

# Rules, Regulations & Housekeeping Suggestions for Lido Presidential, Inc.

Revised: July 27, 2021 wb

Our condo Rules and Regulates follow from Article 10, Use Restrictions, in the Declaration of Condominium and Article 16 of the Bylaws. The entire Declaration and Official Condo Documents are on our website: [lidopresidential.com](http://lidopresidential.com). The Housekeeping Suggestions, at the end of this document are from members experienced with seasonal FLA living. Our Use Restrictions , related Rules and Regulations and Housekeeping Suggestions are intended to provide safe, healthful premises allowing for peaceful enjoyment, cleanliness, low operating cost and security for all occupants. OWNERS ARE RESPONSIBLE FOR MAKING ALL LIDO PRESIDENTIAL RESTRICTIONS AND RULES KNOWN TO THEIR LESSEES AND GUESTS.

## RULES AND REGULATIONS

### Renting of Units

Leasing of the apartment unit by the apartment owner is permitted; however, an apartment may not be leased more than twice a calendar year for minimum of one month or longer. Rentals, by the same tenant, which carry over from one year to the next, may be counted in either year at the Owner's discretion.

There is NO sub-leasing of units.

Lessee may only have guests stay with them when they are in residence.

Owner must provide the lessee with a copy of these Rules and Regulations along with the lease agreement and a key to unit.

The Superintendent MUST be notified in ADVANCE when Owner, Lessee or Guests are arriving, by calling the Superintendent at Lido Office (941-388-1061).

When a unit is to be leased the Owner MUST fill out Notice of Intent To Lease form (available from Superintendent or our Property Manager or our website) and return it to the Superintendent. This includes a condo fee.

Owner is responsible for any and all damages caused by a renter or guest.

### Common Areas

Elevators: Do not hold elevator doors open for an extended length of time. Do not enter elevators with sandy wet shoes or clothing.

Adult Supervision: Adult supervision must be provided for children twelve (12) or younger. The elevators and hallways are not play areas. Childcare must be exercised in the common areas such as the pool, elevators and common grounds at all time.

Common Area Damage: Any damage to the common areas of Lido Presidential, Inc. by Owner, Guest, Lessee or their children shall be repaired at the expense of the unit Owner.

Outdoor Grilling: Private outdoor grills, of any type, are not permitted on balconies, patios and common areas, due to the fire hazard they present and to preserve the aesthetics of Lido Presidential, Inc.

Courtyard Common Grill: Rules for using the courtyard grille are posted near the grille. For safe effective use of the grill, follow the posted rules and clean up.

Washing of cars, using metered water, is not permitted on Lido Presidential, Inc. grounds.

Planting anything and placing potted plants in the Common Area is not allowed unless authorized in writing by a majority of the Board of Directors.

## Laundry Room Facilities

It's a coin operated laundry (USA quarters); there is a \$1.50 a load charge for washers and \$1.00 for dryers.

Use only a liquid detergent - it is less mess and easier on the plumbing system.

Remove lint from dryer screen and clean washer when you are finished with your laundry.

Promptly remove your laundry from washer(s) and dryer(s) when finished [note posted cycle times]. Laundry not picked up after 10 minutes of wash or dry completion may be removed so the machine is available for next user. There is no long-term storage in the Laundry Room Area.

The laundry facilities are only for the use of Owners, guests and renters of Lido Presidential.

Turn off the lights when you leave the room. Leave door closed unless operating fan.

Operate the fan to reduce heat and humidity. Leave door slightly open to allow air flow.

Report any problems to the superintendent or a board member.

See signage in the laundry for the posting of these Rules.

# Pool and Deck Area

HAPPY hour between 4 and 6 PM has been approved along with dry foods such as pretzels, peanuts, cheese, crackers and chips and dip on the “pool deck” area. Special occasion deserts are permitted. Happy hour participants shall clean tables, chairs and pool deck surface leaving the area clean and unattractive to birds and rodents.

Diapers approved for pool use may be used at the Owners risk. Virus entering the pool water traced to an Owner, lessee or guest shall be the responsibility of the Owner.

Do not slam pool gates. For safety, be sure they close and latch - quietly.

**RULES POSTED AT THE POOL - The Association can be cited, and the pool closed for violation of Florida pool Operation Laws. Any Owner, Guest or Lessee causing damage to the pool or pool deck WILL BE HELD FINANCIALLY RESPONSIBLE.**

## POOL RULES per FLORIDA LAW

1. NO LIFEGUARD ON DUTY, SWIM AT YOUR OWN RISK.
2. NO FOOD OR BEVERAGES IN THE POOL OR WITHIN 4' OF THE POOL CURB, INSIDE FACE;  
EXCEPT FOR WATER IN UNBREAKABLE BOTTLES. OUTSIDE OF THE 4' "WET DECK", DRY SNACK FOODS  
AND BEVERAGES ARE PERMITTED HOWEVER ALL CONTAINERS MUST BE PLASTIC.
3. NO GLASS OR ANIMALS IN THE FENCED POOL AREA.
4. NO CHILDREN UNDER AGE 12 IN POOL AREA WITHOUT ADULT SUPERVISION.
5. NO MORE THAN 17 PEOPLE IN THE POOL.
6. POOL HOURS 9 AM TO DUSK (30 minutes after sunset)
7. **NO DIVING**. NO RUNNING IN THE POOL AREA.
8. POOL MAXIMUM DEPTH IS 7' - 2".
9. DO NOT SWALLOW THE POOL WATER.
10. SHOWER BEFORE ENTERING POOL TO REMOVE SUN LOTIONS AND SAND.

### ADDITIONALLY PLEASE FOLLOW ASSOCIATION RULES:

- REMOVE MAKE-UP AND OTHER OILS BEFORE COMING TO THE POOL.
- USE A TOWEL ON FURNITURE TO KEEP SUN LOTIONS OFF THE FURNITURE.
- PLEASE CLEAN UP YOUR AREA WHEN LEAVING.
- REPLACE FURNITURE TO POOL SIDE AND WIPE IT DOWN.
- CLOSE TABLE UMBRELLAS WHEN YOU LEAVE.
- USE ACOUSTIC DEVICES SO YOU CAN HEAR WITHOUT DISTURBING OTHERS.
- NO THROWING OF OBJECTS AS TO DISTURB OTHERS.
- NO SHOUTING OR ANY OTHER BEHAVIOR THAT WOULD BE A DISTRACTION TO OTHERS.
- NO SMOKING SUCH AS TO DISTURB OTHERS OR TO LITTER.
- USE NO FLOATS WHEN THE POOL IS FULL OF SWIMMERS.
- DO NOT REMOVE FURNITURE FROM THE POOL AREA.
- DO NOT USE THE POOL ROPE W/ FLOATS FOR PLAY. IT MAY BE REMOVED FOR LAPS; PLEASE

REPLACE IT WHEN FINISHED

• NO STREET SHOES ON THE POOL FURNITURE.

\* HAPPY HOUR IS OFFICIALLY BETWEEN 4 AND 6PM WHEN FOOD, OTHER THAN DRY SNACKS, IS ALLOWED 4' OUTSIDE OF THE POOL CURB.

## General Rules

Trash: It is the obligation of each Owner, guest or lessee to deposit trash and garbage in the assigned containers. See Housekeeping Suggestions below.

No feeding wild animals on Lido Presidential, Inc. grounds.

Right of Entry: Pursuant to our Declaration of Condominium, The maintenance and operation of the Common Elements shall be the responsibility of the Association and a Common Expense. The Association shall have the irrevocable right to have access to each Apartment from time to time during reasonable hours as may be necessary for the inspection, maintenance, repair and replacement of any Common Elements or of any portion of an Apartment to be maintained by the Association as provided in the Declaration of Condominium, and during any hours as may be necessary to prevent damage to the Common Elements or to an Apartment or Apartments. To facilitate such right of access, each Apartment Owner shall provide and maintain with the Association a key to the front door of the Apartment and the security system disarm code, if any. Damages or increased damages caused by failure to provide a working key will be repaired as an expense to the Owner of the unit with the improper key. It is the Owner's responsibility to provide a working key. It is the Associations responsibility to ask for and store keys in a safe location.

Negligence: If negligence on the part of an Owner, such as not maintaining proper care of their unit, results in damage to other units, the financial responsibility becomes that of Owner(s) whose unit has been identified as being the cause of any damage to other units. It is recommended Owners check their individual insurance coverage and regularly check WATER HEATERS, AIR CONDITIONING SYSTEMS (indoor and outdoor components), REFRIGERATORS and BATHROOM and KITCHEN PLUMBING to guard against leaks which could result in damage to units below that you will be required to repair. Our Superintendent's inspection and our housekeeping suggestions do not relieve Owners from damages to other property caused by their household operations or equipment. See the Association Unit Inspection Process details posted on the Lidopresidential.com website. If you are away from the condominium for an extended period, you may wish to have someone other than the Superintendent, make inspections checks for you - possibly a friend or neighbor. LIDO PRESIDENTIAL, INC. IS NOT RESPONSIBLE FOR ANY DAMAGES CAUSED BY OWNER NEGLIGENCE.

If you are away from the condominium during hurricane season - designated as September, October and November - remove all moveable objects form your balcony or terrace.

Parking. See also, our Declaration of Condominium. There is no reserved parking at Lido Presidential, Inc. Please keep the marked handicap parking spaces free for people having the greatest need for them. Parking is only for Owners, Guests and Lessees of Lido Presidential, Inc. unless approved by the Board of Directors. No parking on the grass. Per our Declaration of Condominium there is one parking spot allocated per unit.

There is no parking of commercial vehicles, other than contractors working on Owners units or the building. Also, no long term parking of construction trailers or storage trailers, without the approval of the Board of Directors. Recreational Vehicle parking is limited to approved locations and duration; utility hook-ups are not allowed.

Ingress/Egress. See also our Declaration of Condominium. The main entrance area, first floor, second floor, third floor and fourth floor walkways, elevators, storage areas and unit entrances must remain clear of any obstruction. These areas are required for ingress and egress. No chairs, planters, shoes, beach toys, etc. are to be stored on walkways or in front of unit entrance doors.

Security. NO ONE will be admitted into a unit without the approval of the Owner - either by a written note - such as the leasing notification - or a phone call to the Superintendent - other than for an emergency (see "Right of Entry above) with Superintendent or a Board Member in attendance.

Selling an Apartment. All Real Estate Brokers must contact the Superintendent or a Board member by phone, or written notice from the Owner, before being allowed a key to enter unit.

Owners must inform the Superintendent when contractor(s) will be working in their unit, and inform the Superintendent if an office key should be used to allow Contractor access. NO CONTRACTOR may remove keys from Office. See also Declaration of Condominium.

#### Aesthetics

See also our Declaration of Condominium. It is prohibited to have signs, garments, rugs, etc. hanging from windows, balconies or from any of the facades. The only exceptions being holiday decorations, which must be removed after each holiday. An Owner shall not post any solicitations, advertising or posters of any kind on the condominium property except as authorized by a majority of the Board of Directors.

The exterior of the units and all other areas appurtenant to any unit shall not be painted, decorated or modified by any Owner in any manner unless authorized in writing by a majority of the Board of Directors. Approval may be withheld on purely aesthetic grounds at the sole discretion of the Board of Directors.

Window Replacement. Any balcony enclosures and/or hurricane shutters, doors or windows to be installed by an Owner shall conform to a design and specifications approved by the Board of Directors and local Building Code requirements. Written prior approval must be obtained from the Board of Directors. See also our Declaration of Condominium.

Balcony Carpet. On November 14, 2000, the Board of Directors approved the following: Effective January 1, 2001, carpeting MUST be removed from all balconies. Tiling of balconies or painting of concrete deck is acceptable. Any Owner not in compliance will be held personally responsible for any damage to their unit and/or to other units below them.

## Household Operations and Building Design & Construction

Garbage Disposals: Our sanitary sewer system has age and capacity limitations. Do not dispose of the following in your garbage disposal: Bones, Grease, Banana, Orange and Potato Peels, Grapefruit Rinds, Coffee Grounds, Celery, Artichoke Leaves, Sea Shells and Sand. The Lido Presidential drainage system is old. To keep it working for all of us, run a lot of water when using Garbage Disposal.

Flooring: Tiling floors - See also Declaration for Condominium. Tiling requires Board of Director approval.

Approval shall be granted upon verification of planned proper installation of adequate sound insulation material equal or better than 1/4" cork underlayment. The purpose of this Section is to reduce solid borne sound transmission which interferes with the peaceful possession and proper use of the property by other Apartment Owners. Currently Proflex brand MSC-90 mil peel and stick membrane membrane is approved as it is rated for a 72 dba sound transmission (sound reduction) classification on our concrete slabs.

No Owner, Lessee, or Guest shall install wiring or mechanical equipment of any type on the outside of the building unless authorized in writing by a majority of the Board of Directors. See also Declaration of Condominium.

Any consent or approval given under these Rules and Regulations shall be revocable at any time by vote of a majority of the Board of Directors.

Complaints regarding the management or operation of the premises or the action of its contractors, employees, occupants or Owners shall be made in writing, with the description of the complaint and the date and the name of the complainant, to a Board Member.

# HOUSEKEEPING SUGGESTIONS

7/26/2021 wb

It is recommended Owners regularly check WATER HEATERS, AIR CONDITIONING UNITS, REFRIGERATORS and BATHROOM and KITCHEN PLUMBING to guard against leaks which could result in damage to the unit below that they will be required to repair. Our superintendent's inspection and our housekeeping suggestions do not relieve Owners from damages to other property caused by their household operations or equipment.

Use about 1 cup of vinegar in the air conditioning condensate drain each year to reduce risk of clogging and overflowing.

A few tips to prepare for an extended vacancy:

- Put 2 ounces of bleach in your toilet bowls and cover with plastic wrap to reduce likelihood of rodent entry via large waste drain.
- Put 2 ounces of vegetable oil in sink drains to reduce likelihood of sewer gas and insect entry because of traps drying out.
- Thoroughly seal all food in tight insect and rodent resistant containers. Cardboard is ineffective.
- Consider using your oven, microwave and refrigerator to store your less-than-perfectly-sealed containers.
- Empty all trash containers - leave with clean receptacles.
- Unplug inactive appliances.
- Shut off valve to the hot water tank.
- Set thermostat and humidistat to lower limits - commonly leave the unit set on "auto" and set thermostat to 78 degrees and humidistat to 50% or lower.
- Thoroughly clean ALL surfaces - leave your unit CLEAN and bug free. Bugs seek water and food!
- Empty all trash.
- Make plans for mail and package delivery if any.
- Notify the superintendent when your unit will be vacant.
- If you have a bike but it in your unit. Unattended bikes left outdoors are at risk! The Association is not responsible for bikes or any of your belongings left outdoors during your absence.
- Store all patio furniture and furnishings indoors. Wind damage is a high risk.
- Lock up. Leave auto key with our superintendent if car remains in our lot.

TRASH DISPOSAL - NON-RECYCLED: Use the large dumpster at our Harrison Ave. driveway. This trash will go to an approved land-fill.

TRASH - RECYCLED: Use the small bins next to the large dumpster. Approved for recycling are: newspaper, junk mail, flattened clean cardboard and magazines, paper, clean plastic containers, with their lids, and aluminum cans.. NOT FOR RECYCLE: GLASS JARS, PLASTIC BAGS - take them to Publix recycle if you like. PIZZA BOXES, ALUMINUM FOIL, LIGHT BULBS, BATTERIES, TISSUES, PAPER TOWELS, WINDOW GLASS, BROKEN GLASS, FOAM PLASTICS, FOOD WASTE, POTS AND PANS, CONSTRUCTION MATERIALS - put them in the large regular land-fill dumpster. If in doubt, but it in regular trash.

LARGE ITEMS FOR DISPOSAL: If you have a large item (For Example, TV or an appliance) call 941 364-7651 and arrange a pick-up at the curb next to our dumpster. Sometimes unwanted working items will be picked up by strangers if left outside the trash container, near the street.