



## RULES AND REGULATIONS OWNERS, RENTERS AND GUESTS

### POST IN A CONSPICUOUS PLACE

**Please follow and maintain these rules and regulations.**

1. Each unit is allocated one (1) numbered parking space. Only park in the parking space assigned to your unit. All extra vehicles should be parked in the "Guest Parking" or north area of the parking lot. **Do not park in spaces assigned to other units in or out of season.** Due to limited **Visitor Parking**, each unit should try to have only 2 cars per unit at any time in the parking lot. Renters are never allowed to have more than 2 cars in the parking lot. Owners and renters should use your designated space at all times.
2. No commercial vehicles, trucks, boats, campers, trailers, motor homes or similar vehicles in any parking area.
3. No loud noises or loud music.
4. **Pets**
  - a. Renters and Renters' guests may not keep pets in Greenview Villas units;
  - b. Owners may not harbor a dog or any other animal that is deemed to be vicious or a potential safety concern, as determined by the Board of Directors.
  - c. Regardless of a pet's size or temperament, when it is taken out of the confines of its unit, it must be leashed or carried, without exception;
  - d. A dog may not be tethered so as to allow it to roam into common areas, even if it is tied to a unit via a tether;
  - e. When dogs are walked for "bathroom purposes," they should be walked along Capri Isles Blvd., to the east of the sidewalk, and not in the grassy common areas of the association;
  - f. Always immediately clean up after your pet, without exception;
  - g. Reptiles, rodents, poultry, amphibians, or livestock may not be kept in a Greenview Villas unit;
  - h. No pets are allowed in the pool area;
  - i. The limit is one (1) dog per unit.
  - j. Pets that are harbored in Greenview Villa's units are limited to "small household pets." For dogs, the term "small" shall refer to a maximum height of 14", as measured from the bottom of the feet to the top of the withers (shoulder) of a standing dog that is full-grown for its breed. For dogs not yet full-grown, mixed-breed dogs, or other situations in question, the Board of Directors shall consult knowledgeable and credible reference sources to determine the probable full-grown height of the dog.
5. No laundry, garments, or unsightly objects on lanai or outside of unit.

6. Lanais should be clean and uncluttered and uniform with others. No charcoal or canned heated cooking on lanais. No grills are allowed, per the Venice Fire Department. **No chairs, tables, or other items** may be permanently placed outside in the common areas around the units without the written permission of the Board. Note: Previous Board approvals will be grandfathered. Please contact a Board member with any questions.
7. Follow posted pool rules. When using lotions, **no oils**, use towels on lounges and chairs. No pets in the pool area. Swimming from 9:00 AM until dark.
8. Lock the south gate when you are the last person to leave the pool area. Keys for pool gate and bathroom are in your unit.
9. All incoming mail must have your unit number.
10. Blow-up pool rafts or toys should not be stored in the pool bathroom.
11. Children wearing diapers are not allowed in the pool.
12. Garbage should be bagged and tied. Dispose of all recyclable material in the proper containers. No cardboard food containers placed in the recycle bins. **For bulk or construction waste: Please call the City of Venice for an extra pick-up. DO NOT OVERFILL THE REGULAR DUMPSTER. You will be charged for extra pick-up.**
13. **Turn off** water when you leave for longer than 2 weeks (located outside, near the lanai). **Turn off** electric to water heater to avoid fire.
14. Hot water heaters and the overflow should be maintained and checked regularly for problems or leaks. Hot water heaters should be replaced when needed. We highly recommend that all hot water heaters never be more than 12 years old. This is based on most manufacturer's recommendations to replace every 8-12 years. If a hot water heater leaks it could cause damage to your unit and adjacent units as well.
15. **Do NOT** leave your outside hoses attached to the spigots as eventually they will become corroded and could cause damage when trying to remove them.
16. **Do NOT** alter any light fixtures, sprinklers, or water systems. Please contact a Board member with any problems.
17. Bicycles should only be outside in the common areas when they are being used. Please respect the common areas.
18. **Written** Board approval is required, **in advance**, for any outside plantings and requires a written request form to be completed with specifications for changes, alterations, additions and/or improvements. Please use the Request form.
19. All pots placed outside should have living plants in them.
20. If ornamental objects are placed outside, they should not be overwhelming or offensive to others. **Please see condo docs for details.**
21. NO structures of any kind should be constructed in the outside common areas including but not limited to decks, fencing, etc. **Please see condo docs for details.**

BOARD OF DIRECTORS  
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