

PORT BELLEAIR NO. 2 INC.
RULES, REGULATIONS & GUIDELINES
Port Belleair is a Residential Condominium Community
Adopted April 5, 2022

1. Designated parking spaces are marked for each Resident. Guest spaces are located at the center island. **Belleair Bluffs Police request that all vehicles be parked front-first so the license plate is visible.**
2. Shopping carts are located in the laundry room on the ground floor. Please return cart after use.
Carts are not for contractor use.
3. **The laundry room is for Residents and their Guests and door should remain locked at all times. Wash cycle varies depending on wash selections. Dryer cycle 60 minutes. Please be courteous and remove items promptly from Washer and Dryer when finished. The Laundry Room Air Condition may be used for your comfort. Please turn the Air Conditioner Off when finished.**
4. **Do not put boxes or large items in the chute** – small tied “Grocery” bags fit nicely. If in doubt, walk items down to the dumpster. Larger boxes should be “broken-down” prior to placing them in the dumpster. **Do not place construction debris in the dumpster – contractors must remove their debris.** FYI: There is a recycling station available in Belleair [727] 588-3769, located in the parking lot at 1075 Ponce de Leon Avenue, Belleair, FL, where two dumpsters are available 24/7.
5. **If you plan to make renovations / alterations to the interior / exterior of your unit, an Alteration Application must be completed, submitted to the Board and approved by the Board prior to beginning the actual work. (Refer to Item 17 below)**
HOURS: Monday through Friday 8:00 AM – 6:00 PM
Saturday Hours: 8:00 AM – Noon.
Sunday NONE
6. To maintain a harmonious environment, residents should be considerate of others. Please avoid making excessive noise during the evening and late night hours.
7. **No Pets are Allowed:** No dogs, cats are allowed in Port Belleair No 2, Condominium, except those covered by the Federal Fair Housing Act and ADA.

Should a resident have a medical need for a Service or Emotional Support Animal, they MUST obtain the form to register that animal with the Condo Association and provide written documentation from both the Veterinarian AND Medical Doctors on each of the doctors’ offices letterhead, that specifies the need for the service or emotional sport animal. Upon receiving a request for the completed form and documentations from their physicians within 7 business days, the Association will have 48 hours to review the submission to ensure all necessary information has been provided.

- a. The animal may not be a nuisance or unreasonably disturb other residents.
 - b. If the animal is taken outside of the unit, it MUST be on a leash and the person handling the animal must have control of the leash.
 - c. The animal may be walked in the common lawn area of the community or encouraged to be walked outside of the community.
 - d. Guests of residents are not allowed to bring their pets on property when visiting.
 - e. The person having possession of the animal outside of the unit must comply with all State, County and Local ordinances as to the leashing and cleaning up after the animal.
 - f. **Documentation from both the Veterinarian and Medical Doctors MUST be renewed annually and submitted to the Management Company.**
8. Good taste dictates that residents and their guests be appropriately attired (including footwear) when going to and from the pool.

9. Owners/Residents are not permitted to utilize the common areas, **such as the courtyard or landscaped areas around the pool**, for their personal items; such as, garment drying racks, carpets, towels, swimwear, etc.
10. A Storage Area is located on each floor, (behind the elevator) for each condo unit. Please keep the area clean and store items in your designated closet.
11. When moving or having large items delivered, please attempt to schedule between the hours of 8:00 AM and 5 PM, Monday thru Saturday. PLEASE NO Sunday activity.
12. Elevator Pads and Carpet are available to protect the interior of the elevator. Pads / Carpet are currently located in the laundry room. Any and all damages will be the responsibility of the condominium owner.
13. No short-term rentals [such as Airbnb and personal rentals] are allowed. Rentals require minimum one year lease of persons over 55 years of age and **must** receive the Condo's Board approval prior to accepting rental.
14. All units are provided with only one designated parking space. Any second car by an owner shall be parked in the center parking lot.
- 15. Parking Lot Regulations:**
 - a. All vehicles must be registered, licensed and insured
 - b. No long-term vehicle storage permitted
 - c. No covered vehicles permitted (covers are for storage)
 - d. No trailers, boats on trailers, RVs, campers or golf carts allowed
 - e. Unit owners may not use more than one visitor's parking space for a second **active** vehicle
 - f. No unit owner is entitled to the continuous use of any specific space in the visitor's parking lot
 - g. Non-conforming vehicles will be towed at owner's expense
- 16. National Fire Safety Code Requires a 42 inch wide clearance to gain entry into any unit.**
- 17. Permits are required for major plumbing, electrical and window/patio replacements. County / City permits are the responsibility of the condo owner and must be posted conspicuously. Association approval required.**

**Thank you for choosing Port Belleair No. 2 as your home.
If you have any questions, please ask a Board Member for assistance.**