

DECEMBER, 1991
CURRENT RULES AND REGULATIONS OF
COVINGTON COURT OWNERS ASSOCIATION
MT. VERNON - HERMITAGE HYDE PARK MONTICELLO

Each owner, invitee, relative, guest or otherwise, hereinafter referred to as "occupant of the condominium parcel," shall in addition to the obligations and duties as set forth in the Declaration of Condominium, the By-Laws or any amendments thereto, be governed by the following regulations.

1. Each owner shall have the right to sell or lease his apartment provided the proposed purchaser, lessee, or sub-lessee, as the case may be has first been approved by the Condominium Association; provided further, however, that no apartment shall be sold or leased more than once per year (12 consecutive months) for a minimum period of four months and a maximum period of twelve months. New owners are prohibited to lease (rent) their condominium apartment for the first two (2) years after purchase. Each new owner, lessee or sub-lessee shall be bound by the provisions in the Declaration of Condominium, the By-Laws of the Condominium and these Rules and Regulations (See Code A & B)

2. Each apartment shall be used only as a single family residence and for no other purpose whatever, except upon specific approval in writing from the Association, which approval may be revoked or suspended without notice at the discretion of the Association. (See Code A)

3. As the Declaration of Condominium and rules of the Covington Court Condominium Association state (Mt. Vernon - Hermitage, Hyde Park and Monticello): each unit is to be a single family dwelling. With this in consideration the Association will be governed by the following maximum number of individuals allowed in permanent residence in a unit:

1 (one) bedroom unit = 2 (two) permanent residents.

2 (two) bedroom unit = 3 (three) permanent residents.

All permanent residents must be listed as such on the Condominium Application of Approval. changes must be approved by the Board. (See Code D)

4. A guest is defined as an individual(s) residing overnight in a unit, but not in permanent residence and not a tenant. The number of guests in a unit will be limited a not to exceed the following total number of persons in a unit per night:

1 (one) bedroom unit = 4 (four) individuals.

2 (two) bedroom unit = 6 (Six) individuals.

The length of stay of a guest(s) will be governed by the following:

Owner in Residence: Maximum length of stay for any and all guest(s) an aggregate of four (4) months in any twelve (12) month period with a maximum of three (3) months for individuals(s).

Owner not in Residence (defined as loan of unit): Maximum length of stay for any individual(s) is three (3) weeks during any twelve (12) month period, after written notice (See Code D)

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5. Each occupant shall maintain his apartment in good condition and repair, including all internal surfaces within surrounding his apartment and maintain and repair the fixtures therein. Each occupant shall pay promptly for any utilities which are metered separately to his apartment.

6. Common areas of the building, such as the hallways, stairs, stairwells, elevators, storage room passageway, laundry rooms, landscaped and grassed areas, shall be ~~used~~^{used} only for purposes intended. No articles belonging to the apartment occupants shall be kept in such areas, temporarily or otherwise. (See code B)

7. Apartment occupants are reminded that alteration and repair of the apartment building is a responsibility of the Association, except for the interior of the apartments. No exterior painting of doors or building, or additions such as screen doors or lighting fixtures or any other items whatsoever, and no alteration, modification, change or removal may be made of any interior wall without first obtaining written approval of the condominium association or management corporation, with the exception of painting.

8. No occupant may make or permit anything to be done or performed on, in or about the premises which would result in an increase in insurance premiums.

9. No occupant shall make or permit any disturbing noises in the building or on the condominium property, whether made by himself, his family, friends, guests or servants; nor do or permit anything to be done by such persons that would interfere with the rights, comfort, or convenience of other occupants. All doors shall be closed quietly. No occupant shall play or allow to be played any musical instrument, phonograph, radio or television set in his apartment or on or about the condominium property, between the hours of 11:00pm and the following 8:00am, if the same shall in any manner disturb or annoy the other occupants of the condominium. (See Code A)

10. No radio or television antenna or antennas, or any wiring for any such purpose may be installed on the exterior of any building or upon the condominium property without the prior written consent of the Association or management corporation.

11. Disposition of garbage and trash secured in plastic bags shall be only by the use of garbage disposal unit, or by use of receptacles supplied by the Association. (See Code B)

12. Each apartment may identify its occupant by name plate of a type and size approved by the Association or management corporation and mounted in a place and manner so approved.

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13. No signs, advertising, or notices of any kind or type, whatsoever, including but not limited to, "for rent" or "for sale" signs, shall be permitted or displayed on the exterior of any apartment; nor shall the same be posted or displayed in such a manner to be visible from the exterior of any apartment.

14. The Owners Association has jurisdiction of all parking spaces and assignments as custodians of the common elements. Each apartment is entitled to the use of one reserved parking space. The board of directors may grant a temporary reserved parking space for verifiable medical reasons upon consideration of a written request documenting such reasons. The use of such temporary space will cease upon the conclusion of the disability or the sale or rental of the unit. Residents shall use their reserved space. A second car or visitor's car shall be parked in the visitors space. All commercial vehicles of any kind, campers, boats and boat trailers are specifically prohibited from any portion of the condominium property. (See Code B)

15. Unit owners are limited to two (2) parking spaces when authorized vehicles are currently licensed and registered to the owners address with the Association. At the description of the individual association a second authorized vehicle will be temporarily permitted to use certain guest spots for parking. Second cars of guests have no parking privileges, however they may be assigned temporary guest parking spaces by the Association. Any additional vehicles above the aforementioned are prohibited from any portion of the condominium property and will be considered illegally parked vehicles when on common elements. Unauthorized vehicles will be towed away at the owners expense or a reasonable fine will be levied against the unit for failure of the owner or his guest to comply. (See Code C)

16. Each apartment occupant shall maintain his apartment in a clean and sanitary manner. The balconies, porches, and terraces shall be used only for the purposes intended and shall not be used for hanging garments or other objects, or for cleaning of rugs or other household items. Each apartment occupant may provide his apartment with laundry and drying equipment, subject to the written approval of the management corporation or Association, but no drying of laundry will be permitted outside of the occupants apartment, excepting in the laundry room.

17. All apartments shall be and remain carpeted excepting bathrooms, kitchens and porches.

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18. All official notices of Covington Court, Mt. Vernon - Hermitage, Monticello and Hyde Park Associations shall bear the signature of the Secretary of the respective legal entity, except as otherwise required by the By-Laws of the Association. All such notices shall be mailed to each member at the address on file and recorded for such purpose with the Association. No member shall make or permit to be made, any written, typed or printed notices of any kind or type whatsoever or post the same on the bulletin boards, mail or otherwise circulate it to members which purports or represents to be, an official act or notice of the Association. Notices of a social nature or purpose by a member in his capacity as a member, to other members are specifically excluded, provided that all such notices shall bear the signature of the member or members making or uttering such notices and shall be fully responsible for the contents thereof. (See Code B)

19. No dogs, cats, or animals of any kind which are capable of escaping in any manner onto or into the common elements, or which are capable of making a noise which can be heard through our perimeter walls, shall be kept, raised, or bred in any apartment or any part of the common elements; provides, however, that pets previously approved by the Association may be kept in the owner's apartment during the remainder of the pet's life, but shall not be replaced. (See Code A)

20. Owners shall adhere to reasonable standards of dress when outside their apartments. Reasonable standards shall be interpreted to mean street clothing, sports attire or bathing attire, as applicable. Specifically prohibited are usually brief clothing or night clothing, dressing gowns or bathrobes.

21. Any breach or violation of the foregoing rules and regulations shall result in a \$50.00 fine or special assessment to the violator in addition to all other legal remedies. No fine shall be levied except after giving reasonable notice and an opportunity for a hearing of the unit owner. (See Code B)

22. Any use of "Owners Association" shall be interpreted to mean Covington Court Owners Association (See Code B)

23. SWIMMING POOL RULES AND REGULATIONS:

- A. Use the pool at your own risk.
- B. Pool hours are until 10:00pm.
- C. Shower before each entry into the pool. All tanning lotion must be removed before entry into the water.
- D. No running or ball playing within the pool area.
- E. No jumping into the pool; use the provided entrances.
- F. No floating objects of any kind are permitted into the pool.
- G. All persons with hair three (3) or more inches below the ears must wear a bathing cap.

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- H. Only proper bathing attire is to be worn in the pool, no cutoffs, shirts, etc, is permitted.
- I. No food or alcoholic beverages are allowed in the pool area. Use only unbreakable containers for permissible liquid. No glass of any kind is permitted in the pool area.
- J. Keep the pool area clean by disposing of all refuse in the containers provided.
- K. Be considerate of those around you. Loud and unnecessary noise is not permitted.
- L. No pets are allowed in the pool area.
- M. All children in the pool area must be accompanied by an adult 18 or older at all times. Children wearing diapers are not allowed in the water.
- N. All guests with children must be accompanied by a unit owner.
- O. All guests must wear identification tags in the pool area. Each unit owner should have guest tags.
- P. Guests and renters must abide by the same pool regulations as the owners. It is the owners responsibility to advise the others of all regulations.
- Q. Under penalty of fines, owners are liable for infractions of rules by their guests and or renters.

Code A: Denotes resolutions adapted by the Board of Governors of Covington Court Condominium Association at duly called meeting on June 4, 1981.

Code B: Denotes resolutions adapted by the Board of Governors of Covington Court Condominium Association at duly called meeting on May 9, 1985.

Code C: Denotes resolutions adapted by the Board of governors of Covington Court Condominium Association at duly called meeting on May 5, 1988.

Code D: Denotes resolutions adapted by the Board of governors of Covington Court Condominium Association at duly called meeting on November 12, 1991.

The above mentioned resolutions were recorded in the Public Records of Pinellas County, Florida.

**RESOLUTION AMENDING RULES AND REGULATIONS OF
COVINGTON COURT, MOUNT VERNON HERMITAGE CONDOMINIUM
ASSOCIATION**

BE IT RESOLVED, By the Board of Directors of Covington Court, Mount Vernon Hermitage Condominium Association (the "Association") that the Rules and Regulations respecting the use of the property in the Condominium are Amended as hereinafter provided and allowed, pursuant to Paragraph 12 of the Original Declaration of Condominium along with Section 718.112 (2)(c), Florida Statutes:

Rule 12 is amended as follows:

12. Each apartment occupant shall maintain his apartment in a clean and sanitary manner. The balconies, porches, terraces shall be used only for the purposes intended and shall not be used for hanging garments or other objects, or for cleaning of rugs or other household items. ~~Each apartment occupant may provide his apartment with laundry and drying equipment, subject to the written approval of the Management Corporation or Association, but~~ No occupant shall be allowed to install any washers or dryers for purposes of laundering clothing or any dishwasher and no drying of laundry will be permitted outside of the occupant's apartment excepting in the laundry room.

In addition, the Board of Directors further amends the Revised Rules and Regulations that were thereafter to supplement the Original Rules as follows:

12. Installation of Equipment.

No owner or occupant of a unit shall install wiring for electrical or telephone installations, nor install any type of television antennae, machines, air conditioning equipment or any other items involving electrical, gas or oil installations except as maybe authorized in writing by a majority of the Board of Directors. Under no circumstances shall any owner or occupant of a unit be allowed to install any washing and drying equipment for clothes laundering purposes or any dishwasher.

BE FURTHER RESOLVED, By the Board of Directors of Covington Court, Mount Vernon-Hermitage Condominium Association (the "Association") that the Rules and Regulations respecting the use of the property in the Condominium are Amended as hereinafter provided and allowed, pursuant to Paragraph 12 of the Original Declaration of Condominium along with Section 718.112 (2)(c), Florida Statutes:

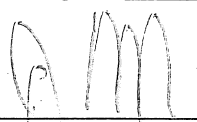
Rule 13 is amended as follows:

Amendment to Rule 13, identified in the Original Rules recorded in the Public Records with the Declaration of Condominium to be changed as follows: All apartments shall be and remain carpeted, excepting bathrooms, kitchens and porches. If three (3) nuisance reports are submitted to the Association in writing and confirmed as being disruptive or disturbing as a result of another owner having failed to comply specifically with the Flooring Restrictions of the Condominium, the individual owner in violation of the Flooring Restrictions will be required to address to the satisfaction of the Association a resolution, which can include sound proofing furniture by installing, maintaining and replacing, as needed, area rugs throughout

the apartment, and rubber and other similar sound damping products to reduce sound transmission of the furniture. If such proposed products do not resolve the noise interfering with the rights of other Residents to the satisfaction of the Board, an owner will be required to remove the flooring that is in violation of the Rules and Regulations or lay carpeting over all areas identified in the Declaration.

CODING: WORDS WITH STRIKETHROUGH ARE DELETIONS FROM THE EXSISTING APPLICABLE RULES AND REGULATIONS; WORDS IN UNDERScore ARE ADDITIONS.

I Hereby Certify that the foregoing Resolution was Adopted by the Board of Directors of Covington Court, Mount Vernon Hermitage Condominium Association at a duly called Meeting on 7-11, 2019.



Jon Schmalowski, President



Eileen Wolan, Secretary

POWELL, CARNEY, MALLER, P.A.

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August 12, 2019

Via U.S. Mail and E-Mail

Eileen Wolan
6370 First Street N, Unit B101
St. Petersburg, FL 33702-7644
mtvernonhermitage@yahoo.com

Re: Covington Court, Mount Vernon-Hermitage Condominium

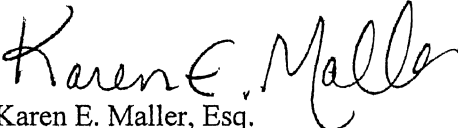
Dear Eileen:

Enclosed please find the recorded Rules and Regulations amending certain provisions of the prior Rules and Regulations as it pertains to the washing and drying equipment, as well as the flooring. Please see that copies of the recorded Resolution is distributed to the membership. If you do not want to incur the cost of distributing the amendments to the Rules of the Association, you can mail the members notice that the Rules were adopted and can be located in the Public Records of Pinellas County, Florida, available online at O.R. Book 2060, beginning at Page 1975.

As always, if you have any questions regarding the distribution of this document to the members, please do not hesitate to contact me.

Very truly yours,

POWELL, CARNEY, MALLER, P.A.


Karen E. Maller, Esq.

KEM/mlp

cc: Jeanne M. Segars (via e-mail – tabscondos@tampabayrr.com)

**COVINGTON COURT, MOUNT VERNON HERMITAGE CONDOMINIUM
ASSOCIATION**

NOTICE OF BOARD OF DIRECTORS MEETING

NOTICE IS HEREBY GIVEN, in accordance with the By-laws of the Association, and Chapter 718, Fla. Stat. ("Condominium Act"), there shall be a Meeting of the Board of Directors to be held at the following date, time and place for purposes of addressing the Condominium issues identified below, which include the review and voting by the Board Members on Amendments to the Rules and Regulations of the Association.

Date: July 11, 2019

Time: 7 pm

Place: Unit 102B

AGENDA

- 1: Roll Call of the Board Members
- 2: Certification of the Notice of the Meeting being posted and delivered to the Owners
- 3: New Business:
 - A. The Board of Directors has proposed Amending the Rules and Regulations applicable to the Association to include the following changes pertaining to washers, dryers and dishwashers:
 1. Amendment to Rule Number 12, identified in the Original Rules Recorded in the Public Records with the Declaration of Condominium to be changed as follows: Each apartment occupant shall maintain his apartment in a clean and sanitary manner. The balconies, porches, terraces shall be used only for the purposes intended and shall not be used for hanging garments or other objects, or for cleaning of rugs or other household items. ~~Each apartment occupant may provide his apartment with laundry and drying equipment, subject to the written approval of the Management Corporation or Association, but~~ No occupant shall be allowed to install any washers or dryers for purposes of laundering clothing or any dishwasher and no drying of laundry will be permitted outside of the occupant's apartment excepting in the laundry room.

If any apartment has washer or dryer for laundering purposes, the equipment must be removed from the unit. If any apartment has a dishwasher, it shall be allowed to remain in the unit, but if there are any plumbing problems or other problems that are a result of the dishwasher, the owner of the apartment shall be responsible for the costs of damage whether it be to any individual apartment or the Common Elements. There shall be no further installation of any further equipment that may alter the plumbing without written approval by the Association.

2. The Revised and Supplemental Rules and Regulations:

"12. Installation of Equipment.

No Owner or Occupant of a Unit shall install wiring for electrical or telephone installations, nor install any type of television antennae, machines, air conditioning equipment or any other items involving electrical, gas or oil installations except as maybe authorized in writing by a majority of the Board of Directors. Under no circumstances shall any Owner or Occupant of a Unit be allowed to install any washing and drying equipment for clothes laundering purposes or any dishwasher."

B. The Board of Directors has proposed Amending the Rules and Regulations applicable to the Association to include the following changes pertaining to the flooring:

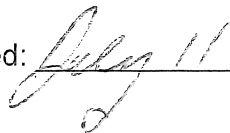
1. Amendment to Rule 13, identified in the Original Rules recorded in the Public Records with the Declaration of Condominium to be changed as follows: All apartments shall be and remain carpeted, excepting bathrooms, kitchens and porches. If three (3) nuisance reports are submitted to the Association in writing and confirmed as being disruptive or disturbing as a result of another owner having failed to comply specifically with the Flooring Restrictions of the Condominium, the individual owner in violation of the Flooring Restrictions will be required to address to the satisfaction of the Association a resolution, which can include sound proofing furniture by installing, maintaining and replacing, as needed, area rugs throughout the apartment, and rubber and other similar sound damping products to reduce sound transmission of the furniture. If such proposed products do not resolve the noise interfering with the rights of other Residents to the satisfaction of the Board, an owner will be required to remove the flooring that is in violation of the Rules and Regulations or lay carpeting over all areas identified in the Declaration.

4: Comment and Discussion by Unit Owners

5: Adjournment

Covington Court, Mount Vernon Hermitage Condominium Association

By: 
Eileen Wofan, Secretary

Dated: , 2019

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June 12, 2019

Covington Court, Mount Vernon Hermitage Condominium

**NOTICE TO OWNERS AND RESIDENTS REGARDING
COMPLIANCE WITH THE FLOORING RESTRICTIONS AND
PROHIBITION OF INSTALLATION OF EQUIPMENT**

Dear Owners and Residents:

The Original Rules and Regulations recorded in the Public Records of Pinellas County, Florida and specifically referenced in the Declaration of Condominium, require that all Units be and remain carpeted except for the bathrooms, kitchens and porches. Despite this clear restriction contained within the documents recorded in the Public Records of Pinellas County, Florida, certain residents have allegedly removed the carpeting from their Unit and installed alternative flooring. The alternative flooring has been installed without the approval of the Board of Directors. The requirement that all Units remain carpeted except for the bathrooms, kitchens and porches was implemented so as to reduce any nuisance or disturbing noises to the surrounding residents. Please understand there is no insulation in the ceilings as a noise barrier and the metal beams resonate and compound the noise below each unit.

It is the Board's intent to adopt rules to address the Flooring Violations. If three (3) nuisance reports are submitted to the Association in writing and confirmed as being disruptive or disturbing as a result of another owner having failed to comply specifically with the Flooring Restrictions of the Condominium, the individual owner in violation of the Flooring Restrictions will be required to address to the satisfaction of the Association a resolution, which can include sound proofing furniture by installing, maintaining and replacing, as needed, area rugs throughout the apartment, and rubber and other similar sound damping products to reduce sound transmission of the furniture. If such proposed products do not resolve the noise interfering with the rights of other Residents to the satisfaction of the Board, an owner will be required to remove the flooring that is in violation of the Rules and Regulations or lay carpeting over all areas identified in the Declaration.

There will be no hardwood or ceramic flooring in the future. If the Association learns of any further attempt by any owners or residents to install flooring other than that which is approved by the Rules and Regulations, which requires carpeting throughout except for the bathrooms, kitchens, and porches, the owner will be required to remove the flooring immediately and replace it with carpeting as required by the applicable Rules and Regulations. Please do not underestimate the Board of Directors intentions to require compliance with the Governing

Documents, and specifically the prohibition of any occupant to make or permit disturbing noises that interferes with the comforts or conveniences of other occupants.

The original Rules and Regulations recorded in the Public Records of Pinellas County, Florida, and specifically referenced in the Declaration of Condominium further prohibit any owner from installing laundry and drying equipment without written approval from the Association. The Supplemental Rules also prohibited any owner from installing equipment in the unit, including any machine of any type without obtaining approval from the Board. In spite of these restrictions set forth in the applicable rules, the Board has been advised that certain residents have installed washing machines, dryers and dishwashers. The Condominium buildings were not built to handle this additional equipment. The Association provides for laundry equipment in the common area for use by the residents. Therefore, there is no need for any resident to have individual laundry equipment in their unit. The Association is requiring that anyone with individual laundry equipment in their unit have it removed immediately. The Association will not allow for such equipment, because of the potential harm that could come to the other units and buildings. For those persons that have a dishwasher in their unit, they will be allowed to retain the equipment, but are solely responsible for any damage that arises out of the use of the dishwasher. If there is any harm done to any of the other surrounding units or the common elements, the responsibility for costs to repair and replace any damaged areas will be required to be incurred by the individual unit owner that has dishwasher in the unit. There will be no future approval of any dishwashers.

The Association through its Board of Directors must see that the individual rights of each resident are protected, so that all of the residents can live without interference of the peaceful enjoyment of their Unit. As an owner and/or resident, each of you have agreed to give up certain individual rights for the betterment of other residents. It is in your best interest to read your documents and if you have any concerns or desire to make any changes you are not sure are acceptable, please contact the Board so as not to have to incur costs unnecessarily.

For purposes of clarifying the Restrictions set forth above, the Board of Directors is proposing to adopt additional rules and regulations addressing the Flooring Restrictions and the Prohibition of any Further Installation of Laundry Equipment, including washer and dryers, and dishwashers. The information pertaining to the Board Meeting, at which time the Board will discuss the adoption of these additional restrictions is enclosed. As always, you are welcome to attend the Board Meeting but the ultimate decision is to be made by the Board Members.

Thank you for your attention to this matter.

Very truly yours,

POWELL, CARNEY, MALLER, P.A.

Karen E. Maller, Esq.

KEM/cjl

cc: Client via e-mail