

Landmark Towers at Sand Key

1230 Gulf Blvd. Clearwater, Florida 33767

Office 727-596-4496

Fax 727-517-8436

dj@landmarktowers.org



RENTERS & GUESTS IMPORTANT NOTES

THE POOL AREA IS A NO SMOKING/ VAPING AREA

Please inform your Renters/Tenants & Guests:

- **Carts:** If you use a shopping cart or luggage carts, please return it ASAP and do not leave it in the walkways.
- **Balconies/ Walkways:** Please do not throw cigarette butts or any items off balcony or front walkways and make sure your ash trays are secure. Please do not hang anything off balconies.
- **Speeding:** For your safety and the safety of others please do not drive more than 10MPH in the parking lot.
- **Information:** **Renters/Tenants & Guests** should contact you, the owner or your leasing agent; regarding questions or problems with your unit. Please provide them with the contact information necessary to stay in your unit prior to them visiting LMT.
- **Wi-Fi:** In order to use the lobby Wi-Fi your guest must have their own Spectrum account and password. The office does not have passwords for the Wi-Fi.
- **Visitors of Guests/Renters** are welcome at Landmark Towers. However, guests/renters may not authorize overnight visitors. A Guest Registration Form must be filled out in the manager's office. If you have the maximum number of people on your lease, overnight guests will not be authorized.
- Please make sure you have provided all the required information prior to the arrival of your tenant.
- **Guests cannot have pets, or visitors with pets.**
- Do not throw anything off the balconies or walkways.
- Please do not hang anything off balcony railings.
- **NO FOOD or DRINK in the POOL**
- Return pool furniture from where you moved it, and close umbrellas.
- Tables and chairs are NOT to be reserved.
- Walkways MUST always be clear. No beach items, shoes, towels, etc. should be left in the walkways.
- Things left unattended for more than 30 minutes may be removed.
- **Maximum occupancy** shall be no more than two persons per bedroom plus two persons in the common area, not to exceed more than six (6) persons total per unit at one time, whichever is less.

**In case of EMERGENCY CALL 911
GATEHOUSE# (727) 595-7169**

Landmark Towers thanks you for your continued cooperation.

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LANDMARK TOWERS RULES AND REGULATIONS RENTERS & GUESTS

ALL RENTERS & GUESTS ARE EXPECTED TO READ AND COMPLY WITH THE COMPLETE LIST OF RULES AND REGULATIONS.

UNITS: Use of Owner's unit

A.) Residency: Each unit shall be used only as a single-family residence. The use of the unit must also be in compliance with the City of Clearwater, Florida zoning criteria for single-family residences.

B.) Businesses:

1. No unit may be used for commercial business, including but not limited to signage, regular pick up or delivery of supplies/goods; regular visitation of clients or customers; the Board of Directors have the sole discretion to decide if there is a violation.
2. Business activity may be conducted if primarily through telephonic & electronic media.

C.) Noise:

1. No residents shall make or permit any disturbing noises in the unit or anywhere within the Landmark Towers complex. This includes loud use of all audio equipment & musical instruments.
2. Between the hours of 11PM & 8 AM the volume levels shall be reduced still further, including noise made on balconies.
3. Sliding doors must be maintained so the opening & closing is not disturbing to neighboring units.
4. Chairs on non-carpeted floors must have felt pads or other noise suppressing pads so that moving them is not disturbing to residents in other units.

D.) Safety, hot water heaters and AC condensate lines:

1. No flammable, combustible, or explosive fluids, chemicals or other dangerous substances shall be kept in any unit; terrace, balcony, or storage that are not intended for household use.
2. All newly installed hot water heaters (except tankless) must have a non- corrosive pan under them. Hot water heaters must be installed by a licensed plumber.
3. AC condensate lines must be cleaned on a regular basis. Consult with your A/C service provider on the proper way and frequency to clean the line.

Leasing:

A.) A unit may be leased for no less than one month. When leasing to renters in **LMT1&2: Maximum occupancy shall be no more than two persons per bedroom plus two persons in the common area, not to exceed more than six persons total per unit at one time**, whichever is less, per Pinellas County Section 138-3232 -Short Term Vacation Rentals.

B.) The owner/guests must fill out a Guest Registration Form available from the manager's office if their guests are staying 24 hours or more.

C.) Guests of owners not in residence must provide a photo ID for everyone over 18 years of age.

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Visitors:

Are allowed on the property when an Owner, Lessee, Guest, or Family Guest is in residence.

- 1) Owner, lessee, guest, or family guest must call the guard to provide them with the name and anticipated arrival time of the visitor.
- 2) **Visitors may not have pets on the property.**
- 3) Visitors must follow all rules and regulations.
- 4) The owner is responsible for any violations and damages caused by the visitor(s). See Section 28 for Rules Enforcement Policy

Trash Disposal:

- A.) Trash shall be placed in plastic bags, tied, and deposited in the chute located on each residential floor.
- B.) Recyclables: City law requires glass, newspapers, plastics, cans & mixed paper be placed in the assigned bins in the garage. Please follow recycling instructions in the recycling area and on the bins.
- C.) Oversized trash: Items too large for chute are to be placed directly into the dumpster. If the doors are locked, place the item at the door. Contractor debris, furniture must be removed from property by contractor or owner.
- D.) Spills: If a resident should accidentally spill trash, it is their responsibility to see that it is properly cleaned up and placed in the chute or dumpster.
- E.) Items too large for the dumpster: Owners must contact the manager and make arrangements to have these items removed by the City of Clearwater. These items may not be put out any earlier than the night before pickup.

Shopping Carts:

- A.) Shopping carts are provided for the convenience of residents to transport items from cars to units. They are to be returned empty and clean, to their proper place immediately after use, not left in hallways, lobbies, or elevators. Shopping carts may NOT be left in a residential unit.

Shuffleboard:

- A.) Time limits: Shuffleboard court use is limited to 1 hour unless no one else is waiting.
- B.) Equipment: Equipment may be checked out at the guardhouse and must be returned after use.

Grills:

- A.) LMT I: Grills are located at the recreational area of LMT I for use of owners, lessees, and guests of both buildings.
- B.) LMT II: Grills are located on the east recreational deck of LMT II for use by owners, lessees, and guests of LMT II.
- C.) Liability: Anyone using either of these grills does so at their own risk and is responsible for cleaning up and disposing of any trash after use.
- D.) Electric/gas grills are not allowed on balconies or common walkways.

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Tennis/Pickle Ball Courts:

No other activities, other than tennis/pickle ball, are allowed within the fenced in court area

- A.) Times: All tennis/pickle ball courts are available between 8 AM and dusk. Pickle ball is played in LMT 2
- B.) Reservation: Players may reserve the court by signing up on the board no more than 48 hours ahead.
- C.) Play time: one hour for singles & 2 hours for doubles if others are waiting to use the court.
- D.) Children under the age of 13 can play only when directly supervised by an adult (18yrs or older).
- E.) Attire: Tennis shoes must be worn at all times.
- F.) Food: Is not allowed on the court. Fluids for hydration are allowed.
- G.) Equipment: Equipment may be checked out at the guardhouse and must be returned after use.

Swimming Pools/Hot Tubs: - In Case of an Emergency Call 911

- A.) Location: Swimming pools & hot tubs are located at Tower I and II. Residents may use either pool or hot tub.
- B.) Hours: Pool hours 9:00 AM to dusk and hot tub hours: 9:00AM to dusk.
- C.) Posted rules: Pool rules are posted at each pool & must be followed at all times including but not limited to the following:
- D.) Children: Children under the age of 13 must be directly supervised by an adult (18yrs) at all times at the pool, hot tub or pool deck.
- E.) Incontinent persons: shall wear waterproof pants.
- F.) Safety: To prevent slip and falls, always towel dry and wear footwear when leaving pool and reentering the building
- G.) Showers: Beach sand must be removed at walkway showers before entering pool or building.
- H.) Use of furniture:

Lounge tables & chairs cannot be reserved or moved from the pool area; things left unattended for more than 30 minutes may be removed by those wishing to use the furniture: LMT Association is not responsible for items left unattended.

Return Poolfurniture where you moved it from. Roll umbrellas back down after use.

- I.) Noise: The volume of audio equipment in the pool deck area must be kept at a minimum so as not to disturb others. Yelling & shouting are also not allowed.
- J.) Smoking: No smoking or Vaping on the pool decks

Bicycles, skateboards, roller skates/blades, scooters, canoes, kayaks, and paddleboards:

- A.) Use on property: No bicycles, roller skates/blades, scooters, shall be ridden anywhere on the Condominium property except when exiting or returning to the property. Canoes, kayaks and paddleboards may be brought onto the LMT property, but not on trailers which are not permitted on the property. Once on the property, canoes, kayaks and paddleboards must be secured in or on the top of your vehicle that transported them, and in no other area at Landmark Towers.

Terraces, Balconies, & Walkways

- A.) NO Hanging Laundry: no towels, sheets, clothing etc. are to be hung on balcony or walkway railings.
- B.) NO Cooking: no cooking of any kind is permitted on balconies or walkways.
- C.) Birds cannot be fed on Association property.
- D.) Main walkways: Common walkways are to be clear of shoes, toys, beach/pool equipment, per the City of Clearwater fire code. End units are not to have any items nearby or blocking the **Exit** stair wells.

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- E.) Throwing things: Nothing shall EVER be thrown or swept from the balconies or walkways, including cigarettes, dirt, water, etc. Cigarettes can be a severe fire hazard when wind currents cause them to land on the lower floors.
- F.) Parking spots are not to be used as storage of any kind.

Fines and Enforcement Action:

Any flagrant or repeated breach or violation of these Rules and Regulations that is not corrected will be passed to the Association's attorney for action. Owner will be responsible for all attorney's fees.

Summary

The foregoing Rules and Regulations have been promulgated by the Board of Directors and are intended for the preservation of buildings, structures and other property plus the safety, protection, and comfort of the residents in the Landmark Towers community.

I HAVE READ AND UNDERSTAND THE RULES AND REGULATIONS OF LANDMARK TOWERS (LMT) AND AGREE TO FOLLOW THEM WHILE I AM STAYING ON PROPERTY.

FURTHERMORE, TENANT ACKNOWLEDGES THAT THE ASSOCIATION MAY DIRECTLY ENFORCE THE DECLARATIONS AND RULES AND REGULATIONS AGAINST THE TENANT.

Print Full Name: _____

Signature: _____ Date: _____