



# **JETTY VILLAS**

**1585 Tarpon Center Drive  
Venice, Florida 34285**

**2023  
RULES AND REGULATION**

## **JETTY VILLAS ASSOCIATION INC. RULES AND REGULATIONS**

Knowledge of, and adherence to, the following rules and regulations will help ensure pleasant living conditions for all Jetty Villa owners, renters, and guests. Thank you for your observance and cooperation.

The Jetty Villas Association, Inc. (Jetty Villas) is subject to Florida's Condominium Law, Chapter 718 of the Florida Statutes. Under Section 718.303, the Board of Directors can assess penalties up to \$1,000 for violations of the rules and regulations. Jetty Villa owners are responsible for compliance with these rules and regulations by their renters and guests, as well as themselves.

The management company for Jetty Villas is Sunstate Association Management Group, Inc., 5602 Marquesas Circle, Suite 103, Sarasota, FL 34233; phone: (941) 870-4920.

Legal documents and resources for Jetty Villas are available at [jettyvillas.com](http://jettyvillas.com). For password access to the Owners' Page on the website, please contact Sunstate Management.

### **Board Meetings**

Board meetings are open to all owners. Owners may speak at a Board meeting about any designated agenda item.

### **Car Washing**

A parking spot and hose for car washing are provided in the northeast corner of the South parking lot.

### **Cell Phones**

Cell phones should not be used in the common areas and should be placed in silent mode when at the pool. If you need to answer a call, please be courteous and step away.

### **Children**

Owners, renters, and guests are responsible for their children's behavior and safety.

### **Garbage Collection and Recycling**

Garbage and trash must be put in plastic bags that are securely tied and deposited in the dumpsters. Dumpsters are in the South parking lot and the garbage collection area by the number 4 parking spot. Call the City of Venice Public Works at (941) 486-2422 to arrange for the pickup of furniture and appliances. Do not leave these items in the garbage collection areas.

Trash cans around the Jetty Villa property and the pool area are for Jetty Villa maintenance use only. They are not for personal use.

Recycling bins are provided in the garbage collection areas. Glass, metal, plastics, newspapers, flat cardboard, and paper can be recycled. These items for recycling should NOT be bagged but remain loose in the bin.

Please refer to and follow the City of Venice Recycling Instructions. For information about recycling and hazardous waste, see the Venice Public Works website at <https://www.venicegov.com/government/public-works/waste-and-recycling/-fsiteid-1>

## **Guests**

Loan of a unit to family or friends (guests) is not considered a rental, and this loan is limited to one per month. When an owner loans the unit to guests and will not be present at Jetty Villas, the owner must submit an occupancy form to Sunstate Management. The occupancy form is available on the Jetty Villa website. See parking for rules about guest parking.

## **Grounds**

The Jetty Villa property must be kept free of litter and trash. Owner, guests, and renters must pick up their litter and trash, and put it in the garbage collection areas. Bicycles, skateboards, and skates are not permitted on the Jetty Villa walkways or in the pool area.

## **Laundry Room**

Coin-operated washers and dryers are in the building by the pool. Lights must be turned off and the door closed and locked when leaving.

## **Noise**

The volume of televisions, stereos, and radios must be kept at a moderate level

## **Parking**

Owners and renters must park in parking spaces that correspond to their unit number. Owners, renters and guest with oversized vehicles should park in the South parking lot and not block other cars.

Guests and service people must park in the South parking lot in spaces numbered 42 or higher. Guests should be advised in advance where to park and must display a Guest Pass on the car's front dashboard. Guest passes are distributed with the Owners' Directory and are also available on the Jetty Villa website. Parking is also available at the South Jetty.

Parking spaces are at a premium during the months of January through April. When possible, two-car owners are asked to park one vehicle off-premises during busy months. Jetty Villas is not responsible for any loss or damage to vehicles parked on the Jetty Villa property.

## **Pets**

The following rules apply to the pets of owners and their guests (pet owners). The owner is equally responsible for the pet of a guest. Renters may not have pets. If a pet becomes a nuisance, the Board has the authority to notify the pet owner in writing to remove the pet from the premises permanently.

Pet owners may have up to two pets in a unit. Only dogs and cats are permitted. Dogs must weigh no more than 40 pounds at maturity. Pet owners must comply with all state and local regulations regarding pets, including vaccination and licensing requirements.

A pet owner is responsible for the pet's well-being and behavior. The pet owner must ensure that the pet does not act in any aggressive or threatening manner toward any individual or pet in the community and that the pet does not damage any property, including buildings, shrubs, or the lawn. A pet owner is responsible for any damage caused by the pet. A pet owner must not allow a pet to make or create noise disruptive to other residents at any time.

Pets are not permitted in the pool area or on landscaped areas of the community. (As a reminder, pets are not allowed on the beach.) When outdoors, a dog must be kept on a leash of no more than six feet. Pet owners are responsible for cleaning up after their pets and disposing of pet waste in the garbage collection area.

## **Pool**

The following rules apply to the pool area and use of the pool and are posted by the pool:

Pool hours are dawn to dusk. No night swimming is allowed. The maximum bathing load for the pool is 14. Swimmers must shower before entering the pool.

Glass containers are not permitted in the pool or pool area. Food and beverages are not allowed in the pool. (Water is allowed in a plastic container for hydration only.) No animals are permitted in the pool area.

The pool rope must be up at all times, except when swimmers are using the full length of the pool. There must be no hanging on the rope. There must be no running, pushing or shoving in the pool area. Only swimwear is permitted in the pool. Noodles are permitted.

Children under 12 years of age must be supervised by an adult. Infants and toddlers must wear swim diapers to avoid pool contamination. If contamination occurs, the responsible owner must pay for cleaning the pool.

The outdoor shower at the beach entrance must be used to rinse off sand before entering the pool area. Do not use the pool if ill. Do not swallow the pool water. Smoking is not permitted in the pool area.

The maximum pool depth is 8 feet and 6 inches. There must be no diving. In case of emergency, call 911.

## **Rentals**

No unit may be rented for less than one month. Renters are not permitted to have pets. Rentals are limited to four occupants. See parking about rules for renter parking.

Before rental occupancy, owners must submit a rental approval form to Sunstate Management. Approval will be withheld if homeowner fees are not current. The approval form is available on the Jetty Villa website.

While a unit is rented, the owner and their family are not permitted to use any of the common elements such as pool, laundry, parking lots or other Jetty Villa facilities.

Owners are required to provide a copy of these rules for review and compliance by their renters. A copy should also be provided to any realtor managing a Jetty Villa rental.

## **Sale of Unit**

Owners must submit a sale approval form to Sunstate Management. Rules for selling a unit and the sale approval form are available on the Jetty Villa website.

## **Unit Access**

State law mandates that owners provide Sunstate management with access to their unit to respond to emergencies. Sunstate Management has a current key or security code access to each unit for this purpose only. It is the owner's responsibility to ensure that Sunstate Management has a current key or security code.

### **Unit Maintenance, Alteration, and Improvement**

Unit maintenance, alteration, and improvement must comply with the requirements of Article 6 of the Declaration of Condominium of Jetty Villas, which is available on the Jetty Villa website.

Any alteration to a unit that affects exterior walls, interior load-bearing walls, roof, or a common element requires an Application for Alterations to be submitted to Sunstate Management for approval by the Board of Directors. The application and alteration guidelines are available on the Jetty Villa website.

An alteration affecting a common element also requires the approval of two-thirds of the total voting interest of Jetty Villas.

### **Wildlife**

Wildlife on the Jetty Villa property and beach should be left to feed and forage on their own. If wildlife needs assistance, call the Wildlife Center at (941) 484-9657.

### **Wrist Bands**

Owners, renters, and guests should wear Jetty Villa blue wrist bands in the pool and pool area.

Adopted by the Board of Directors of Jetty Villas

August 24, 2023