

# Landings of Largo Condominium Association, Inc.

**FACILITIES** The facilities of the Landings of Largo Condominium Association, Inc. are for the exclusive use of Association owners and their immediate families, tenants and guests accompanied by an owner and/or tenant.

## EXCESSIVE NOISE (NUISANCE):

(a) Fireworks are not permitted. Excessive noise, loud parties and offensive use of the premises or other disturbances are not permitted. All loud music and noise shall cease at 12:00 midnight. Volume on televisions, CD players, and radios, shall be lowered from 12:00 midnight until 8:00 a.m.

(b) Except in an emergency, work which creates noise, e.g., hammering, machine tools such as saws, etc., is permitted from Monday through Saturday from the hours of 8:00 a.m. until 6:00 p.m. Sundays are reserved for quiet enjoyment.

## PETS:

(a) Dogs should be leashed and wear a collar with their owner's telephone number on the collar. Owners must remove their dogs' droppings.

## PARKING:

(a) Vehicles belonging to unit owners and renters must register at the office and must affix a parking decal on the lower left corner of the windshield.

(b) Unit owners, renters and guests must park in the space designated for their unit.

(c) Only individuals with a driver's license are permitted to operate any motor vehicle, including, but not limited to, golf carts on condominium grounds.

(d) All boats and trailers must display current registration tags, have insurance, and be operable. They must be registered at the office and include a sticker.

## FISHING:

Fishing, boating and traps in lake and mangrove preserve behind Leeward Ave are not allowed. This is a recreational common area. Traps are prohibited in the marina. Cleaning of fish is restricted to the cleaning station. Do not clean fish and/or cut bait on the benches in the marina observation/sunset watching area.

## UNIT RENTALS:

(a) All units are limited to a minimum of 28 day rentals. Owners are not permitted to rent their units daily, weekly or biweekly. Violators will be notified and infractions are subject to penalties and/or litigation.

(b) Renters must register at the office at their first opportunity, Monday through Friday, 8am to 4pm, and be given a copy of these regulations and parking instructions. A \$50.00 check must be made payable to the association at the time of registration.

9800 Dockside Drive Key Largo, FL 33037  
Telephone: 305 - 852 - 3121 Fax: 305 - 433 - 7424

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## GARBAGE, TRASH AND RECYCLING:

(a) All household trash and garbage must be secured in plastic bags before disposal in dumpsters.

## CHILDREN SUPERVISION:

All children twelve (12) years of age and under shall be supervised by an adult while on the dock, swimming pools, tennis courts, club house and lake areas. ***All adolescents under the age of 16 must be chaperoned after 10pm.***

## FOOD AND BEVERAGES:

***Food & Beverages to be consumed in common or recreational areas must be in non-breakable containers. Food & beverages must not be consumed in the pools.***

## COOKING DEVICES:

(a) No fires, cooking devices or other devices which emit smoke or dust shall be allowed in the front of any unit. Grills & cookers may be kept behind units or under carports while unit is occupied. Otherwise they should be stored in patio area or otherwise secured.

(c) Per fire ordinances, grilling is prohibited on the balconies.

HURRICANE PREPARATIONS: Owners who are absent from their unit during hurricane season must prepare their unit prior to departure:

(a) Owners must CLOSE HURRICANE SHUTTERS BEFORE leaving for the season. If the patio is not shuttered on the exterior, all items such as furniture, pictures, fishing poles, bicycles, lamps, plants, etc. must be removed.

(e) Boat owners must secure their own watercraft. If not in residence during the hurricane season, remove all vessels from the marina and secure them prior to departing. Boats shall not be fastened to buildings or other common property.

## CARPORTS, PORCHES AND PATIOS:

(e) Owners are responsible for attending to the repair and cleanliness of the carports under their units (including ceilings & floors). This also includes the removal of leaves, gravel, unsightly furniture, etc.

SPEED LIMIT: ***Speed limit is 5 mph, so obey and watch for children at all times!***

## GO-CARTS, ETC:

(a) No go-carts, motorized scooters, and non-street legal vehicles are allowed on property

(c) Skateboarding, roller blading and roller skating are only permitted on the roadways of the condominium property.

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## GOLF CARTS:

Golf carts must be registered at the office and must obtain therefrom a 6 inch oval sticker on the windshield, identifying the unit to which the cart belongs. The carts must be driven responsibly and must be operated only by persons with a license or a restricted license. Association owned carts are only to be used with the authorization from the Manager. All carts must comply with the 5 mph speed limit.

## **MARINA & BOAT UNITS RULES & REGULATIONS**

### FACILITIES:

1) The marina and boat unit facilities of the Landings of Largo Condominium Association, Inc. are for the exclusive use of association members and/or legal tenants and guests. (Tenant is a person who leases for no less than 28 days.)

- Said facilities shall only be used for boat units and dockage purposes.
- No rafting of any boats.
- There shall be only one watercraft docked in any boat unit at any time.
- There shall be no boat or watercraft docking other than in designated, numbered boat units.

2) All owners, legal tenants, guests and company/corporate watercraft utilizing Landings of Largo property must have vessels registered at the condominium office.

- Proof of liability insurance, minimum of \$100,000, must be on file and updated annually.
- All watercraft must display Landings of Largo decal on port (left) side, rear corner.
- Legal tenants, guests and company/corporate watercraft will be issued temporary decals prior to launch.
- Guest Boats – Unit owners will be responsible for the following concerning guest boats/trailers: A. Must be pre-registered with office. B. Registration includes proof of ownership and certificate of insurance with minimum liability of \$100,000.
- Office will issue guest boat/trailer stickers to unit owner which must be placed on boat and trailer belonging to guest.

5) No watercraft shall be fueled in the marina except by licensed commercial fueling companies under contract to the Landings of Largo.

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6) Only biodegradable chemicals or cleaner/detergent solutions can be used in the marina.

## SAFETY:

22) All watercraft must be operated at idle speed in the marina.

24) Any tripping hazard (wires, hoses, lines, etc) are not permitted to cross docks / piers.

## WATERCRAFT PARKING / STORAGE:

26) Parking / Storage:

- Marina parking area on the north side of the boat ramp is for three (3) day temporary use for boats and trailers. Three (3) marina parking spaces on the south side of the boat ramp have been designated for long-term boat & trailer parking.
- Observe all posted parking space signage.
- No vehicle parking is allowed in any designated watercraft and/or trailer area.
- Only one watercraft / trailer per condominium unit can be stored on designated common property.

29) No one is permitted to move trailers or boats belonging to other owners, without the permission of the owner or the Manager.

## **SWIMMING POOL:**

- **No food or drink in pool or on pool deck.**
- **No animals in pool or on pool deck.**

## **KAYAKS:**

- **Kayak racks are first come first serve;**
- **Prior to placing a kayak/paddleboard on the racks, you must register with the office & obtain an owner identifying decal;**
- **Kayaks should be relocated to carports or inside of units if not used for a period of time.**

*With your cooperation, we can have a better, safer, and more enjoyable community. Thank you in advance for your help.*

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