

# **Rules & Regulations of The Venice Centre Association, Inc.**

Administrative Rules & Regulations, Adopted October 28, 2025.

These Rules & Regulations Supersede and Replace All Prior Rules & Regulations and Will Take Effect Immediately

## Defamation & Harassment

No person shall defame, harass, verbally abuse, nor physically assault anyone on condominium property. Please immediately report any and all incidents of this nature to the Venice Police Department at 941-486-2444 (or 911 if an emergency) and promptly notify a board member, the building superintendent, or the association manager.

## Pets

Pets and assistance animals are not allowed anywhere within the enclosed areas of the condominium, nor the pool area with the exception of authorized and documented service dogs.

## Smoking

Smoking, vaping or carrying lighted smoking implements is NOT permitted in any common element areas of the condominium, including the private parking lot.

## Swimming Pool

1. No lifeguard on duty. Use pool at your own risk.
2. No nighttime swimming is allowed. The swimming pool may be used only from one-half hour after sunrise to one-half hour before sunset.
3. No diving or jumping into pool.
4. Running or "horse play" is not permitted in pool area.
5. No glass containers are permitted in pool area.
6. No amplified radios / speakers are permitted in pool area.
7. Animals and pets are not allowed in the pool area.
8. A cover-up and footwear must be worn to and from the pool area.
9. Only normal swimwear (bathing suits) are allowed to be worn in the pool.
10. A shower must be taken immediately before entering the pool.
11. Chairs and lounges must be covered with a towel when in use.
12. Pool and entry doors must be closed at all times and locked when not in use.
13. All personal property including refuse must be removed from pool area when leaving.
14. Children under 16 years of age must be accompanied by an adult swimmer (21 years of age or older) and properly supervised when in the pool area.
15. Only the owners/tenants, their immediate family members, or their overnight invitees are allowed in the pool area with the following exception: Invited day-guests are allowed in the pool area if accompanied by the owner/tenant inviter.

## Clubhouse

1. Cover-up and footwear are required in the clubhouse.
2. Wearing of wet clothing or wet coverups is not permitted except for restroom access, provided the floor is not allowed to become wet.
3. Persons using the clubhouse for an event or general use are responsible for clean-up, removal of garbage, turning off electrical equipment, turning off inside and outside lights, and locking all outside doors in the clubhouse. If a party fails to clean up the clubhouse properly the Association will have the area cleaned and the expense of said cleaning will be billed to the responsible party.

4. Children under 16 years of age must be accompanied by an adult (21 years of age or older) and properly supervised when in the clubhouse.
5. No equipment, furnishings, wall decorations, or other property may be placed in or removed from the Clubhouse without prior written consent of the Board of Directors.
6. Only the owners/tenants, their immediate family members, or their overnight invitees are allowed in the clubhouse with the following exception: Invited day-guests are allowed in the clubhouse if accompanied by the owner/tenant inviter.

## Events

1. Owners may reserve the south-side room of the clubhouse for events.
2. Reservations are made on a "first come, first served" basis with the exception of official Venice Centre Association meetings which take priority over all other events.
3. Owners may make clubhouse reservations by notifying the building superintendent (or other authority designated by the board). A record of all reservations shall be kept on an official reservation calendar placed in a conspicuous location in the condominium common element area. The record for each reserved event shall include the responsible owner's name, date, starting time, duration, and the type of event.
4. Owners shall not monopolize the clubhouse for their own use, especially during popular periods such as weekends, holidays, or high season (January 1 — March 31). The Board has the sole discretion to determine what constitutes "monopolization" and has the right to revoke and/or reinstate event reservations in order to enforce this rule.

## Private Parking Lot

1. Parking spaces marked "Permit Only" are reserved for Venice Centre unit owners/tenants, their overnight guests, and for tradesmen contracted by unit owners or the Association.
2. Golf-type carts parked in "Permit Only" spaces must display a permanent parking permit.
3. The remaining parking spaces are available for use by Mall customers, employees, contractors, and casual guests of owners/tenants.
4. One permanent parking permit is available at no charge to each unit owner or tenant. This permit must be displayed on the vehicle dashboard and be clearly visible from the outside of the vehicle when parked in a "Permit Only" space.
5. All parking permits are the property of Venice Centre Association, Inc. Lost or stolen permanent parking permits must be reported to the Association. They may be replaced at a charge of \$10.00 each.
6. Outside electric outlets are for official Association use only. Recharging of personal electric-powered vehicles is prohibited.
7. Vehicles not authorized under Regulations 1 & 2 above, and those not parked in designated lined parking spaces may be towed at the vehicle owner's expense.
8. Towed vehicles may be recovered from the Towing Company whose name and telephone number are posted at the parking lot entrance. Towing and storage charges are the responsibility of the vehicle owner. The Venice Centre Association, Inc. will not be responsible for such charges or any damages associated with the removal of vehicles from the parking lot.
9. Drivers must follow designated traffic patterns in the parking lot, use the appropriate entrance and exit driveways, and drive slowly and carefully.
10. No one shall play in the parking lot.
11. BL XVI.3.f - No unit owner shall store or leave boats or trailers on the condominium property.

## Garbage and Recyclable Waste

1. Unit owners must abide by all applicable City of Venice solid waste and recycling ordinances when disposing of waste material.
2. Recycle bins have affixed to their lids a list of what should and should not be placed in that bin and owners should adhere to these instructions at all times.
3. The garbage and recycling area should be kept neat and orderly at all times.

4. All proper disposable items are to be put in the dumpster or proper recycle bin.
5. Yard waste, furniture and appliances are not to be placed in the enclosure.
6. Garbage must be disposed of in securely tied plastic bags.

### Commercial Unit Signs

Fixed signs may only be displayed within the existing overhead frames, entirely within the unit, or on the unit's glass window surfaces (inside or outside). Window signs must be professionally-printed self-adhering graphic decals or professionally printed self adhering lettering. All signs must be consistent with the business name or related to services offered within the business. Nothing shall be mounted to the common walls without the prior written approval of the Board of Directors.

### Access to Units

Each owner shall provide a copy of their door key (or numerical combination if a combination lock) so that a key/combination to all units is to be held in a secure area accessible to the building superintendent, condominium manager, and Board members to allow entry (as per D XIV.C.4.). Persons gaining access to vacant units must leave written notice of entry and secure unit when leaving.

### Mall Grand Hallway

1. Public access to the Mall common elements is limited to normal business hours of 8:00am to 5:00pm Monday through Saturday, with the exception of patrons of businesses operated outside the normal hours and as permitted by board action. The three main south-side public doors may be unlocked by business owners outside the normal hours to permit entry/exit by their patrons. It is the responsibility of the business owner to ensure the doors are locked and the Mall secure as they leave the building. The last business owner to leave the building at the end of the business day must turn off the lights in the main hallway.
2. No public exterior doors on the ground floor of the Mall Building may be propped open or held open for any period longer than that required for normal ingress/egress except by the building superintendent (or other authority designated by the Board).
3. All commercial unit owners/tenants must take every precaution to maintain the integrity of the air conditioning of the Mall hallways. Therefore, Mall hallway doors shall not be propped or held open if an exterior door is open within their unit, or an exhaust fan is running within their unit. In addition, units with openwork gates are not allowed to prop or hold open exterior doors within their units at any time unless outdoor temperature is below 72 degrees Fahrenheit.
4. Business owners may place objects on the floor (in front of their unit) along the grand hallway walls for the purpose of promoting their business. Such items may include commercial displays, racks, tables/chairs, stands, supports, and the like. Such items must be placed within 30" of the grand hallway walls and shall only be placed in the main 12-foot wide sections of the grand hallway.
5. With regard to the use of the grand hallway common property, business owners will adhere to all applicable governmental laws & regulations, the Venice Centre Association governing documents (including the current Rules & Regulations Document), and City of Venice fire code.
6. Use of the Grand Hallway, or any Common Area, for any formal event or activity promoting either an inside or outside business or organization is prohibited, unless submitted to the Board of Directors for review and approval.
7. Prior to placing any objects in the Grand Hallway the business owner shall have current liability insurance with a minimum of \$500,000 coverage; naming the Venice Centre Association as an additional insured; and provide a copy of their insurance document to the Association.
8. Objects placed in the grand hallway shall not be left unattended.

9. Objects placed in the grand hallway shall not block or disturb existing common element displays or fixtures including, but not limited to KMI displays.
10. Nuisances (excessive noises, strong odors, etc.), as determined by the Board of Directors, are prohibited.
11. Any issues or conflicts regarding the use of the Grand Hallway, which may arise from time to time, shall be resolved by the Board of Directors.

### Recording of Official Association Meetings

Owners may make audio and/or video recording of official association meetings provided:

1. They provide the Board written notification of their intent to record the meeting at least 48 hours prior to the meeting.
2. Recording equipment used does not produce distracting sounds or light emissions.
3. Recording equipment must be assembled and set up at least 15 minutes before the meeting starts.
4. Anyone recording a meeting cannot move about the meeting room in order to facilitate the recording.
5. Owners shall not post or publish, or allow anyone else to post or publish their recordings of meetings to the internet or to any public forum.
6. Owners that record a meeting must provide a copy of the recording (in a suitable media format) of the recording to the Association within 48 hours after the meeting.

### Lease or Sublease

1. D XI.A. [Amended May 30th, 2008 to Include] No unit may be leased or subleased more than six (6) times in a calendar year, and no unit shall be leased for a term of less than thirty (30) days.
2. Lease / Rental renewals / extensions (including seasonals) must be submitted for Board approval (using the "Application For Unit Lease, Sale or Transfer " form) at least sixty (60) days prior to the effective date.

### Common Areas

1. The President and Vice-President only of the Association are hereby granted discretion and authority to remove and dispose of (or direct the removal and disposal of) anything that has been placed on the common element property in an unauthorized manner.
2. All storage/utility room doors which open onto common element hallways shall be kept closed unless required to be open for immediate ingress and/or egress.