

WHITE SANDS VILLAGE CONDOMINIUM ASSOCIATION, INC.

5629 Midnight Pass Rd.

Sarasota, Florida 34242

(941)349-5600

WhiteSandsVillageinfo@gmail.com

ASSISTANCE ANIMALS:

- a. A disabled/handicapped Owner, Tenant or Guest must notify the Association of the request for a reasonable accommodation to allow a service and/or support animal in a Unit and the common areas in the community and/or to avoid a restriction on pets, and provide adequate documentation supporting the request in compliance with the Florida and federal Fair Housing Acts. This applies to Owners, Tenants, and/or Guests visiting or residing on the property.
- b. Please refer to the Assistance Animal Policy and White Sands Village Mandatory Request Form for more details.

FRONT DOOR LOCKS:

- a. All front door locks must lock and unlock with the White Sands master key by January 1, 2025.
- b. Please refer to the Front Door Lock Policy for details.

LEAK POLICY AND PROCEDURE:

- a. Please refer to the WSV Condominium Leak Policy for more information on what to do in case of a plumbing leak.

REGISTRATION:

- a. All guests must register at the White Sands Village office, as soon as possible, after arrival and get a vehicle parking tag.
- b. It is helpful to our office manager if owners would also report in at the office on arrival.

SAFETY:

- a. Fire extinguishers can be found near each unit entrance.
- b. Each unit has a smoke detector. Please test yours periodically.

VEHICLES:

- a. All vehicles parked at White Sands Village should have a vehicle parking tag displayed.
- b. Each unit has a numbered carport parking space for one motorized vehicle only.
- c. All motorized vehicles, except bicycles, must be in a marked parking space.
- d. When parking in your carport space, please do not back in and please stay back from the sidewalk, in front of the vehicle.

- e. Visitors and additional owner cars must be parked in the uncovered spaces. The unit occupant is responsible for proper parking of his, and his guest's vehicles.
- f. Our White Sands Village speed limit is 10 MPH.
- g. All vehicles should be locked at all times.
- h. Vehicle washing is not allowed.
- i. No vehicle is to be used for sleeping or camping.
- j. All vehicles must be currently insured, registered and operational.
- k. Vehicles of any kind may NOT be charged from any metered electric source at White Sands Village.

BICYCLES AND TOYS:

- a. Bicycles may be locked to carport pillars if they do not impede or damage vehicles parked nearby.
- b. Please do not leave any toys outside the unit.
- c. No bicycles or wheeled toys can be ridden on sidewalks or grassed areas.
- d. Sports activities such as baseball, football, skateboards, rollerblades, etc. are not permitted at White Sands Village. There is space for these activities at Siesta Key Beach and at the public playground behind St. Michael The Archangel Church which is just down Midnight Pass Rd.

GAS GRILLS:

- a. No outdoor cooking is allowed except on the four gas grills provided by the Association. Two are by the pool and two are between Buildings Two and Four.
- b. Please follow the posted instructions by each grill area, report problems and ask for help if needed.

TRASH AND RECYCLABLES:

- a. There are dumpsters on the north and south sides of this Association property for your bagged trash.
- b. There you will also find blue recycling bins. Please read the notice on the gates of the enclosures explaining the recycling rules. No plastic bags in the recycling bins please.

SMOKING OR VAPING:

- a. There are only three places where smoking is allowed outdoors at White Sands Village. Those places are: 1. Along the white vinyl fence on the south side of the Association property. 2. Along the public sidewalk parallel to Midnight Pass Road, 3. Along the north property line between White Sands Village and St. Boniface Church.
- b. Please take your butts with you when leaving those areas.
- c. Please be considerate of others who may be highly allergic to smoke.
- d. Smoking is not allowed in the clubhouse.

POOL RULES:

- a. The pool opens at 8:30 a.m. and closes at sunset each day.
- b. There is no lifeguard on duty at White Sands Village. Swim at your own risk.
- c. Please shower before entering the pool water which is a county regulation.
- d. Maximum pool occupancy is 20 people at one time.
- e. Breakable glass, of any kind, is not allowed inside the pool fence.
- f. Food and beverage in non-glass containers are allowed, if more than four feet from the water's edge and preferably at the tables. No beverages are allowed in the pool.
- g. Those needing adult supervision must be with an adult in the pool area.
- h. All diapers worn in the pool must be designed for pool use.
- i. Smoking or pets are not allowed in the fenced pool area.
- j. Large toys and rafts are not allowed in the pool area.
- k. An owner or renter has to accompany their guests while at the pool.
- l. Running, diving, jumping, ball playing or roughhousing are not allowed.
- m. All audio devices, at the pool must be silent.
- n. Pool furniture and equipment must stay inside the pool fence.
- o. You may only reserve pool furniture by placing items on them while you are physically present at the pool.
- p. Please dispose of all trash and recyclables before leaving the pool area.
- q. The door lock code for the pool restrooms is 5629.

SOLICITATIONS: Soliciting is not allowed at White Sands Village.

OUTDOOR AREAS and UNIT EXTERIORS:

- a. No unit exterior may be altered in appearance without Board permission. Please report, to the office, any problem with windows, screens, porch lights, emergency lights, smoke detectors, fire extinguishers, railings, porch carpets, porch stairs, etc.
- b. The halls, balconies, entranceways or any outside area are not to be used for storage. This includes bicycles, motorcycles, toys, tools, fishing equipment, garbage, etc.
- c. Please do not drape anything on the porch rails or nearby bushes. Drying racks are to be used inside the unit only.
- d. Owners may plant in the beds outside their lanai, with these restrictions: No trees, full growth maximum height less than 36". The owner is responsible for maintaining their plantings. If, in the opinion of the Association Landscaper or Maintenance Manager, the plantings are not being maintained or are becoming a nuisance, they will be removed.

CONVEYANCE:

- a. An owner must fill out an application for the Association each time they wish to sell their unit or rent their unit. A \$100 non-refundable application fee plus a \$25

service charge is required with each application.

- b. According to our Declaration of Condominium governing document, the minimum rental period is 14 days. IT IS A VIOLATION TO RENT YOUR UNIT FOR LESS THAN 14 DAYS.

MARINA RULES:

- a. There are ten boat slips in the boat basin on the White Sands Village property.
- b. The slips are rented annually on a first come first serve basis. A list of unit owners desiring a slip rental is maintained in the office. Each listed owner is allowed to refuse an offered slip once before being placed at the bottom of the list. This does not include offers of subleasing. The annual rent is set by the Board each year.
- c. To be eligible for a boat slip, you must be a condo owner, with a boat that is registered and insured in the condo owner's name and have the boat in the water for a minimum of three months of each calendar year.
- d. Slips are rented by unit owners, primarily for their use and may ~~not~~ be subleased.
 - i. All primary slip owners may sublease their slip, if they choose for one of two time frames: **(A) Oct 1 through April 30 or (B) May 1 through September 30.**
 - ii. All subleases must go through the office and be offered in order of our wait list. All subleases must meet the requirements of "c" above and follow the rules and regulations of our Marina.
 - iii. If a primary slip owner gives up his slip, the subleasee gives up their right unless the new primary owner agrees to sublease, in which case, they would have first option of subleasing.
 - iv. The cost of subleasing is two (2) times the monthly rent x the number of months rented.
 - A. Payment will be made as follows: The primary owner will pay the full annual rental January 1st; When the slip is subleased, the secondary owner will pay the amount in section d.iv above to the Association. The Association will then reimburse the primary owner ½ of the sublease rent.
- e. The slip fee is paid to White Sands Village annually by January 31st.
- f. 22 foot model boats are the maximum allowed in a slip.
- g. All boats will be tied fore and aft and at the owner's risk.
- h. No boat will be used as a dwelling or be used for sleeping.
- i. NO WAKE speed in the basin.
- j. No item shall be left on the bulkhead or grassed areas of the basin.
- k. Jet skis, floats, docks, lifts and non motorized vessels are NOT allowed in the slips.
- l. Only one motorized boat per slip is allowed.

CLUBHOUSE USE:

- a. Hours for use of the first floor clubhouse recreational area and the upper lounge,

are Monday through Friday from 9:00 a.m. to 4:00 p.m. for September through May and 9:00 a.m. to 3:00 p.m. for June through August.

- b. Internet is available on the pool deck and in the clubhouse. Look for White Sands 2G and the Password is: 2199429426.
- c. An inside bulletin board near the front door of the clubhouse and two outside bulletin boards, by the mailboxes, have information that may be of interest.
- d. There will be a \$500 deposit required for special event use of the clubhouse. Any damage expense or extra cleaning expense, will be deducted from the \$500 deposit. Reservations must be made 72 hours in advance of the usage. Keys will be issued along with instructions for use. Hours of use are between 9:00 a.m. and 10:00 p.m. only and not to interfere with other's use of the pool or grills. An owner or renter has to be the primary party using the facility. Noise must be kept to a reasonable level. The clubhouse must be left clean and refuse free at the end of the day it is used.
- e. Maximum attendance is limited to 50 people.

PETS:

- a. Pets at White Sands Village are limited to one dog of less than 25 lbs. or one cat and only when they are not maintained or bred for any commercial purpose and when proper restraint and control are used in keeping them.
- b. Dogs and cats must be either leashed or carried and must be exercised and curbed only in one of the three marked pet areas, along the street side of White Sands Village, and at the end of the parking lot adjacent to building 1. Please walk **DIRECTLY** to one of those areas by way of the driveways. Dogs and cats are prohibited from, courtyards, courtyard sidewalks, grassed areas and fenced pool areas, except the two pet areas noted above.
- c. All pet waste must be picked up, bagged and placed in the designated pet waste stations in the pet walk areas. Please do not use waste cans in condos, laundries, grill areas or by the pool, for pet waste

OCCUPANCY:

- a. All units are single family only.
- b. The maximum one bedroom occupancy is four people.
- c. The maximum two bedroom occupancy is six people.

RENOVATIONS:

Before any unit construction project begins, an Architectural Review Form must be filled out and submitted to the White Sands Village Office. No renovation work except painting and carpeting will take place between January 15th and April 15th.

EMERGENCY NUMBERS:

A. If you are locked out of your unit:

- a. For tenants in the White Sands Rental Program:
 - i. If you get locked out during weekday office hours, call 941-349-5600 or go to the office.
 - ii. After hours:
 - 1. Locate anyone on the property who can call a Board member or staff. Present identification and they can help you get entry.
 - 2. Call 941-349-5600 and ask the answering service to contact someone to assist you with your lockout.
- b. For tenants NOT in the White Sands Rental Program:
 - i. Contact the agency or owner that you rented through for assistance.
- c. For guests of the owner:
 - i. If you get locked out during weekday office hours, call 941-349-5600 or go to the office for assistance.
 - ii. After hours, contact the office or the unit owner for assistance.
- d. If securing access to the unit requires either the locksmith or White Sands staff to travel to the site, there will be a charge to the owner. The locksmith is Non-Stop Locksmith. 941-315-2177

B. For all emergencies of a life-threatening nature call 911 anytime.

C. For all non-life-threatening emergencies, other than lockouts, call 941-349-5600 anytime or call the Sarasota Sheriff's non-emergency # at 941-861-5800..