

**PRELUDE 80**  
**CONDOMINIUM ASSOCIATION**

**HOUSE RULES**

**JANUARY 2018**

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# HOUSE RULES

## PRELUDE 80 CONDOMINIUM ASSOCIATION

### INTRODUCTION

Every unit owner is a member of the Prelude 80 Condominium Association.

The Board of Directors is elected by the membership and serves without compensation. Ameri-Tech Property Management Company (727) 726-8000 manages the affairs of the Association.

The Board and Ameri-Tech are subject to and governed by the State of Florida statutes, the Condominium documents and House Rules in adopting reasonable uniform rules and regulations for the occupancy of the condominium parcels.

Each unit owner, guest, or other occupant, shall conform to and abide by the By-Laws and any adopted rules/regulations as to the unit and common elements.

The Association is subject to and governed by the:

- Declaration of Condominium
- Articles of Incorporation.
- By-Laws.
- House Rules.
- Federal Law and laws of the State of Florida.
- Pinellas County and City of Clearwater ordinances.

At the time of purchase the new owner is to receive all condo documents, House Rules and door keys from the seller.

Every owner and guest must be fully aware of our House Rules. Access to the House Rules and Board Meeting Minutes are posted on the **Prelude 80 website** at [Prelude80.com](http://Prelude80.com). The username and password will be provided.

Owners are responsible at all times for the conduct of their guests, employees and outside contractors in their employ.

The Ameri-Tech Management Company/Prelude 80 will assess a late charge for payment of Special Assessments and/or Monthly Assessments as per the Ameri-Tech payment requirements. To collect any past due accounts, a lien can be filed against the owner's unit and/or the past due account placed with a collection agency. Cost of collection is charged to the owner at time of collection.

Condominium living creates interdependence among all residents. House Rules are adopted to provide a safe, clean and harmonious environment, while simultaneously protecting and enhancing each owner's investment. Certain restrictions (House Rules) are necessary to make living together a pleasant and comfortable "home" for all. Compliance to these House Rules is a MUST, together with:

- Common courtesy and awareness of the sensitivity of others
- Respect for the rights, privileges and well being of others which is essential to condominium living.
- If you cannot adapt to communal responsibility and abide by the Condominium Documents, perhaps condominium living is not for you

Enforcement of all House Rules must be maintained on an impersonal and uniform basis. Each resident has the responsibility to call attention to violations and assist in their enforcement, when noticing non-compliance, please address the situation tactfully and in a friendly manner. If this is unsuccessful report the matter to our Management Company who will attempt to resolve the violation, again if unsuccessful the Management Company will refer the problem to the Board of Directors.

#### BOARD OF DIRECTOR'S MEETINGS

The Board of Directors meetings and owner annual meetings are held as posted.

## FINES

The Association will levy fines against a unit owner or occupant for failure to comply with any provision of the Condominium Documents or House Rules.

- No fine will become a lien against a unit
- No fine may exceed \$100.00 per violation, however:
- A fine may be levied on the basis of each day of a continuing violation with a single notice and the opportunity for a hearing provided that no such fine shall in aggregate exceed \$1,000.00.
- No fine may be levied except after giving reasonable notice and the opportunity of hearing to the unit owner and if applicable, a guest.
- The hearing must be held before a committee of other unit owners. If the committee does not agree with the fine, the fine may not be levied per Florida Statute 718:3033

## SUGGESTION BOX

A box has been installed on the wall just outside the office door. This is for unit owners to contribute suggestions, ideas and meaningful complaints, anything that may contribute to improving the living standards and environment within Prelude 80. Only comments with identifiable signatures and unit numbers will be considered.

## INSURANCE

The Association carries insurance on the common areas as mandated by Florida Condominium Statute 718 and the Condominium Documents.

Owners are strongly advised to carry and maintain insurance coverage on their unit. It is required that maximum coverage be obtained in all areas including water heater and air conditioners re: leaks. **Damage caused to your unit by an accident in another unit is your responsibility.**

It is recommended that the owner obtain insurance on personal property and for liability, as this is not the responsibility of the Association.

## BUILDING SECURITY

Security is the responsibility of ALL RESIDENTS. The carelessness of one resident could imperil all other residents.

All entry doors are normally self-locking. Report any malfunction immediately to the manager's office. Never prop open an exterior door.

The enter phone system with the resident dialing "9" to unlock the door is for your protection. Do not allow entry for anyone that you do not know. When service or repair personnel arrive, meet them at the rear or service entrance door and escort them to your unit. Likewise, show them out.

Do not allow anyone that you do not know into the building including repairmen, service men, delivery personnel, or persons who state that they are residents or are visiting a resident. Have them use the enter-phone.

**REPORT ANY SUSPICIOUS PERSON IMMEDIATELY TO MANAGEMENT IF ON DUTY, OR TO A MEMBER OF THE BOARD.**

If you are aware that there are residents in a normally vacant unit, contact Management or a member of the Board who will check to determine if they are authorized.

**EACH UNIT IS ASSIGNED TWO (2) KEYLESS ENTRY CARDS OR "FOBS"**

- These cards/fobs will open most exterior doors.
- Unit owner signatures are required for all cards/fobs.

Unit owners may apply for a maximum of two (2) additional exit door cards/fobs. There is a charge of \$25.00 for each additional card/fob. Unit owner may only have a total of 4 keyless entry cards or fobs. Requests for these cards/fobs must be made in writing and addressed to the

Property Manager, Scott Vignery of AMERI-TECH or to our maintenance manager, George Krupa.

Should a card/fob be lost, the Maintenance Manager must be notified, and a new card or fob be requested. A new one will then be assigned for a charge of \$25.00 and the owner will be required to sign an affidavit attesting to the loss of the original card or fob. A lost card or fob entry action will be de-activated.

## RECREATIONAL FACILITIES

Use of any and all-recreational facilities are for residents and their guests only. No persons under the age of 16 years shall be permitted in any recreational facility or area, including the swimming pool, unless they are under constant supervision of the unit resident. No persons under the age of 21 years shall be permitted to host guests unless under the constant supervision of the unit resident.

The ice machine is for limited use of all resident owners, however it is not intended to be used to fill an ice chest or other large container.

### SWIMMING POOL

The pool and pool area is for the exclusive use of all owners, and guests. The pool may not be used for private purposes. Swimming is “at your own risk” and it is advisable to have a buddy.

- Swimming pool hours are 08:00 a.m. until DUSK.
- Voices shall be kept at normal conversational levels.
- Radios, CD/DVD players of any kind are only permitted in the pool area with the use of earphones.
- All bobby pins, hair pins and other such objects shall be removed before entering the pool.
- Glass or breakable containers of any kind shall not be allowed in the pool area.
- Any refuse or personal items shall be cleaned up, properly removed and disposed of. Chairs etc. should be returned to their original position.
- Children without clothes are not permitted in the swimming pool.
- Children wearing diapers are also required to be dressed in TIGHT FITTING WATERPROOF PANTS, (in addition to the diapers.) at all times while they are in or around the pool. Children not wearing such acceptable waterproof pants must vacate the pool area immediately
- Running around the pool, diving, loud or boisterous “horse play” is not permitted. This kind of activity may annoy others, especially residents of adjacent condominium units. Prelude 80 is a private “residence”, not a hotel.
- All swimmers must “dry-off” before entering the building or bathrooms.
- “Cover ups” for men and women are required. Towels are not considered “cover ups”.
- Each resident has the responsibility to call attention to all violations and report them immediately to Scott Vignery, Prelude 80’s Property Manager at Ameri-Tech or to our “in house” maintenance manager, George Krupa.



- T-Back swimsuits, or other inappropriate attire are prohibited anywhere on the Premises (Common areas)
- Use of the pool in underwear, cut-off jeans, or street clothes is prohibited.
- Nudity is prohibited anywhere on the premises, (Common and limited common areas.)
- Shoes must be worn at all times in the common areas within the building. Cover-ups must be worn when entering and within the building. Towels are not a cover-up.
- You are strongly requested to make use of the shower before entering the pool to remove body oils, perspiration and Sun Tan lotion etc. This will help to keep the pool clean. Avoid using oils; as such products contaminate the pool.

Please see additional pool Rules and Regulations in accordance with various laws that are posted at poolside.

### PARTY ROOM

This room can be reserved (except for Holidays) by an owner only with one (1) weeks advance notice, but not for more than one day. Proper cleanup including disposal of any and all debris immediately after use is required. A deposit of \$100.00 is required at the time the reservation is made and approved. Any major cleanup required by the Association will result in the forfeiture of the \$100.00.

### POOL TABLE.

All pool table accessories should be returned to their proper place and the pool table must be recovered when play is complete. Children under the age of 16 may not use the pool table, except when continually supervised by an adult over 21 years of age.

### EXERCISE EQUIPMENT

Individuals under the age of 16 years cannot use the pool table and equipment unless continually supervised by an adult over 21 years of age. Any and all such use is: AT YOUR OWN RISK.

### SAUNA and SHOWER AREA

These areas are for adults only, (Over 18 years of age). When finished, ensure the lights and the Sauna are turned off; Sauna use is also “AT YOUR OWN RISK”.

Each owner shall be responsible to ensure that all their guests/visitors comply with all rules and regulations of the Prelude 80 Condominium Association. Any violations committed by visitors/guests of the owner, shall subject the owner to the same liability including fines, as if the owner had committed the infraction of the rules him/herself.

### DRESS CODE

Proper attire is required for all common areas except the swimming pool area (See swimming pool) this includes:

- Men must wear tops (No bare chest)
- Proper footwear, No bare feet.
- Cover-ups are required over swimming wear when inside the building.
- Towels are NOT an accepted cover up.

Remember, condominium public areas are no different than if you were in any public place. Dress accordingly. This condominium is a **Residence**, not a motel or hotel.

## **NOISE LEVELS**

Noise must be kept to a minimum, particularly on balconies as noise on the waterfront can carry some distance day or night. Especially after 10:00 p.m. Boom boxes, Radios, Music, TV's or similar devices should be kept at a reasonable level as bass sounds vibrate throughout the building. Slamming of all doors carries loudly throughout the building and should be avoided. Violations of excessive noise (especially after 10:00 p.m.) should be reported to the office or the Ameri-Tech Property Management Company.

## **PARKING AND PARKING LOT**

All parking areas are part of the common elements and as such are under the control of the Board of Directors. The daily administration of parking spaces is handled by our Maintenance Manager, George Krupa 727-443-7737 or Ameri-Tech Property Manager, Scott Vignery, 727-443-7737. Please contact them with any questions or requests.

ALL the upper level parking area is assigned to owners, one reserved space per unit.

The lower parking area is for visitors and for owners with second cars.

Not more than two (2) vehicles per condominium unit shall be allowed on the Condominium property at any one time. Not more than one (1) vehicle per licensed permanent resident shall be allowed on the Condominium properties.

Parking is limited to one vehicle per parking space on the condominium property.

The Association through the Board of Directors may re-assign an upper parking area space to another unit owner when a unit owner is to be absent from the Condominium building two weeks or more and the owners designated vehicle is not parked in the space. Owners shall notify the Board of any permanent space(s) that are not being utilized and same will be made available to other owners on a first come first serve basis with the provision that if an owner declines or fails to act on the offered space, their request will go back to the bottom of the list.

The space shall not be re-assigned in the event of a guest of the unit owner, with an automobile, is residing in the absent owner's condominium unit. The space will be re-assigned back to the original owner immediately upon his/her return to the Condominium. The temporary user of this space will then go back to the bottom of the list.

Contractors and Service vehicles shall use lower parking area spaces only during working hours of 08:00 a.m. to 6:00 p.m. Monday thru Friday.

PLEASE REFER TO THE DECLARATION OF CONDOMINIUM DOCUMENT AMENDMENT, ARTICLE XV DATED 31, JANUARY 2006 FOR ADDITIONAL INFORMATION ON PARKING REQUIREMENTS.

#### PROHIBITED VEHICLES

The following vehicles are specifically prohibited from parking or being stored anywhere on the condominium properties, *with the exception of unloading or loading, or providing commercial services to the condominium properties*. Vehicles would include commercial vehicles and pick-up trucks with advertising displays, trailer(s), campers, boats, and recreational vehicles (RV's). All of the foregoing prohibited vehicles if on the property for loading or unloading, shall only be parked in the lower parking area on a temporary basis, and shall not be parked on the upper parking area or left overnight.

Bicycles, Motorcycles and Mopeds shall be parked only in such areas as designated for that purpose.

Vehicle maintenance may not be performed on the Prelude 80 Condominium property. For the purposes of this section, vehicle maintenance shall include, but not be limited to, changing of oil and other engine fluids, changing of tires, (except in the case of a flat tire) engine or body maintenance or repair.

Cleaning of the interior or exterior of the car may be done only in the area designated as the "Car Wash" located in the lower parking lot. The car wash area may be used only between the hours of 8:30.a.m to 5:00 p.m. **seven days a week**. There shall be no parking in the car wash area during these times.

Prelude 80 must comply with any water restrictions issued by Clearwater City Ordinances.

#### VEHICLES THAT DISCHARGE AUTMOBILE FLUIDS OR ARE UNABLE TO OPERATE

The Board of Directors has found, based upon examination of the facts, that certain vehicles, which are parked on the Prelude 80 Condominium property discharge automotive fluids such as oil, grease, lubricants, coolants and other such products in an excessive fashion. Where such vehicles are found to exist on the Prelude 80 property, the owner of the vehicle shall be notified and be given a maximum of three (3) working days to remedy the problem. Should the problem continue to exist, the Board shall have the authority to tow the vehicle.

A vehicle, which is not currently licensed or cannot operate under its own power, shall not remain on the premises for more than 24 hours. As used in this section, the term licensed shall mean that the vehicle displays at all times, a license plate or tag to which is affixed a sticker indicating that the vehicle is currently registered in the state of Florida or other state as the case shall be.

Any member of the Board who has reasonable cause to believe that a vehicle is unable to operate under its own power shall notify the Board of Directors and/or property manager. He/she shall then notify the owner via certified letter, return receipt requested of the intent to tow vehicle as

the owner is considered to be in violation of the Prelude 80 Condominium Association's Rules and Regulations.

The owner of the vehicle shall have 24 hours from the date and time contained in the letter to respond to the Prelude 80 Association and demonstrate that the vehicle can operate under its own power. If the owner is unable to demonstrate, or if the owner does not contact the Prelude 80 Condominium Association, the vehicle may be towed at the owner's expense.

The Board has the right to remove or tow to a designated garage, any vehicle parked in an unauthorized place or any vehicle not complying with these rules. Cost of removing and storage at the designated garage is at the expense of the vehicle's owner, and/or the resident.

Do not back vehicles into a parking place as the exhaust can cause damage to the shrubbery or fence. Residents leaving their cars in assigned spaces in the upper lot for an extended storage period should notified our maintenance manager and leave a set of car keys with this person for use in the event of an emergency. Drivers of all vehicles shall comply with the entrance and exit markers in the upper lot

**ANY VEHICLE VIOLATING ANY PROVISION OF THIS SECTION SHALL BE TOWED AT THE OWNER'S EXPENSE. THE METHOD OF TOWING SUCH VEHICLES SHALL BE SIMILAR TO THE METHOD DESCRIBED ABOVE.**

## **PETS**

Unit owners may keep pets as follows: Tropical and salt water fish may be kept in aquariums of not more than 50 gallons. One cat and/or small caged birds` may be kept within the units. All other pets are specifically prohibited.

NO DOGS are allowed to live or visit Prelude 80 at any time.

All allowed pets shall be kept within the unit at all times with the exception of being taken off the condominium property for visits to the veterinarian or overnight departure from the premises.

In the event any pet is determined, in the opinion of the Board of Directors to be a nuisance, the Association shall have the authority to force permanent removal of the pet from the unit and the condominium property.

## **PEST CONTROL**

We all have a right to live in a pleasant, pest-free environment. Most owners are reasonable and understand their contribution to such a goal and act accordingly.

All unit owners shall keep and maintain the interior of their respective units in good condition and repair, including air conditioning systems, (ducts, vents, etc.) servicing the respective owners apartments.

## **EXTENDED ABSENCE/WATER TURN OFF**

In the event a unit is to be unoccupied for more than 4 days, the unit owner shall turn off the main water feed valve (located in A/C closet) to the unit together with the water heater circuit breaker. Owners should ask our Maintenance Manager for shut off valve location before turning it off. The air conditioning shall be set at no higher than 82 degrees in the effort to avoid the accumulation of mold, mildew, and any undesirable odors. In the event a unit is to be unoccupied for more than 30 days the unit owner shall also close all sanitary sewer drains with a rubber stopper or appropriate cover and cover all toilets with plastic wrap to avoid the evaporation of water from the traps and undesirable odors and vermin from entering the condominium unit. The services of a pest control company are available. Please contact our maintenance manager, George Krupa for details.

## **SOLICITATIONS**

There shall be no soliciting by any person for any cause, business, charity or purpose whatsoever within Prelude 80 premises or grounds except as authorized, in writing by the Board of Directors.

## **LAUNDRY AND WATER CONDITIONING SERVICE**

Residents on each floor, if agreeable by all on that floor, may make arrangements as to the use of these facilities. Laundry hours are, 7:00 a.m. to 10:00 p.m. NO EXCEPTIONS.

Washers and dryers must be unloaded as soon as the cycles are complete. No laundry should be left overnight in the machines.

No dyeing or laundry of heavy articles (rugs, blankets, shoes etc.) is permitted.

When your laundry is completed, please be courteous and considerate of your neighbor and remove your clothes promptly from the machines.

The lights should be left ON when the dryer is in operation. This light activates a rooftop fan that helps remove moisture and lint.

The lint filter in the dryer MUST be cleaned when finished. If not done it could cause a fire. Leave the room and machines in a clean condition and turn OFF the light.

Report any machine not working properly immediately to the Building Manager, Scott Vignery or to the Maintenance Manager, George Krupa. **WATER IN THE LAUNDRY ROOM IS TREATED CENTRALLY WITH A SOFTENER REQUIRING VERY LITTLE DETERGENT.** Too much detergent will cause the sewer to back up, an expensive outside maintenance cost.

Laundry washers and dryers may not be installed in an owner's unit as it would utilize and impact our common plumbing, which is a portion of the buildings common elements.

## **ELEVATORS**

Elevators are electronically controlled and are sensitive. For heavy moves such as furniture, appliances etc. contact the building maintenance manager for the key to the elevator control panel so that the doors can be manually controlled. On completion, the elevator keys must be returned to the building maintenance manager, or put through the office mail slot immediately after use. For emergency, use the “EMERGENCY” panel button and also the telephone in the elevator by following the posted instructions.

DO NOT USE THE ELEVATOR IN CASE OF FIRE, but use either the South or North stairwell that appears to be most free of smoke. Using the elevator will cause any fire to spread or you could become trapped. Do not return to your unit until notified by the Fire Department that it is safe to do so.

## **REFUSE CHUTES**

Refuse chutes located on each floor are to be used during these hours ONLY 9:00 a.m. to 10:00 p.m. NO EXCEPTIONS. All waste that the sink garbage disposal cannot handle, shredded paper and other matter for disposal must be securely tied in plastic bags and must not exceed the width of the refuse chute. Glass and other breakable containers, paint cans and other similar objects, must be taken to the “dumpster” room located on the Recreation Level. Failure to comply with this rule can be a cause of smelly odors, and a breeding place for vermin. Broken glass caused by using the refuse chute can cause serious injury.

## **SHOPPING CARTS**

Shopping carts are available in the service entrance area. After use they should be immediately returned and not left in the hallways. Shopping carts may be brought into the building ONLY through the Service entrance doors, not through upper or lower lobby entrances.

## **BALCONIES**

Balconies are a Limited Common Element, which according to the Florida Condominium act is a portion of the Common Elements governed by the rules of the Association. The use of a Limited Common Element is reserved for the respective unit. Therefore, the appearance of each unit’s balcony affects the appearance of the entire building.

Should you be away from your unit for seven (7) consecutive days or more, all furniture and other items must be removed from your balcony and stored inside your unit until you return. Balconies CANNOT contain GLASS TOP FURNITURE.

When you are away from the unit for 7 consecutive days or more especially during the months of June thru October all balcony furniture and plants etc. should be moved into the unit. It is

suggested that balcony furniture be lightweight to avoid damage to the balcony floor. Such furniture should be readily storable in case of storms.

Cooking or heating of food on the balcony by any means is prohibited.

Nothing may be hung on, or over the balcony railings, or attached to the railings or building exterior. **This includes antennas, TV dishes, aerials, hanging objects (plants etc.) windsocks, thermometers etc.**

Nothing is to be thrown off the balconies. No debris or standing water is to be swept off the balcony. No water from plants should overflow onto another person's balcony or furniture.

Feeding of birds from the balconies is prohibited. All efforts should be made to discourage the presence of birds on the balconies or other areas, as they can be the cause of disease and cause maintenance problems.

Storage of any items on the balconies is not allowed, including exercise equipment, bicycles, or storage cabinets etc.

Plants and potted flowers are permissible providing that they are properly maintained so not to mark the balcony floor or cause water drainage that can cause damage. It is suggested that retention containers be placed under all plants and potted flowers. The repair of any damage caused by such plants/flowers will be that of the owner.

#### BALCONY CARPETING

An exception to the requirements of sub-paragraph (c) of Article XX11 of the Prelude 80 Declaration of Condominium (Maintenance, Alteration and Improvement) shall be the optional allowance of outdoor carpeting on the Limited Common Element balconies.

Written approval from the Board of Directors and a signed affidavit attesting to the installation process will be required PRIOR TO INSTALLATION.

The carpet color should be generally beige or brown. The type and quality of the carpet selected would be up to the individual unit owner, although it should be fairly heavy and a high quality is recommended in order for it to maintain its integrity. No other covering (tiles etc.) or change of color on the balcony floor will be allowed.

The carpet should be unattached to the balcony surface, a straight runner type, (To roll up in the event of a severe storm), or it can be held down by double backed tape, or a WATER BASED LATEX ADHESIVE. **A SOLVENT BASED ADHESIVE IS STRICTLY PROHIBITED**

## BARBECUE AND OUTSIDE PICNIC AREA

This area is for the use of all residents as no barbecuing is allowed on unit balconies (electric or gas). Back up propane is available and there is a wrench available for changing the tanks.

Please leave a note in the office when the tank is empty. After using the grill **CLEAN UP** is required. Burn off all food; leaving grate clean. All disposable items are to be placed in the trash bin leaving table and BBQ area clean. If it is necessary for management to clean up after any mess left by you, you will be assessed a charge.

## **WINDOW WASHING**

The washing of exterior glass windows and doors is the owner's responsibility. The names of several licensed and professional cleaning companies are on file in the office.

## **STORAGE AREA**

Each owner is assigned a storage locker. No combustible or dangerous substances (e.g. Paint) may be stored in this locker or area. City code, (Annual Fire Inspection) require that no items be stored on top or outside the owner's locker, including storage in the floor area.

Owners not adhering to this policy will be given notice, and after 15 days any items still stored outside the locker will be removed and disposed of. For owners protection each locker should be secured with a padlock.

## **AIR CONDITIONING/HEATING/WATER HEATER CLOSET**

The fire department does not allow this area to be used for any storage of combustible materials, (rags, paint, boxes, etc.). This area is for Water Heater, A/C unit, or portable soft water tank. The maintenance of the A/C, Heating and Water Heater is the responsibility of the unit owner. Owners are required to replace their water heaters when the manufacturer's warranty is about to expire. Once the new heater is installed, owners would be required to install a circuit breaker in the water heater closet based on new city code. The main shut off valve is the Associations responsibility. There should be a shut off valve installed after the main shut off which will then become the owner's main shutoff and owner's responsibility. If not already done, this should be done when the water heater is replaced.

## **MOVE IN/MOVE OUT**

The Building Manager Scott Vignery, of Ameri-Tech or Maintenance Manager George Krupa, must be notified of all moving dates, times of deliveries, of any such items as: furniture/appliances etc. **INCLUDING SINGLE ITEMS.**

Notification in advance is required as the #2 large elevator requires padding to protect the walls and an elevator key must be obtained with instructions on elevator operation. Only the #2 large elevator can be used for moving in or moving out.



No moves or delivery of furniture/appliances may be scheduled on Saturday, Sunday, or holidays, unless specifically requested and approved in advance, by the Board of Directors. Moves and/or deliveries on weekdays must be completed between the hours of 8:00 a.m. and 6:00 p.m. ALL ITEMS MUST BE TAKEN THROUGH THE SERVICE ENTRANCE. The move in fee is \$100.00 and the move out fee is \$100.00. The fees are non-refundable and must be paid in advance of the move.

It is the responsibility of the person(s) moving in or out, to clean up any areas, including the hallways, as the result of the move.

## **IN-UNIT REPAIRS & MAINTENANCE**

It is the responsibility of each owner to maintain the appearance and condition of his/her unit and all appliances and fixtures therein, that are within the interior walls, ceiling and floor. Structural alterations are prohibited. Nothing shall be done within any unit or to the common elements, which shall impair the structural integrity of the building.

The Maintenance Manager, George Krupa or Property Manager, Scott Vignery must be notified in advance, and a CONTRACTORS REGISTRATION FORM be completed when major repairs, renovations, or maintenance work to your unit requires the “padding” of, and continued use of the elevator. This would include the painting of a unit, carpeting, cabinet or wall installations, major carpentry, electrical work, plumbing, hardwood or tiled floor installation, and storm shutters etc. On the day the work commences the #2 large elevator will be padded and the contractor must place a floor runner between the elevator and the entrance to your unit.

A Three hundred dollar (\$300.00) deposit is required at the time that the Contractor Registration form is submitted and prior to any work commencing. This \$300.00 deposit will be returned to the unit owner providing that the stated working hours shown below are not exceeded and that the common areas used by the contractors are left clean and in good order, and all old material/debris is removed from the hallways and building.

Our condominium maintenance manager would monitor the area involved and should it be left in an unacceptable condition, the unit owner would be notified so that he/she could restore the area to a satisfactory status. If the owner/agent cannot be located or does not respond, the area would be cleaned and the owner’s \$300.00 deposit forfeited.

In the case of installation of Hardwood, Tiled and/or Vinyl flooring in any unit room or foyer, the floor underlayment must be either **CORK ¼”** thickness or similar synthetic acoustic sound blocking material with a **minimum of 48 STC (Sound Transmission Class).** This must be installed by your flooring contractor between the concrete floor and the planned hardwood/tile/vinyl flooring. This insulation will reduce the sounds of walking and moving furniture etc. from being transmitted directly to the unit below, and also help to create a harmonious living environment. Please contact the Prelude 80 Maintenance Manager prior to installation and fill out a Contractor Registration Form.

The Common areas such as the hallways may not be used as work areas. Any special situation should be referred to the manager's office.

**No maintenance, repair or renovation work is to be started before 8:00 a.m. and such activity must terminate by 6:00 p.m. Such work may not be scheduled for Saturdays or Sundays, or holidays unless there is an emergency, and the office or a Board member be notified.**

Hallway common element utility doors assigned and adjacent to the owners unit must be kept closed at all times, temporary repairs and maintenance excepted.

## **COMMON AREA RESIDENTIAL HALLWAYS AND DOORS**

In accordance with the Prelude 80 Condominium Documents Article XX11, section 2 with amendments, NO ITEM, DECORATION OR IMPROVEMENT OF ANY KIND is permitted to be placed in the Common area hallways or on doors with the exception of reasonable door knockers and door bells plus welcome mats not to exceed 2 feet by 3 feet in size, and door decorations not to exceed 4 square feet, which shall be allowed, as determined by the Board of Directors.

## **DAMAGE TO THE PREMISES**

Any damage to the common elements caused by you or by service personnel employed by you for whatever reason will be the financial responsibility of the owner(s) involved. This includes, but not all-inclusive, move in/move out, damage caused by service personnel, accidents caused by you including damage to the parking lot caused by oil and other leakage from your automobile. Carrying of open beverages is prohibited and any damage caused by spills will be assessed. Spills should be immediately cleaned up and not left for someone else to do.

It is the unit owners responsibility to notify a contractor working on or in his/her unit that they are to gain entrance into the building with any and all materials through the SERVICE ENTRANCE DOORS, not the rear or front lobby doors, and that the contractor(s) is to remove all materials and debris involved in the work done, through these same doors. Failure to comply will result in a charge to the unit owner for labor and other costs of such removal.

## **MAINTENANCE PERSONNEL**

Ameri-Tech Property Management Company as part of the Prelude 80 contract has hired a maintenance manager for the general maintenance and cleaning of our building.

The Board by contract defines the work to be done, when it is needed, but generally most of the major functions are carried out at the discretion of the Prelude 80 Board of Directors, Ameri-Tech and the maintenance manager.

The Maintenance Manager is not subject to duties other than those described in their contract. He/she is hired by the Prelude 80 Association, through Ameri-Tech Property Management Co. and is answerable to the Association Board and Ameri-Tech only. Anyone having a problem with the building/maintenance manager or his/her designated work performance, must address the Board, IN WRITING on the subject, and not give directions to, or instruct them personally.

## **SMOKING**

Prelude 80 is a no smoking building, which means SMOKING IS NOT ALLOWED in any part of the common areas of the building.

## **RECYCLING PROGRAM**

Prelude 80 in compliance with the City of Clearwater's ordinance on recycling have containers for collecting newspapers, flattened cardboard boxes, plastic bottles, glass, aluminum cans, etc., located in the hallway of the service entrance area. Please adhere to the signage in the recycle area.

This service minimizes our use of larger size dumpsters, thereby reducing our costs. Your cooperation in this recycling program is appreciated.

## **HURRICANE SHUTTERS**

Installation of protective shutters requires prior approval of the Board. This is to ensure uniformity throughout the building. Installation must be by a licensed, insured professional contractor.

## **ENTRY PHONE SYSTEM AND TV**

The entry-phone system is for the protection of all residents. The system will not operate unless your telephone is set on "TONE".

**Spectrum Cable** has installed their signal to our three cameras by the front, back, and service entrance doors of the building, and has added them to our in house listing, with cable box (Channel 732), without cable box (Channel 98.1) This allows you to view on your TV screen who is using the entry phone to call you to gain admittance to the building. If a call is being placed on the entry phone system, the doors will not function until the call is completed.

**Spectrum Cable** also provides a 125-channel standard "BULK" TV service within Prelude 80 This service is paid for through the Prelude 80 Maintenance fees. No billing will be made by Spectrum to individual owners unless they participate in, and contract for Premium Channels or other ancillary Spectrum services.

This “Bulk TV service plan requires the 100% participation of Prelude 80 owners/units.

## **EMERGENCIES**

In case of an emergency, it is extremely important that the Board and/or management be aware at all times whether or not you are in residence. When you leave your unit for an extended period of time, notify management where you can be reached (telephone number and address etc.) so that you can be reached in case of an emergency. It is also suggested that you advise management of a person who can locally act on your behalf.

Any resident who is incapacitated or unable to leave their unit, must notify the board in writing so specific instructions can be made with the Fire Department in case of fire or evacuation.

Fire alarms must be obeyed immediately for your own safety. Everyone is to evacuate the building completely. NEVER ASSUME IT IS A FALSE ALARM.

DO NOT USE THE ELEVATOR IN CASE OF FIRE, but use either the South or North stairwell that appears to be most free of smoke. Using the elevator will cause any fire to spread or you could become trapped. Do not return to your unit until notified by the Fire Department that it is safe to do so. If you accidentally set off a fire alarm, call fire department or go to our office immediately to report it. Immediate action may forestall any unnecessary trip by the Fire Department.

## **RIGHT OF THE BOARD TO ACCESS ANY UNIT**

Florida’s Condominium Act and our Declaration of Condominium and by-laws give the Board of Directors or its agent, the right to enter any unit during reasonable hours and when necessary, for the purpose of maintenance, inspection, repair, replacements of improvements within the units or common elements, or to determine compliance with any restrictions, reservations, covenants, conditions and easements that may apply.

A key for entry into your unit must be on file in the office (in a locked cabinet with access only by the condominium manager or Board member), in case it is needed for an emergency.

Access, if necessary, to any unit will be made by two persons with one being a Board Member except in the case of immediate emergency.

## **GUESTS**

The only individuals authorized to reside in Prelude 80 are those whose names appear as occupants on the Application for Residency submitted at the time of purchase. Any other person(s) including members of the immediate family or close relatives are guests.

## ALL GUESTS VISITING

Prelude 80, whether occupying units in the absence of the owner(s) or those who are visiting and staying with owners in occupancy, must sign the REGISTRATION BOOK located in the upper or lower lobbies immediately after arrival (or the next day at the latest).

If staying 48 hours or longer a guest must also complete the Guest Registration form (provided by the condominium manager or maintenance manager), if not previously completed by the owner who is required to advise Prelude 80 management in advance of your arrival.

Possession of an exterior door entry card/fob is not authorization to permit an unknown person(s) to reside in a unit. Unless there is written authorization from the owner, such person(s) can be required to relinquish all entry cards/fobs and unit keys and leave the premises.

It is the responsibility of the owner to inform their guests as to the Prelude 80 Rules and Regulations. Any rule violation by the guests shall subject the owner to the same liability as if the owner had committed the violation himself or herself. Owners are responsible for their guest's actions and any damage caused by their guests.

For detailed information regarding Guest Policy, please refer to ARTICLE XVI of the Declaration of Condominium Amendment, See section 16 for full details of this policy.

## DIRECT FAMILY MEMBERS

“Direct family member” guests, are allowed to reside at the Condominium for a total of 180 days in a calendar year. Proof of family relationship shall be required. (Please refer to ARTICLE XVI of the Declaration of Condominium amendment, Section 16 for full details of this policy.)

## GUEST(S) WITH OWNER

When owner IS in residence: A maximum of Six (6) 2-week stays within one year (12 months), or a total of 12 weeks per year.

## GUEST(S) WITHOUT OWNER

When owner is NOT in residence. A maximum of four (4) two week stays within a single year will be allowed. The maximum stay for a single period is two (2) weeks (14 days). The guest must vacate the building for a minimum of 24 hours at the end of any two (2) week stay.

No condominium entry card/fob will be issued to any guest, except for direct family guests. Only one condominium entry card will be issued for direct family guests with a charge of \$5.00 for it.

The guest registration form requires owner verification that any guests are not tenants/lessees. Violation of the guest policy may subject the owner to fines up to \$100.00 per day and up to \$1,000.00 for continued violations.

# LEASING/RENTAL

It is the intent of the Prelude 80 Condominium Association that the owner of each unit of Prelude 80 Condominium shall occupy and use such unit as a private dwelling for himself and his/her immediate family and guests, and for no other purpose including business purposes. The leasing of units to others as a regular practice for business, speculative, investment or other similar purposes is not permitted.

## SCHEDULE OF FEES

### LATE PAYMENTS

(As per Ameri-Tech payment requirements).

### BUILDING EXTERIOR ENTRY CARDS & “FOBS”.

Additional exterior door entry cards or “fobs” (Max.2 additional per unit)	\$25.00 ea.
Lost exterior entry card or “fob”.	\$25.00 ea.
Pool Key replacement.	\$15.00 ea.

### COPYING.

Copy of Prelude 80 Documents and revisions, complete set.	\$75.00
Copy of House Rules, complete set.	\$20.00
Any single sheet, per page.	0.25

Checks should be made to the “Prelude 80 Condominium Association.”  
Payable in advance.

### MOVE IN/MOVE OUT FEES

New Owner Application Fee (Fee not refundable)	\$100.00
Move In Fee (Fee not refundable)	\$100.00
Move Out Fee (Fee not refundable)	\$100.00

### DEPOSITS. Refundable, subject to House Rule requirements.

Recreation (Party) Room use.	\$100.00
In unit repairs/renovations etc.	\$300.00

## CONCLUSION

These Rules and Regulations have been adopted for the good, safety, and benefit of all owners and residents. Such Rules and Regulations often do not cover every possible incident or event, but residents and guests need to apply:

- COMMON SENSE LIVING IN A CONDOMINIUM ENVIRONMENT.
- CONCERN FOR THE SAFETY AND SECURITY OF ALL.
- RESPECT AND CONSIDERATION OF YOUR NEIGHBORS.
- ENJOY YOUR LIFE AT PRELUDE 80 -- YOUR HOME

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APPROVED AND ADOPTED BY THE BOARD OF DIRECTORS,  
PRELUDE 80, AT A SCHEDULED MEETING ON THE 22<sup>ND</sup> DAY  
OF APRIL 1997.

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**Revised and updated JULY 16, 2002**  
**Revised and updated JULY 2, 2004**  
**Revised and updated OCTOBER 1, 2006**  
**Revised and updated JANUARY 2, 2015**  
**Revised and updated MAY 2017**  
**Revised and updated JANUARY 2018**

# NEW OWNER(S) GUIDELINES

Welcome to Prelude 80 Condominiums. We sincerely hope that you will enjoy living here. Listed below are some of things that you will need to know during the course of moving in. This will help you with a smooth transition. Our Condominium Documents plus our House Rules will provide you with much of the information that you will need to know. Please be sure to read them all. Access to the House Rules and Board Meeting Minutes are posted on the **Prelude 80 website** at <http://prelude80.com/index.html>. The username and password will be provided.

Prelude 80 Condominium is managed by a professional Management Company, Ameri-Tech Property Management Company and their telephone number is 727-726-8000. Their office hours are 9:00 a.m. to 5:00 p.m. Monday through Friday. They are also available 24/7 for EMERGENCY CALLS ONLY. Monthly assessments (Maintenance fee) arrangements will be made directly with them.

## MOVING IN

Please give advance notice to George Krupa, our Maintenance Manager so that he can put up elevator pads that protect elevator walls and give you and your mover's proper instruction on the use of elevator, buttons and doors.

## MOVE IN/OUT

This may be scheduled between 8:00 a.m. and 6:00 p.m. Monday through Friday ONLY. There are NO exceptions and is NOT ALLOWED on Saturdays, Sundays or Holidays. There is a Non-Refundable Move In/out fee of One Hundred Dollars (\$100.00)

Our Building Manager is Scott Vignery of Ameri-Tech and our "in house" Maintenance Manager is George Krupa. George's work is confined to the common areas only and generally not available for personal assistance or help within your unit. George however will be happy to answer questions related to the building and grounds and assist you in providing information where needed. George may be reached at 727-443-7737 and his hours are 8:00 a.m. to 1:00 p.m. Monday through Friday. As he is generally around the building or grounds, please leave a message on the answering machine and he will return your call.

A key to your unit should be kept in the office (under lock and key) for emergency situations (water leaks, fire, etc.) and a card should be completed by you with names, phone numbers, etc. of emergency contacts and anything else that would be helpful in an emergency. Please give a copy of your unit key to George for the Office.

## ENTRY PHONES

Entry phones are at the front entrance (Front Lobby), back entrance (Rec Level) and side door (Service Entrance) of the building. Please give George your phone number so that it can be programmed into the system. Your land phone or cell will release the exterior doors by pressing the #9 button when needed.



## ICE MACHINE

The ice machine is located in the lower lobby and is available for use. Please do not fill up LARGE coolers with the ice, but a small personal ice bucket size is acceptable.

## RECREATION ROOM

The recreation room can be reserved. Please contact George for reservations and read our House Rules for Rec Room information and rules.

## DUMPSTER LOCATION AND RECYCLE AREA

The dumpster and recycle areas are located near the service entrance. All BOXES are to be carried down and BROKEN down before disposing in the blue recycle containers of dumpsters. All blue recycle bins are for paper, glass, aluminum cans, etc. and are clearly marked. Please read all signage in recycle and dumpster room for helpful information. Every type of garbage going into the hallways chutes should be bagged and tied before going into the chute. Chute HOURS are between 9:00 a.m. and 10:00 p.m. and there are NO EXCEPTIONS. If you must empty your garbage before or after these hours you must carry your bags/bags to the dumpster room and place inside the dumpster. DO NOT THROW LOOSE PAPERS OR RAW FOOD DOWN THE CHUTE ... bag everything.

## POOL RULES

Pool hours are posted at the pool. Swimming is 8:00 a.m. to DUSK, only. We ask that you adhere to all pool rules. Rules are for your protection and ours. Please refer to the House Rules for more information. If you are unsure of DUSK time, please go online, type in search box, "Dusk time for Clearwater, FL" or check the weather section of the newspaper for Clearwater.

## GUEST(S)

A unit owner is responsible for their guest and should explain all house rules to them and have them sign their name(s) in one of the guest books located in either the front lobby or our recreation area lobby. George is to be notified by unit owner before guest arrives explaining that the person or persons will be staying in his or her unit. Contact George at 727-443-7737

## ICE MACHINE (LOWER LOBBY)

This is available for your use. Please do not fill up coolers from here.

## RECREATION ROOM (REC LEVEL)

For reservations please see George. For all recreation area information please refer to our House Rules.

## DUMPSTER AND RECYCLING LOCATION

The dumpster room and blue recycling bins are located near the service area. The bins are marked for specific items that can be recycled. Carry down large boxes, (break down boxes before disposing of them). Bag and tie everything else going into the hallway chutes (between 9:00 am and 10:00 pm only) DO NOT THROW LOOSE PAPERS OR RAW FOOD DOWN THE CHUTE.

## PARKING, LAUNDRY ROOM, GAS GRILL, SERVICE ENTRANCE USE, CAR WASH, GUEST VISITATION AND OTHER INFORMATION,

For security purposes Prelude 80 requires advance notice when you plan to allow guests to reside in your unit while you are not in residence. Please refer to the Prelude 80 house rules and contact George Krupa at 727-443-7737.

## CONTRACTOR USE

Contractor rules must be adhered to as well as the Replacement/Alteration application form completed and presented to George Krupa, Maintenance Manager. Please refer to the House Rules for additional information.

## BOARD MEETINGS AND OTHER ITEMS

Please refer to the House Rules for detailed information

## PRELUDE 80 OFFICE

The Prelude 80 office is located on the first floor, by the lobby and has a small mail slot in the door for communication. The number is 727-443-7737.

## VENDORS

Please see the vendor list for your use. These listed have been used in the past and are familiar with our Condominium List of vendors residents mostly use are:

VENDOR	CONTACT	PHONE NUMBER
Ameri-Tech Property Management		726-8000
A/C Unit	Ed McNeil a/c inc.	455-7102
Carpet Cleaning	Alan Seeds	391-1921
Electrical	Yarbrough electric	446-9222
Glass Door Repairs	Steve Leonard	733-4353
Locksmith	Maire & Co.	712-3250
Morton Plant Hospital		462-7000
Pest Control	Arrow Pest Control	501-2285
Plumbing/Water Heater	Clearwater Plumbing	446-8355
Police		462-6262
Television Service	Spectrum	329-5020
Window Repairs	Beacon Windows (Lizette)	641-8106

# HOUSE RULES FOR GUESTS

## **Hello and welcome to Prelude 80!**

We hope your stay will be a pleasant and enjoyable one. Please feel free to avail yourself of our swimming pool, fitness room, pool table, library, and the barbecue grill.

If you have any questions or need help during your stay, please contact George Krupa our Maintenance Manager, in the office (1<sup>st</sup> Floor) or by phone (443-7737) between the hours of 9:00 a.m. and 12:30 p.m. Monday to Friday.

Prelude 80 is a private residential building and our home, and as such, unlike a motel or hotel, all owners and guests are required to abide by certain rules that are necessary to make for a pleasant and comfortable environment for all.

We have a House Rules document, but those detailed below are a few that most probably will pertain to your stay.

## **PARKING**

If you arrived by automobile and unless you have permission from the unit owner to park in their upper parking lot space reserved for owners, you must park your vehicle in any available space in the lower level parking lot. Motorcycles must be parked in their designated location also in the lower level parking lot.

Do not back vehicles into a parking space as the exhaust can cause damage to the shrubbery or fence.

Please comply with the entrance and exit arrows painted on the pavement in the upper parking lot together with the two signs that state “NO ENTRANCE”. This traffic pattern was created to avoid head-on collisions.

## **RECREATIONAL FACILITIES**

Use of any and all recreational facilities is for residents and their guests only. No person under the age of sixteen years shall be permitted in any recreational facility or area, including the swimming pool unless they are under constant supervision of a unit guest or resident.

The ice machine is for limited use of all owners and their guests, however it is not intended to be used to fill up an ice chest or other large container.

## **SWIMMING POOL**

The swimming pool and pool area is for the exclusive use of owners and guests. The pool may not be used for private purposes. Swimming is “at your own risk” and it is advisable to have a “buddy”.

Shoes, shirts and/or cover-ups are to be worn going and coming to the swimming pool and are also to be worn at all times in the common areas of our building. Towels are NOT to be used as shirts or cover-ups.

Swimming pool hours are 8:00 a.m. until DUSK. NO LATER

Radio/CD's etc. players of any kind are only permitted in the pool area with the use of earphones. All bobby pins, hair pins and other such objects shall be removed before entering the pool. Voices shall be kept at normal conversational level around the pool.

#### NOISE LEVELS

Noise must be kept to a minimum with no loud talking or music on the balconies, especially after 10:00 p.m. Sound does travel upward and downward in a high-rise building during the day and at night on the balconies.

#### LAUNDRY ROOM

Laundry rooms are located on each floor and the hours for use are 7:00 a.m. to 10:00 p.m. no exceptions. Please use your own detergent, make sure you leave the room clean by wiping off the counter, washer and dryer tops. Remove the lint from the dryer filter when finished and turn off the light.

#### GARBAGE

Chutes are located on each floor. All garbage is to be placed in strong plastic bags before throwing down the chute. Chute hours are 9:00 a.m. to 10:00 p.m. ONLY. NO EXCEPTIONS

#### PETS

NO DOGS are allowed to live or VISIT Prelude 80 at any time.

Now you know some of our House Rules and we trust that you will adhere to them. Our rules are necessary for close community living.

Please enjoy your stay with us.

**Thank you,  
Prelude 80 Board of Directors**

# GUEST REGISTRATION FORM

Prelude 80  
80 Rogers Street  
Clearwater, FL 33756

Guest Name (s) \_\_\_\_\_

Guest of \_\_\_\_\_

Unit # \_\_\_\_\_ Arrival Date \_\_\_\_\_

Expected Departure Date \_\_\_\_\_

Home Address \_\_\_\_\_

Phone \_\_\_\_\_

Emergency contact \_\_\_\_\_ Phone # \_\_\_\_\_

Address \_\_\_\_\_

Vehicle(s) Make \_\_\_\_\_ Model \_\_\_\_\_

Color \_\_\_\_\_ Year \_\_\_\_\_

**Unit Owner: Please have your guest fill this registration form out and give to George Krupa, Maintenance Manager BEFORE your guest arrives. Please make sure your guest(s) have read the Prelude 80 House Rules for guests. REMEMBER - NO PETS ALLOWED**

I (we) certify that payment of any kind has not been made for the use and occupancy of the above stated condominium unit and further agree to comply with the Rules and Regulations of the Prelude 80 Condominium Association.

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

## **PRELUDE 80 CONTRACTORS RULES**

1. The Maintenance Manager (George Krupa) must be notified prior to any work beginning. Prelude 80 office (727) 443-7737.
2. Work hours: 8am-6pm. No work is allowed on Saturday, Sunday or Holidays.
3. Move In/Out: 8am-6pm. No work is allowed on Saturday, Sunday or Holidays.
4. You must use the freight elevator ONLY for moving materials IN and OUT. You must request the Maintenance Manager to pad the elevator
5. Contractors and movers must cover the flooring from the unit they are working on to the elevator.
6. The flooring from the elevator to the unit you're working on must be cleaned at the end of every workday.
7. Hallways may not be used as work areas or for staging of your project materials.
8. Contractors must remove all debris generated from the project
9. Contractors must use the Service Entrance ONLY.
10. Do not overload the elevator (not to exceed the 1500 pound limit)
11. Contractors may use the metal shopping carts only. (as needed)
12. You must be a Licensed Contractor to work in Prelude.
13. You must return the entrance Key or FOB to the owner at the end of each day
14. Service entrance doors should be closed and locked after you have brought tools, supplies, furniture or anything else into the building.
15. At the end of each day contractor and owner must ensure the service entrance doors are closed and locked.

**PRELUDE 80 BOARD OF DIRECTORS NOTICE  
REPLACEMENT/ALTERATION APPLICATION**

Owner Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Address \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

This form and prior Board approval is required for any replacement or alteration in your Unit.

INTERIOR: \_\_\_\_\_ Electrical \_\_\_\_\_ Cabinets  
(check all that apply) \_\_\_\_\_ Plumbing \_\_\_\_\_ Wall removal/replacement  
\_\_\_\_\_ Flooring \_\_\_\_\_ Other:

EXTERIOR: \_\_\_\_\_ Balcony

Please fully describe your requested project:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLEASE ATTACH PHOTOS, DIAGRAMS OR SKETCHES WHICH ARE NEEDED FOR APPROVAL

City of Clwtr. Permit #: \_\_\_\_\_ Date Issued: \_\_\_\_\_  
Contractor Name \_\_\_\_\_  
License # \_\_\_\_\_ Phone #: \_\_\_\_\_

**HOMEOWNER'S AGREEMENT**

If approval is granted, it is not to be construed to cover any state or local government code requirements. A Building Permit from the appropriate building department is needed on some alterations and/or improvements. Any applicable permits must be obtained and posted and a final inspection must be completed by the appropriate agency. Prelude 80 Condo Association and its agents, shall have no liability or obligation to determine whether such improvements or alterations comply with applicable law, rule, regulation, code or ordinance. The current and subsequent unit owners hereby assume sole responsibility for the repair, maintenance and replacement of any such change or alteration. The unit owner shall be liable for debris removal and any and all damage or liability caused by them or their contractors to any common elements, including landscaping, neighboring units, or any other property so damaged. THERE IS A MINIMUM \$300 REFUNDABLE DEPOSIT REQUIRED FROM THE OWNER TO COVER ANY DAMAGE DONE BY OWNER OR OWNERS CONTRACTOR. Any change or deviation from the approved specifications or projects not started within 180 days after approval has been granted must be re-submitted in writing and approval obtained prior to implementation. IT IS THE OWNERS RESPONSIBILITY TO MAKE SURE THAT THE CONTRACTOR AGREES AND UNDERSTANDS PRELUDE 80 RULES RE: OUTSIDE CONTRACTORS WORKING ON THE PREMISES. RULE SHEET ATTACHED.

Owner's Signature \_\_\_\_\_ Date: \_\_\_\_\_

MAIL: Ameri-Tech (Scott Vignery)  
US Highway 19 North, Suite 102  
Clearwater, Fl 33763  
Phone: 727-726-8000 ext. 24701 Fax: 727-723-1101

-----ASSOCIATION USE -----

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Conditions \_\_\_\_\_

Board or Committee Member Signature \_\_\_\_\_ DATE: \_\_\_\_\_

Permit Posted: \_\_\_\_\_ Final Inspection Date: \_\_\_\_\_ By: \_\_\_\_\_

# PRELUDE 80

## EVACUATION PROCEDURES IN CASE OF A FIRE



The Prelude 80 Condominium Association is committed to providing a safe environment for the homeowners. Many fire safety features have been incorporated to the design and construction of the building such as fire alarm systems, sprinkler systems, emergency lighting, fire alarms pull stations, fire extinguishers, and smoke detectors.

If you hear the fire alarm sounding off, without a delay, you are required to leave the unit. Remember to alert the homeowners of the other units on your floor. It is vitally important that everyone be given as early a warning as possible.

Use the nearest exit stairway. DO NOT prop open the doors to the exit stairwell; close stairway doors. Calmly but quickly descend and exit the building.

DO NOT use any of the building's elevators. The elevators are programmed to automatically return to the first floor once the fire alarm system has been activated.

Do not re-enter the building for any reason unless authorized to do so.

It is your responsibility to evacuate the building if the fire alarm sounds off. Don't depend on someone to knock on your door and force you to leave the building.



### **BUILDING EVACUATION**

**What's your game plan?**