated to another vehicle after tendering all changes via the SVCA website. Vehicles found with an illegally relocated permit will be towed at the owner's expense.
- 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 & E-BIKES**

- 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 bicycles inside of their unit.
- Bicycles may not block any portion of the walkways and are NOT to be chained or secured to the stairs, any wooden railings, your front patio, common area trees or under the stairs.

- All derelict bicycles and those in violation of any rules are subject to disposal.
- E-bikes and other lithium-ion battery devices are not permitted to be stored, chained, charged, or left unattended under or near any wood structures, stairwells, railings, trees, bushes, or common area entryways. If any of these devices are found in these areas, they will be disposed of immediately and without notification.
- Lithium-ion batteries are not to be disposed of in the Waste Management trash bins, cardboard boxes or any other flammable item stored in the common areas.
- Units with carports may use the electrical outlet contained within the carport to charge an e-bike, however, the e-bike must not be placed or parked under the carport or near any building boundary within six (6) feet.

### **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.
- 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 and fines.
- No more than two pets shall be kept in a unit.
- No pets may be kept in any portion of any common area.
- All dogs, cats and similar pets walking 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.
- 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 abandoned on Solana Village Condominium Association property. If you are caught transporting or storing a shopping cart (from any store) you will be fined.

### **5. TRASH & BULK ITEMS**

- Owners and residents are responsible for the placement and upkeep of all Waste Management provided totes. Totes should be cleaned regularly to eliminate odors, bacteria, and pests.
- All normal trash or recycled items must be placed in an authorized green or blue Waste Management 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 Solana Village Condominium Association website under the "Trash" tab.

- Once your bulk item(s) are scheduled for pickup all items need to be placed in an area that 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, front doors or stairs.
- 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**

- Units with carports must keep their space maintained and free from trash and household items including appliances.
- Carports are not to be used as communal areas.
- Any damage made to any portion of the carport will be repaired at the expense of the owner unless deemed Association responsibility.

## **8. OCCUPANCY LIMITS**

- The occupancy laws of the City of Key West will be enforced. Residents/Owners are subject to penalties for violations provided by the City of Key West and/or Monroe County. Surprise inspections may be carried out 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 in carports, on decks, porches or directly in front or back of any building. 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 (3m) of any structure. Listed electric ranges, grills, or similar electrical apparatus shall be permitted.

- Residents in Buildings #1 & #2 may grill in the middle of the common area between the buildings (near the bike rack). Placement of the charcoal or gas grill must be a minimum of 10 ft (3m) away from buildings or any other combustible structures or materials.
- Residents in Buildings #3 & #4 may grill on the paved areas in front of their respective buildings. Placement of the charcoal or gas grill must be a minimum of 10 ft (3m) away from buildings or any other combustible structures or materials.

## **12. WILDLIFE**

- Due to health and safety concerns, including the spread of disease, property damage, and the potential for bird and human injury, the City of Key West mandates via ordinance that it shall be unlawful for any person to feed, provide food, water, or other forms of sustenance (feeding) to poultry (roosters, hens, chicks) within the city. All residents and owners of the Solana Village Condominium Association shall abide by this ordinance. The Association also prohibits the feeding of feral cats, iguanas, racoons, pigeons, ducks, and geese. Violations of the City Ordinance and the Association rules will result in fines and possible eviction.