

Adopted Rules
VERANDA AT BELLA TRAE

Each Owner, lessee, invitee, relative, guest or otherwise, hereinafter referred to as occupant, shall be governed by the following Rules and Regulations.

1. Speed of vehicles within the BELLA TRAE community is limited to fifteen (15) M.P.H. Skidding of wheels on starts, stops or turns are prohibited.
2. Parking – Each unit provides for parking of four vehicles. The following rules will apply to the guest parking areas:
 - a. Guest Parking spaces consist of all parking areas in common areas
 - b. Vehicles parked in Guest Parking spaces must display a Guest Pass.
 - c. Guest Parking spaces are only available for use by visitors or temporary parking of residents. Residents are not allowed to park in Guest Parking for a period exceeding two (2) hours, and may do so only under unusual and non-periodic circumstances such as moving furniture in/out of the unit or cleaning the garage.
3. Street parking shall only be permitted for vendors delivering to or servicing units on a temporary basis.
4. Sound and noise from electronic devices, musical instruments or social gatherings are deemed a nuisance between the hours of 11 p.m. and 8 a.m., if audible beyond the confines of the unit involved. Occupants shall not use their units in a manner that is disturbing to other occupants.

5. The Board reminds all Owners and occupants of ordinances adopted by Osceola County governing pets, nuisances, destruction of property, discharge of air guns and fire arms, and destruction of wildlife. Violations of the City and County ordinances shall be regarded as violations of these Rules and Regulations as well.
6. No bicycle riding is permitted on the common green areas or sidewalks within VERANDA AT BELLA TRAE, but is permitted on the roadways.
7. Portable gas grills, electric grills, charcoal grills, or similar portable devices used for cooking are only permitted under the following conditions:
 - a. Must be operated on driveway
 - b. Must be stored when not in use within a closed garage
 - c. Must be operated and stored in accordance with all applicable government codes and regulations. Florida Fire Code stipulates that these devices must be used at least 10 feet (3 m) from any structure or building. No LP containers larger than 5 pounds may be used in grill or stored in a unit.
8. A maximum of two pets per unit (50 lbs maximum at full maturity) is allowed. Pets are limited to dogs, cats or birds. All pets must be leashed at all times when outside the unit and may not be tied up to any building or structure. All solid waste from pets must be bagged and disposed of properly. In addition to the owner's property, a "pet walking area" will be defined by the Buildings and Grounds Committee as noticed in the declaration for pet defecation.

Violation of these pet rules shall entitle the Association to fine unit owners and/or require any pet to be permanently removed from the property

- a. The following breeds of dog are prohibited from being kept or allowed upon any portion of the Property at any

time:

- i. "Pit Bull" - which is hereby defined as any dog that is an American Pit Bull Terrier, American Staffordshire Terrier, Staffordshire Bull Terrier, or any dog displaying a majority of the physical traits of any one (1) or more of the above breeds or any dog exhibiting those distinguishing characteristics which substantially conform to the standards established by the American Kennel Club or United Kennel Club for any of the above breeds;
 - ii. German Shepherd;
 - iii. Rottweiler; and
 - iv. Doberman Pincher
9. In addition to the breeds identified above, no Dangerous Dog, as defined below, shall be kept or allowed upon any portion of the Property.
 - a. A " Potentially Dangerous Dog" means any dog that, in the judgment of the Board of Directors, has demonstrated any vicious, dangerous, aggressive or threatening behavior towards a person or domestic animal whether provoked or unprovoked and whether or not in the pet owner's Unit, including, but not limited to, lunging, chasing, biting, attacking, endangering, menacing , causing or inflicting injury on (whether or not severe) a human or domestic animal, or approaching or chasing a person or domestic animal in a menacing fashion or apparent attitude of attack.
- 10.No flammable, explosive or dangerous chemicals or fluid materials, except those intended for normal household use, may be kept in any unit in Veranda.

11. Household waste from the units shall be deposited in containers provided by the Association for that purpose. Boxes must be broken down before placing in dumpster.
12. No signs shall be displayed from a unit, on the property, or from any vehicle on the property with the exception of a small sign from a security company
13. Hoses are permitted only when fully contained in an earth-tone container designed specifically for that purpose. Hose reels and other hose storage devices are prohibited
14. No laundry, clothing or other material shall be displayed on the lanai or within the unit in a manner to be visible from the outside. No spas or hot tubs are permitted on the lanai.