

**BAVARIAN VILLAGE CONDOMINIUM ASSOCIATION, INC.**  
**CONDENSED VERSION OF RULES AND REGULATIONS**

1. **Only a single family, or no more than two unrelated adults shall occupy each unit.**
2. Residents may own only one dog or one cat, with dogs not to exceed 20 pounds in weight. Animals must be on leash and walked only between the parking lot and outside perimeter of property line and obey posted signs. Animals are not allowed in the vicinity of the pool area. No animals shall make excessive noise, or destroy others property.
3. No clothes, sheets, blankets, towels, or any other laundry shall be hung on balconies or exposed on patios. Balconies and patios shall not be used for storage purposes, except as follows:
  - a. Functional patio furniture may be kept on balconies and patios.
  - b. Bicycles may be stored on balconies and patios.
  - c. No plants are to be kept on 2<sup>nd</sup> or 3<sup>rd</sup> floor balconies (no hanging plants).
  - d. Balcony floors are to be covered with outdoor carpet.
  - e. All balconies must be enclosed to protect the exterior of the unit.
  - f. In accordance with Hillsborough County Ordinance 95-10, all types of barbecue grills will be prohibited on patios, balconies, porches, and within the shadow of the building. Any person violating this policy will be reported to the Fire Marshall. Violators could be subject to a possible fine of \$500 and/or 60 sixty days in jail by the Hillsborough County Fire Marshall's Office. Grills are not to be operated on patios or balconies.
4. Bicycles are not allowed to be stored in hallways or stairwells.
5. Children are not allowed to play in the streets, in the stairwells, on the sidewalks, or on the dog runs. No one is to play games (football, baseball "catch") in the parking area, streets, or dog runs.
6. No rooms may be rented, and no transient tenants may be accommodated.
7. No immoral, improper, offensive, or unlawful use shall be made of the condominium property or any part thereof.
8. No "For Sale" or "For Rent" signs or other advertising displays are not permitted in any part of the common area or condominium unit.
9. **Each unit is assigned one reserved parking space.** Visitors must park in designated spaces. **Parking in another person's assigned space may be considered trespassing.** Travel trailers, boats, commercial vehicles, trucks, and vehicles that exceed (1) one ton rating of like nature are not allowed. **Vehicles in violation are subject to being towed at the owner's expense.**
10. No vehicle repairs are to be made on the property.
11. **No parking in fire lanes or on unpaved areas. Vehicles in violation are subject to immediate towing at the owner's expense.**
12. Do not put bags or trash on top or alongside the dumpsters. Leaving anything except ordinary garbage alongside the dumpsters is considered "illegal dumping," and is subject to prosecution.
13. No television, radio, stereo or other sound reproduction system shall be played at a volume or with a tone which causes any disturbance whatsoever to any other resident at any time of day or night. This also applies to any other noise or sounds of an irritating, constant, and clearly disturbing nature.
14. For emergency assistance, contact the Hillsborough County Sheriff's Office at 813/247-8200 or call 911