

Dear Members,

We trust you are all doing your best to enjoy your summer; never in a million years would we have thought we would have been in the middle of a world-wide pandemic that has impacted so many of us in one way or another. We first would like to reach out to those of us who have lost a loved one. To be unable to be with them, to share in those final moments when they pass is never to be forgotten. We grieve for our neighbors, friends, and relatives who have had to experience this. We rejoice with those who have recovered. To have jobs lost and our way of looking at our new world is incomprehensible to us. But we are a strong country and we are fortunate to live in our little bubble of Bella Trae where we care about each other and are able to be compassionate and understanding. We appreciate the social distancing parameters that have been respected.

Due to COVID 19, we have been forced to make some decisions. The landscaping refresh project will be on hold for now. Jose has been tasked to remove some of those plants and bushes that appear to be dead. Holes will be filled in and mulch will be applied. We anxiously await the rainy season to replenish our ponds. Fountains will then be returned to the normal hours of operation. For safety reasons, Brightview has been working with a reduced crew. Concerns have been passed on and they are trying to be responsive. Irrigation watering is one of our largest expenses and we are trying to be fiscally responsible yet maintain our green spaces. If you have any concerns, please contact Birgit. We were challenged to revisit the ability to use and store personal barbeque units. As we are stacked units, unlike the Mandalay units, the local fire marshall informed us that they are not allowed. In seeing how long it is taking to return a unit to its previous function from a small grease fire, we believe this to be the safest solution albeit one that some may be unhappy with.

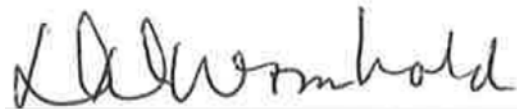
We always try to be respectful and hope membership can be as well. We look forward to our new world, such as it may be, and hope any challenges we face are done so in the best interest of the majority of our members.

Thank you for your time. Be safe and have a wonderful summer.

Sincerely,



Shirley Bernasconi, Board President  
Promenades at BellaTrae



Dan Wombold, Board President  
Promenades Two at BellaTrae

## PROMENADES & PROMENADES TWO AT BELLATRAE

July 2, 2020

Dear Promenade and Promenade Two Home-owners, Residents, and Renters,

Enclosed are the Revised Association Rules and Regulations. They do not supersede the Governing Documents (Declarations & Bylaws) but rather summarize those items that are key to:

- Maintaining a safe environment.
- Preserving, protecting, and enhancing the value of the community and its assets.
- Enhancing the lifestyle of the community.
- Providing for a harmonious community.

The previous rules were thoroughly studied, reviewed, and discussed by the members of the Buildings and Grounds Committee. The committee's recommendations were submitted to the Boards and passed by a unanimous in May 2020.

A few changes have been made, but most rules are long-standing. The rules in this mailing are color-coded for your convenience.

**Black ink** means long-standing rules.

**Red ink** indicates new rules.

**Blue** indicates items that were prohibited in the past but are now permitted.

The rules will be fairly and consistently enforced. If you have questions, please reach out to Birgit Burton, our Promenades Manager.

We thank you in advance for being a kind and considerate neighbor.

Sincerely,  
*Promenade at Bella Trae Board of Directors &  
Promenades Two Board of Directors*

# PROMENADES & PROMENADES TWO AT BELLATRAE

## RULES AND REGULATIONS

This document is intended to be a summary of the rules and regulations of Promenades at BellaTrae, for all Owners, Residents, Tenants, and Guests.

Each Owner, lessee, invitee, relative, guest or otherwise, will be named *Occupant* in this document. Condominiums & Garages shall be referred to as a Unit.

### Buildings and Grounds

1. Occupants do not own the outside of their Unit or any portion of the grounds. Therefore, additions, alterations, or improvements in the grounds, walkways, driveways, entrances, or lanais not included in this document are not permitted without prior written consent from the Board of Directors. *(Declarations 7.3 and 12.11)*
2. No Occupants, including but not limited to Unit Owners, may make any addition, alteration or improvement to their Unit, including, but not limited to, the installation of a hot tub or sauna, alteration or relocation of kitchen/bath/laundry plumbing or fixtures, alteration of walls, ceilings, windows, or flooring (#3 below), or any other structural change, without the prior written consent of the Board of Directors. *(Declarations 7.3)*
3. Flooring: Florida Building Code 1207 – requires a minimum STC Rating (Sound Transmission Class) of 50 and minimum IIC Rating (Impact Noise Transmission) of 50. The Board of Directors strongly recommends all Units installing new flooring/underlayment use a rating of no less than 70 STC and IIC. *(Declarations 7.3)*
4. Household trash should be deposited in the compactor. No trash from remodeling projects may be deposited in the compactor by the Resident or by any contractor. Violation of this rule shall result in a charge against the owner for the cost of a non-scheduled pick up of the compactor at the current rate charged to the Association for such service. All recycling should be deposited in the recycling dumpster at the Clubhouse. *(Declarations 12.15)*
5. Buildings and grounds shall not be obstructed, littered, defaced, or misused. Each Occupant must maintain his/her Unit in a clean and sanitary manner and shall not sweep or throw any dirt or substance from the doors, windows, or patios/lanais. *(Declarations 12.3)*
6. Walkways and entrances must be easily accessible. **Store garden hoses inside the Unit when not in use.**
7. Patios and lanais shall not be used for storage space and shall be kept neat at all times. Storage of baby carriages, playpens, bicycles, wagons, exercise equipment, or toys on any part of the lanai or grounds is prohibited. Such items must be stored within the Unit. *(Declarations 12.12 & 12.14)*

No laundry, clothing, or other material shall be displayed on the lanai or porch of any Unit, or hung within the Unit in a manner to be visible from the outside. All drapes and window treatments must show a white or an off-white color to the outside. *(Declarations 12.11)*

8. **Lights may be hung on lanais providing the lights are white and they are not permanently attached. Lights may not be flashing. They may be lit until 11:00 pm.**
9. Fire pits, charcoal broilers, small open flame burners, and gas grills are not permitted. *(Declarations 12.13)*
10. **Each Unit may display one pot containing live plants. The pot may be stone, concrete, clay, terra cotta, or ceramic and the color should be complementary to the building color scheme. The pot may be no larger than 5 gallons, and it must contain live plants in good condition. Pots and the plants within may not impede walkways and shall be placed on the stoop or within 3 feet of the front door.**
11. No signs shall be displayed from or within a Unit or from the Condominium Property, or from or within any vehicle parked on Condominium Property, **with three exceptions: *(Declarations 12.6)***
  - a. a small sign from a security company
  - b. seasonal/team garden flags located behind the Unit gate not to exceed 12"x18".
  - c. End units may display a seasonal/team garden flag not to exceed 12"x18" within 3 feet of the front door.
  - d. "For Sale" or "For Rent" signs are not permitted.

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## PROMENADES & PROMENADES TWO AT BELLATRAE

12. Nothing shall be hung or displayed in or on the windows or placed on the outside walls of a building. No sign, awning, canopy, gutter, radio, television antenna, or satellite dish shall be affixed to or placed upon the exterior walls or roof, except with the approval of the Board of Directors. *(Declarations 12.11)*
13. Residents may display one portable, removable United States flag respectfully. *(Florida Statute 718.113(4) & Declaration 12.18)* Owners wishing to display the stars and stripes shall submit a request to management. A bracket will be installed under the exterior garage light by the Association maintenance staff once the request is submitted to management. The cost of the bracket is the responsibility of the Owner and must be pre-paid before installation.  
Flags may be displayed on any day of the year according to the following guidelines:
  - The US flag should not be displayed on days when the weather is inclement.
  - Display the US flag from sunrise to sunset; it may be displayed at night only if illuminated.In place of the American Flag, Residents may display an official flag of one of the U.S. armed services on Armed Forces Day, Memorial Day, Independence Day, and Veterans Day. Any such flag displayed may not be larger than 4 1/2 feet by 6 feet.
14. No flammable, combustible or dangerous chemicals or fluids, except those intended for normal household use, may be kept in any Unit. *(Declarations 12.14)*
15. *Each Unit shall be used only as a single-family residential private dwelling, occupied by no more than four people in a two-bedroom Unit at any one time. No Unit may be divided or subdivided into a smaller Unit. (Declarations 12.1)*
16. Each Owner has the right to sell or lease his Unit; provided the Owner complies with the terms of the Declaration of Condominium. Each new Owner shall be bound by the provisions of the Declaration of Condominium, all Condominium documents, and these Rules and Regulations. *(Declarations 12.5: 12.5.1-12.5.10)*
17. Garage doors must remain in the down position at all times unless entering or exiting the garage. No garage may be altered in such a way as to provide additional living space, commercial space, and/or preclude the parking of a vehicle within the garage. *(Declarations 12.19)* Garage Door Maintenance – The Unit Owner shall be responsible for all repair and maintenance of garage doors that are a part of the Unit. *(Declarations 7.2(e))*
18. Driveway Pavers Owners of vehicles leaking fluids which stain or damage driveway pavers or surface parking will be cited and be required to pay for remediation to the affected area(s). *(Parking Resolution 4.6)*

### Courtesy

19. No Occupant shall make or permit any noise that will interfere with the rights, comfort, or convenience of others. Sound and noise from radios, audio devices, and television sets, musical instruments, or social gatherings are not permitted between the hours of 11:00 P.M. and the following 7:00 A.M., when audible beyond the confines of the Unit involved. *(Osceola County Ordinance #9-106 & #9-110)*
20. Occupants may not use the Units, or permit their use, in a way that would disturb other Occupants, or in a way that could be damaging to the reputation of the Condominium.
21. Smoking of any kind is not permitted in front of buildings, in any areas between buildings, shared amenities, common areas (kiosk, benches, gazebo), or on lanais. Residents are permitted to smoke inside their units with windows and doors closed to not affect neighbors. Any smoking debris must be disposed of properly. The Board considers the property a non-smoking community.

## PROMENADES & PROMENADES TWO AT BELLATRAE

### Holiday Decorations

22. Halloween decorations may not be displayed earlier than October 24<sup>th</sup> and must be removed no later than November 2<sup>nd</sup>. They are restricted to front doors and entry gates.
23. Year-end holiday decorations may not be displayed earlier than the day after Thanksgiving and must be removed no later than January 7<sup>th</sup>.
24. Year-end holiday lights may be hung on the bushes within the gated front entryway or by attaching the strings of lights to the screen enclosure frame of the lanai. **Residents of end Units may hang lights on the entry column.** All electric cords must be secured. Projection lighting is prohibited.
25. **Decorative seasonal or welcome wreaths are permitted year-round on doors. Wreaths must be well-maintained and in good condition.**
26. All exterior lighting and/or decorations outside the entry gate are prohibited.
27. The use of nails, screws, staples, screw-type hooks, tape, glue, etc. is prohibited when hanging or mounting any decoration. The repair of any damage caused to any of the common area elements such as building structures, gates, lights, trees, bushes, grass, etc. caused by the display of decorations will be at the expense and responsibility of the homeowner.
28. Inflatable or statue-like decorations of any kind are prohibited.

### Miscellaneous

29. Complaints or requests regarding maintenance shall be made to the Management Company. This can be done via phone or email. Owners may utilize the work order system at [www.sentrymgt.com](http://www.sentrymgt.com).
30. Entering or attempting to enter roofs, equipment rooms, or power rooms is prohibited, except by authorized personnel.
31. Tampering with irrigation pumps or lines is prohibited.
32. No Occupant may direct, supervise or attempt to assert control over any employees of the Association and/or management company, nor attempt to enlist their assistance on any private business.

## PROMENADES & PROMENADES TWO AT BELLATRAE

### Parking

33. All vehicles using surface parking must have a Parking Pass displayed at all times or risk towing. There are four types of Parking Passes:

- A. Guest Park Pass (blue color)
  - a. For non-resident.
  - b. Issued by the Gatehouse
- B. Extra Vehicle Parking Sticker
  - a. For residents who demonstrate a need for more than two cars.
  - b. Issued by the Manager.
  - c. Must be renewed annually.
- C. Temporary Parking Pass (red color)
  - a. Allows residents temporary use of surface parking while the garage is in use by contractor.
  - b. Issued by the Manager.
  - c. Extensions must be approved by the manager and/or Board.
- D. R2R parking Pass (yellow color)
  - a. For resident visiting residents for a few hours (not overnight)
  - b. Issued by the Manager
  - c. Filled out legibly in ink by the resident host.
  - d. Anyone misusing this pass will be barred from receiving further R2R Passes.

### Vehicles

34. No bicycle, skateboard, **electric, battery-operated or motorized vehicle** is permitted on the green areas or sidewalks within The Promenades. **Children in electric or battery-operated toy vehicles are permitted on the sidewalks provided an adult is walking alongside at all times.**
35. A Resident's commercial truck, van, or other commercial vehicle shall not be parked on Condominium Property. A commercial vehicle is one with lettering or display on it, equipment racks and/or toolboxes, or one that is used in a trade or business (sport racks are permitted). Pickup trucks and vans that are family vehicles are permitted. The prohibitions on parking contained in this section do not apply to temporary parking of commercial vehicles for things such as construction or providing pick-up and delivery and other commercial services. *(Declarations 12.7)*
36. No campers, recreational vehicles, boats or boat trailers may be parked on the Condominium Property. Motorcycles may be parked on the Condominium Property. *(Declarations 12.7)*
37. No Owner shall conduct repairs, including but not limited to oil changes except in an emergency, or restorations of any motor vehicles, or other vehicles upon any portion of the property. *(Declarations 12.7)*
38. Each Owner, by acceptance of title to a Unit, grants the Association and its designated towing service the right to enter an Occupant's driveway and tow or boot vehicles in violation of these Rules and Regulations. Neither the Association nor the towing company shall be liable to the owner of such vehicles for trespass, conversion, or otherwise, nor guilty of any criminal act, because of such towing, booting, or removal. For purposes of this paragraph, "vehicle" shall also mean campers, mobile homes, trailers, etc. *(Declarations 12.7)*
39. The speed of vehicles within the Bella Trae community is limited to fifteen m.p.h. Skidding of wheels on starts, stops, or turns is prohibited. For the safety of your neighbors, please drive with care and caution. Obey all traffic signs.
40. **Golf Carts – Golf Carts are not permitted to be driven on sidewalks or common areas of the Association. They are only permitted to be driven by a licensed driver. Any incidents involving a golf cart on Association property is the sole responsibility of the Owner(s).**

## PROMENADES & PROMENADES TWO AT BELLATRAE

### Pets

41. Occupants may maintain two household pets per Unit, each not to exceed 50 lbs. at full maturity. Household pets are limited to domestic dogs, domestic cats, or caged birds. Occupants of a Unit may maintain one fish tank, not to exceed 55 gallons. In no event shall household pets be kept, bred, or maintained for any commercial purpose. *(Declarations 12.16)*
42. Occupants must pick up all solid waste from their pets and dispose of such waste appropriately. All pets must be leashed at all times when outside the Unit. Pets may not be tied up or leashed to any object on the Condominium Property. Pets may not be kept on lanais, porches or walkways. The Association has the right to pick up loose pets and/or report them to the proper authorities. No pet is allowed to become a nuisance. Violation of these Rules and Regulations shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine Unit Owners and/or to require any pet be permanently removed from The Promenade. *(Declarations 12.16)*
43. Annual Vaccination reports for domestic dogs and cats are required to be submitted to Association Management. A current weight (within 12 months) must be noted on the submitted vaccine report. *(County Code Sec. 4-29)*

### Finally

All restrictions, limitations, and obligations of Occupants provided in the Declaration of Condominium and Bylaws are incorporated into these Rules and Regulations by reference.

In addition to these Rules and Regulations, the Board reminds all Occupants of ordinances adopted by Osceola County governing pets, nuisances, destruction of property, operation of boats, discharge of air guns and firearms, and destruction of wildlife. Violations of the City and County ordinances shall be regarded as violations of these Rules and Regulations as well.

**PROMENADES & PROMENADES TWO AT BELLATRAE**

**HELPFUL THINGS TO KNOW**

**TRASH COMPACTOR**

- Bagged Household trash only in the compactor. No electronics, appliances, boxes, furniture, toys, etc.
- Bagged items must be placed in the chute
- Do not throw bags over the wall
- Recycling should be taken to the recycling dumpster located at the clubhouse (see below).
- No bags should be left outside the compactor
- No large items may be put in the compactor or left outside the compactor
- Large items must be disposed of at one of the following facilities:
  - Osceola County Landfill 407-742-7750
  - St. Cloud Transfer Station 407-957-7289
  - Polk County Transfer Station 863-284-4319

**RECYCLING**

- Multiple forms of recycling are located at the clubhouse
- Acceptable items: Glass and plastic bottles, metal cans, Paper (not shredded), Flattened Cardboard
- BREAKDOWN ALL CARDBOARD (flatten)
- LOOSE RECYCLABLES ONLY – Do Not Bag Recyclable Items
- Bagged items will be removed by the trash company and put in with regular garbage.
- Paper Only recycling is located at the Promenades mail kiosk (wooden enclosed trash bin).

**GATES**

- There are two types of gates; vehicle and pedestrian.
- Vehicle gates are accessible by RFID Reader sticker/card (obtained at the Clubhouse).
- See Property Manager for pedestrian gate code.

<p><b>The effective date of this Resolution shall be Monday, July 20, 2020</b></p> <p><b>The Board of Directors duly adopted this Resolution This 2<sup>nd</sup> day of July 2020</b></p> <p><b>Promenades at Bella Trae Condominium Association, Inc.</b></p> <p>By:  <b>Vicki Sutton, Board Vice President Promenades at Bella Trae</b></p>	<p><b>The effective date of this Resolution shall be Monday, July 20, 2020</b></p> <p><b>The Board of Directors duly adopted this Resolution This 2<sup>nd</sup> day of July 2020</b></p> <p><b>Promenades Two at Bella Trae Condominium Association, Inc.</b></p> <p>By:  <b>Dan Wombold, Board President Promenades at Bella Trae</b></p>
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All Tenants must sign and date below.

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NOTE: Copy to be returned with application.

Initial(s) \_\_\_\_\_

## PROMENADES & PROMENADES TWO AT BELLATRAE

### ASSOCIATION RULES ENFORCEMENT PROGRAM

The Board of Directors is charged with the responsibility of enforcing all governing documents, rules & regulations of the Association in order to provide for a pleasant and harmonious community for all residents. All owners, lessees, family members, and guests are bound by the legal documents to comply with these rules. It is the responsibility of all owners who lease their units to understand that they will be held accountable for the actions of their tenants, so it is imperative they advise their agents and/or tenants of the rules of the Association.

When it becomes apparent that an owner or resident's behavior/actions are not in compliance with the rules of the Association, remedial action may be taken to correct such non-compliance. Any such remedial action should be administered in a just, uniform, and consistent basis. To enable this responsibility, the Board of Directors has elected to create and appoint members to a Non-Compliance Committee (NCC). This Committee will consist of up to five (5) Association homeowners. The Committee members shall serve at the pleasure of the Board of Directors. They will meet on an "as need" basis to address specific issues of non-compliance.

The Board of Directors will develop a Schedule of Progressive Action to be utilized as a guide to bring the non-compliant resident back into compliance. (See attached schedule.) This schedule will be reviewed periodically and revised as necessary to ensure it effectively addresses the non-compliance issues that are occurring in the community. The recommended schedule will be reviewed and approved by the Board of Directors before enforcement. The Board of Directors will be responsible to coach the NCC through the process.

Once established, this NCC will:

1. Appoint a Chairperson.
2. Appoint a Secretary.
3. Have a quorum of at least 3 at each meeting (excluding Board Member and Management).
4. Keep minutes.

#### **Procedure for handling non-compliance:**

- 1) When an incident of non-compliance is either observed by the Management Agent or a member of the Board of Directors or is brought to the attention of the Management Agent or the Board of Directors, the non-compliance procedure will be initiated.
  - a) Any non-compliance issue must be documented in writing either by the observing party or the Management Agent. No such issues will be accepted verbally by the Management Agent or Board of Directors.

***NOTE: If the violation/complaint came to the attention of the Association from another owner, the name of such owner will be kept as an official record of the Association as required by Section 718.303(12), Florida Statutes. If the violation was identified by the Board of Directors or Management Agent, it will be attributed to them as a unit.***

## PROMENADES & PROMENADES TWO AT BELLATRAE

- 2) The Management Agent and/or the Board of Directors will, if necessary, investigate the alleged non-compliance and upon confirmation, the Board of Directors will determine the appropriate corrective measure to be levied in line with the Schedule of Progressive Action.
  - a) The initial step in the progressive procedure might start with a written notice and potentially progress to a fine or may start with a fine as the first step in the procedure.
  - b) If it is determined that the initial step in the progressive procedure should be a “fine”, the Schedule of Progressive Action will be utilized to determine the actual financial penalty.
- 3) A letter will be sent by the Management Agent to the non-compliant Unit Owner and/or resident and, if applicable, their managing agent (Property Manager), which clearly states that a non-compliance issue has either been brought to the attention of Management Agent or personally observed by Management Agent. This letter will be considered the “First Violation” letter. This letter will indicate the nature of the violation, the corrective measure needed to return to compliance, and a reasonable number of days to comply, which in most cases may be 10 days.
- 4) Failure to comply with the “First Violation” letter will result in a “Second & Final Violation” letter being sent. The “Second & Final Violation” letter shall notify the Unit Owner and/or resident of their violation and provide a reasonable number of days to comply. In most cases, this may be 10 days. The letter shall also warn the Unit Owner and/or resident that failure to correct their violation may result in a fine of up to \$100 per day per violation up to a maximum aggregate total of \$1,000 for each violation if they fail to comply.
- 5) If the violation is corrected and verified by management, no further action will be required.
- 6) If the Unit Owner and/or resident does not correct their violation or correspond with a plan of action with deadlines, the Board of Directors will implement the fine as noted in #4 above for their non-compliance.
- 7) Upon implementation of the levied fine, the Unit Owner/Resident, may, within 14 days, may pay the fine or submit an appeal of the levied fine, in writing, to the Management Agent.
- 8) If appealed, the Management Agent will schedule a meeting of the NCC to review the fine. The Unit Owner and/or resident shall be given at least 14 days' written notice of the date, time, and location of the hearing along with the violations(s) and fine(s) proposed.
- 9) The NCC will meet as scheduled with the Unit Owner and/or Resident. The Management Agent will provide the NCC with the information to be evaluated.
- 10) During the Committee hearing, the non-compliant Unit Owner and/or resident may meet with the NCC to hear and evaluate the validity and appropriateness of the action being levied to bring the non-compliant Unit Owner and/or resident’s Unit and/or Limited Common Elements into compliance with the rules and/or accepted behavioral norms of the Association. Any Unit Owner and/or resident subject to being fined is entitled to speak at the hearing and present evidence regarding their case. They may also present witnesses if appropriate. The NCC may ask questions, seek clarity, and consider the non-compliant Unit Owner and/or resident’s case. At the conclusion of the Hearing Committee is limited to approving or disapproving the proposed fine or tabling the matter to gather additional information. This hearing will normally be held in the Clubhouse.

## PROMENADES & PROMENADES TWO AT BELLATRAE

- 11) When the hearing is completed, the NCC will have the responsibility to privately discuss and rule on the corrective action taken and/or fine to be assessed for non-compliant behavior. The final action by the NCC shall be reflected in the minutes of its meetings.
- 12) The decision of the NCC is final. However, the Board of Directors has the discretion to enforce the decisions of the NCC, including collecting any fines based on the Unit Owner and/or residents' subsequent corrective actions.
- 13) The NCC will provide the Board of Directors and Management Agent a copy of the minutes of the meeting along with their decision regarding the fine to be levied.
- 14) The Management Agent will communicate the decision of the NCC to the non-compliant Unit Owner and/or resident.
- 15) If the above is followed and the issue has not been resolved, the Board of Directors may contact the Association Attorney. Hopefully, a letter from the Attorney will resolve the issue. If not, the Association, through its Attorney, may pursue whatever legal remedies available to it, including, but not limited to arbitration under Section 718.1225, Florida Statutes.
- 16) Regardless of whether the Unit Owner and/or resident is in attendance at the scheduled hearing, the Committee may approve or disapprove the fine, if approved, Management will notify the Unit Owner and/or resident of the fine as well as the due date to pay the fine and final deadline to comply. The Committee may also table the proposed fine to be heard at a later date. The Unit Owner and/or resident shall be entitled to 14 days written notice of the date, time, and location of the reconvened meeting of the Committee if the matter is tabled.
- 17) If the Unit Owner and/or resident does not correspond or comply regarding the final deadline, the Managing Agent will present the case to the Board of Directors to enforce Declaration #7.6 Failure of Owner to comply and the Association may, if the Board of Directors deems it appropriate, make the needed repairs at the Owners expense and post the cost to their Ledger for repayment. This will include using Association Maintenance staff to bring the unit into compliance (one-hour minimum). In the alternative, the Board of Directors may authorize filing a petition for arbitration under Section 718.1255, Florida Statutes.

It is important to follow the procedures outlined consistently. This system will ensure that all actions are in writing and that Board members are not personally involved in the enforcement process.

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**PROMENADES & PROMENADES TWO AT BELLATRAE**

The effective date of this Resolution shall be Monday, July 20, 2020

The Board of Directors duly adopted this Resolution this 2<sup>nd</sup> day of July 2020

Promenades at Bella Trae Condominium Association, Inc.

By:   
Vicki Sutton, Board Vice President Promenades at Bella Trae

The effective date of this Resolution shall be Monday, July 20, 2020

The Board of Directors duly adopted this Resolution this 2<sup>nd</sup> day of July 2020

Promenades at Bella Trae Condominium Association, Inc.

By:   
Dan Wombold, Board President Promenades Two at Bella Trae

All Tenants must sign and date below.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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NOTE: Copy to be returned with application.

Initial(s) \_\_\_\_\_



## PROMENADES and PROMENADES TWO @ Bella Trae

### Holiday Decoration Policy

#### Holiday Decorations

Exterior Holiday decorations are permitted with the following restrictions:

- Halloween decorations may be placed not earlier than October 24<sup>th</sup> and must be removed not later than November 2<sup>nd</sup>, in any year.
- Year end holiday decorations may be placed not earlier than the day after Thanksgiving and must be removed not later than January 7<sup>th</sup>, in any year.
  - Wreaths are permissible on the front door or gate, provided they are hung (not attached).
  - Holiday lights may be hung on the bushes within the gated front entry way or by attaching the string(s) of lights to the screen enclosure frame of the lanai.
- Official portable removable flags of one of the U.S. armed services on Armed Forces Day, Memorial Day, Independence Day and Veterans Day may be displayed, provided the flag is not larger than 4 ½ feet by 6 feet. Time frame permissible for display of flag is one week prior to the event listed and must be removed not later than one week post event.

Not permissible:

- Any and all exterior holiday lighting or decorations, whether hung or attached on buildings, gutters, gates or strewed on bushes and/or on trees.
- Attachment of portable flags to building structures and/or trees.
- The use of nails, screws, staples, screw type hooks, tape, glue, etc. to hang or mount any decoration.
- Inflatable or statue like decorations of any kind within the common areas.

**IMPORTANT:** Please note that the repair of any damage caused to any of the common area elements such as building structures, lights, trees, bushes, grass, etc., by the displaying of decorations will be at the expense and responsibility of the homeowner.

All Tenants must sign and date below.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print: \_\_\_\_\_

NOTE: Copy to be returned with application.

Initial(s) \_\_\_\_\_