

PROMENADES & PROMENADES TWO AT BELLATRAE
RULES AND REGULATIONS Effective: June 2, 2022
Revisions from previous policy in Blue

This document is intended to be a summary of the rules and regulations of Promenades at Bella Trae, 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 a 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.

Solar lights (6 or 8) may be placed behind the gate, along the walkway. The bulb must be white and may not be blinking. The fixture must be bronze or black.

9. Fire pits, charcoal broilers, small open flame burners, and gas grills are not permitted. *(Declarations 12.13)*

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10. Each Unit may display 2 items in total, (in addition to one doormat) which may include one of each of the following or two of one of the following. 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.

One statue, no higher than 18", and no wider than 10". A request for the statue must be submitted through the Architectural Review Application procedure, in which only the requested statue will be considered, and the statue cannot be changed out with a different statue, unless it is an identical replacement. Statue may not impede walkways. The owner is responsible for the upkeep of the statue. The Association is not responsible for any damage to the statue.

In lieu of a one potted plant or one statue, each unit may display one seasonal/sports team garden flag, not to exceed 12"x18", which may be located behind the Unit gate /End units may display a seasonal/team garden flag within 3 feet of the front door. Flag must be placed in the mulch and may not hinder the landscape maintenance.

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. "For Sale" or "For Rent" signs are not permitted. *(Declarations 12.6)*

The only exceptions are as follows:

- a. A small sign from a security company may be placed within 3 feet of the front door
- b. One celebratory/ special occasion sign or flag not to exceed 3'x3' and 4 balloons may be placed for one day from dawn to dusk on the grass area in front of the unit or on your private gate.

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)*

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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)*
19. Front Door hardware must be silver tone, brushed or satin nickel. A key must be provided to the Management office.

Courtesy

20. 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)*
21. 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.
22. 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.
 - a. No owner, family member, tenant, resident, guest, business invitee, or visitor shall smoke cigarettes, cigars, e-cigarettes or any other tobacco product, marijuana, or illegal substance in outside common areas, enclosed common areas, limited common areas (front porch or lanais) walkways, sidewalks, grass areas, parking or other outside areas within the community. {"Business invitee" shall include, but is not limited to, any contractor, agent, household worker, or other person hired by the owner, tenant, or resident to provide a service or product to the owner, tenant, or resident.}
 - b. "Smoking" shall include the inhaling, exhaling, burning, or carrying of any e-cigarette, lit cigarette, cigar, pipe or other tobacco product, marijuana, paraphernalia, or illegal substance.
 - c. Drifting smoke from within a unit that enters another unit is also prohibited and will be enforced under the nuisance provision of the Governing Documents. Smoking near open windows or doorways within a unit is to be avoided.

Holiday Decorations

23. Holidays shall include, Federal Holidays, Easter, Valentine's Day, Hanukkah and Halloween. Decorations may not be displayed earlier than 2 weeks prior to the holiday, and must be removed no later than 7 days after the holiday. Decorations are restricted to front doors and entry gates.
24. Year-end holiday decorations may not be displayed earlier than the day after Thanksgiving and must be removed no later than January 7th.
25. 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.

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26. Decorative seasonal or welcome wreaths are permitted year-round on doors. Wreaths must be well-maintained and in good condition. [Paper door covers are not permitted.](#)
27. All exterior lighting and/or decorations outside the entry gate are prohibited.
28. 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.
29. Inflatable or statue-like decorations of any kind are prohibited.

Miscellaneous

30. Complaints or requests regarding maintenance shall be made to the Management Company. Owners should utilize the work order system at www.sentrymgt.com as the preferred method. As a last resort, this can be done via phone or email.
31. Entering or attempting to enter roofs, equipment rooms, or power rooms is prohibited, except by authorized personnel.
32. Tampering with irrigation pumps or lines is prohibited.
33. 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.

Parking

34. 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 Garhouse
 - B. Extra Vehicle Parking Sticker
 - a. For residents who demonstrate a need for more than two cars
 - b. Issued by 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 a contractor, etc.
 - b. Issued by Manager
 - c. Extensions must be approved by the Manager and/or Board.
 - D. Resident to Resident (R2R) parking Pass (yellow color)
 - a. For a visitor of a Promenades resident who lives in another Bella Trae village for few hours (no overnight)
 - b. Issued by Manager
 - c. Filled out legibly in ink by resident host
 - d. Anyone misusing this pass will be barred from receiving further R2R Passes

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Vehicles

35. No bicycle, skateboard, electric, battery-operated or a 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. This does not apply to handicap mobility scooters. Rules of the road must be followed.
36. 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)*
37. 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)*
38. 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)*
39. 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)*
40. 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.
41. 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).

Pets

42. Refer to *Declarations 12.16 and the Promenades at Bella Trae Pet Policies and 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.

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HELPFUL THINGS TO KNOW

TRASH COMPACTOR

- Bagged Household trash only in the compactor. No electronics, appliances, batteries, automotive fluids, combustible materials, pallets or wood, 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).
- Contact the Community Representative or Clubhouse attendant for pedestrian gate code.

The effective date of this Resolution shall be June 2, 2022

The Board of Directors duly adopted this Resolution this 25th day of April, 2022.

Promenades at Bella Trae Condominium Association, Inc.

By: 
Vicki Sutton, Promenade Board of Directors President

The effective date of this Resolution shall be June 2, 2022

The Board of Directors duly adopted this Resolution this 20th day of April, 2022.

Promenades Two at Bella Trae Condominium Association, Inc.

By: 
Dan Wombold, Promenade Two Board of Directors President

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