

**MIRROR LAKE CONDOMINIUM ASSOCIATION, INC.**  
3795 59<sup>TH</sup> AVENUE WEST - BRADENTON, FL 34210

**RULES AND REGULATIONS**

**SPECIAL NOTE:**

THE BOARD MAY AMEND THESE RULES & REGULATIONS FROM TIME-TO-TIME.

**DEFINITIONS:**

- A) UNLESS OTHERWISE SPECIFIED, AN ADULT SHALL BE A PERSON 21 YEARS OF AGE OR OLDER.
- B) LIMITED COMMON AREAS INCLUDE OPEN ENTRY WAYS SUCH AS PORCHES AND LANAIS.
- C) COMMON AREAS ARE ALL THOSE OTHER AREAS OF THE ASSOCIATION NOT WITHIN THE CONFINES OF A RESIDENCE, INCLUDING, BUT NOT LIMITED TO, STREETS, SPORTS COURTS, TENNIS COURTS, PLAYGROUND, ENCLOSED POOL AREAS, SUNDECK, LAKES, CAR WASH AND OPEN GRASS AREAS.

**GENERAL RULES**

1. ALL FACILITIES ARE FOR THE USE OF RESIDENTS OF MIRROR LAKE AND THEIR GUESTS, INCLUDING THE NEEDS OF THE ASSOCIATION'S BOARD IN FULFILLMENT OF THEIR ADMINISTRATIVE AND MANAGEMENT RESPONSIBILITIES.
2. THE CABANA AREA IS RESERVED, IF NEEDED, THE THIRD TUESDAY OF EACH MONTH FROM 7:00 P.M. UNTIL 10:00 P.M. FOR THE ASSOCIATION'S BOARD MEETING. THE POOL AND SPA AREAS WILL REMAIN CLOSED DURING THIS TIME.
3. ALL RESIDENTS AND GUESTS, WITHOUT EXCEPTION, MUST ABIDE BY THE RULES AND REGULATIONS OF THE ASSOCIATION. A COPY OF THESE RULES AND REGULATIONS ARE POSTED ON THE ENCLOSED BULLETIN BOARD OUTSIDE THE OFFICE, LISTED ON THE WEBSITE AND ALSO COPIES ARE AVAILABLE IN THE OFFICE.
4. OWNERS WILL BE HELD FINANCIALLY AND LEGALLY RESPONSIBLE FOR ANY MISCONDUCT, DAMAGE TO THE ASSOCIATION PROPERTY BEYOND NORMAL WEAR AND TEAR AND/OR ADDED LEGAL COSTS CAUSED BY THEMSELVES, THEIR TENANTS, OR GUESTS.
5. IN FAIRNESS TO ALL, NO RESIDENT MAY HOLD A GATHERING AT ANY OF THE RECREATIONAL AREAS TO THE EXCLUSION OF OTHER RESIDENTS.
6. RESIDENTS NEED TO REMEMBER THAT MIRROR LAKE AND ALL OF THE FACILITIES IS YOUR HOME AND IT IS YOUR RESPONSIBILITY TO REPORT ANY CRIMINAL ACTS DIRECTLY TO THE MANATEE COUNTY SHERIFF AND TO REPORT ANY VIOLATIONS OF THE ASSOCIATION'S RULES AND REGULATIONS TO THE ASSOCIATION OFFICE.
7. TENANTS ARE AS MUCH A PART OF THIS COMMUNITY AS ANYONE ELSE. ALTHOUGH TENANTS HAVE NO VOTING RIGHTS, THEY ARE ENCOURAGED TO PARTICIPATE IN COMMUNITY ACTIVITIES, INCLUDING COMMITTEES.

8. LOUD, FOUL, AND/OR ABUSIVE LANGUAGE IS NOT PERMITTED IN ANY COMMON OR LIMITED COMMON AREA, WHICH INCLUDES ALL RECREATIONAL AREAS.
9. FOR THE SAFETY OF ALL, GLASS OR OTHER BREAKABLE CONTAINERS ARE NOT PERMITTED IN ANY RECREATIONAL AREA AT ANY TIME.
10. ALL REGISTERED RESIDENTS AND GUESTS MUST DISPLAY THEIR VEHICLE PARKING PERMIT AT ALL TIMES WHEN ON THE MIRROR LAKE PROPERTY OR RISK BEING TOWED.
11. NO SUBSTANCE OF ANY TYPE, INCLUDING THE LIQUID FROM VEHICLE RADIATORS, MAY BE DUMPED INTO THE STORM DRAINS, AS THE STORM DRAIN SYSTEM EMPTIES INTO THE LAKES AND BECOMES A PART OF THE LOCAL WATER RESOURCES.
12. IN THE INTEREST OF MAINTAINING AN ATTRACTIVE AND HEALTHY COMMUNITY, NO TRASH OR OTHER DEBRIS MAY REMAIN ON A PORCH OR LANAI OVERNIGHT.
13. HOUSEHOLD TRASH MUST BE DISPOSED OF USING PLASTIC TRASH BAGS THAT HAVE BEEN SECURED AND PUT INTO THE COMPACTOR. EMPTY BOXES ARE TO BE BROKEN DOWN BEFORE PLACING IN THE COMPACTOR. NO OTHER DEBRIS SHOULD GO INTO OR BE LEFT AT THE COMPACTOR, SEE POSTED SIGNS FOR RESTRICTIONS.
- 14. ALL PROSPECTIVE TENANTS AND ANY LONG-TERM GUESTS (LONGER THAN 2 WEEKS) ARE REQUIRED TO COMPLETE A RENTAL APPLICATION AND RETURN IT TO THE OFFICE, ALONG WITH A REQUIRED NON-REFUNDABLE PROCESSING FEE FOR EACH PERSON 18YRS AND OVER, 14 DAYS PRIOR TO OCCUPANCY, \$60 FOR US GUESTS AND \$40 FOR CANADA & INTERNATIONAL GUESTS. ALL PROSPECTIVE TENANTS AND LONG-TERM GUESTS NEED TO BE APPROVED BY THE BOARD FIRST, PRIOR TO MOVING IN.**
15. FURNITURE OR EQUIPMENT OF THE ASSOCIATION MAY NOT BE BORROWED OR REMOVED FROM ANY RECREATION AREA.
16. COMPLIANCE WITH THESE RULES IS REQUIRED OF ALL PERSONS (GUESTS, OWNERS RESIDENTS AND TENANTS) USING ANY FACILITIES OF THE ASSOCIATION.
17. ANYONE ENTERING A LOCK CONTROLLED RECREATIONAL AREA OF THIS ASSOCIATION BY ANY MEANS, OTHER THAN THROUGH PROPER USE OF THE GATES, MAY BE SUBJECT TO ARREST FOR TRESPASSING.
18. THE USE OF RADIOS, CD AND/OR TAPE PLAYERS, AND TV'S IN ANY RECREATIONAL AREA IS PROHIBITED WITHOUT THE USE OF HEADPHONES.
19. ANYONE STEALING, VANDALIZING, OR IN ANY OTHER WAY WILLFULLY ABUSING ANY PROPERTY OF THIS ASSOCIATION IS SUBJECT TO ARREST AND CRIMINAL PROSECUTION.

### **CABANA, POOL, SPA, SAUNA & EXERCISE ROOM RULES**

1. ALL FACILITIES WITHIN THE CABANA/POOL AREA ARE AVAILABLE FOR THE USE BY ALL RESIDENTS FROM 7:00 A.M. UNTIL 11:00 P.M. DAILY. CARE SHOULD BE TAKEN TO INSURE THE COURTEOUS TREATMENT OF NEIGHBORING RESIDENTS BY CURTAILING ANY LOUD NOISES IN THE CABANA, POOL AND SPA AREAS AFTER 10:00 P.M.

2. ANYONE UNDER THE AGE OF SIXTEEN (16) MUST BE ACCOMPANIED AND SUPERVISED BY AN OWNER OR PARENT AT ALL TIMES WHILE WITHIN THE CABANA AREA. **ANYONE UNDER THE AGE OF 18 MAY NOT BRING GUESTS WITH THEM TO THE POOL, SPA, SAUNA OR EXERCISE ROOM, NO EXEPTIONS!! THERE IS NO LIFEGUARD ON DUTY. SWIM AT YOUR OWN RISK!**
3. THIS IS A FAMILY COMMUNITY; THEREFORE THE WEARING OF “T-BACK” OR “SEE-THRU” TYPE BATHING SUITE IS NOT PERMITTED IN ANY COMMON AREA WITHIN THE COMMUNITY.
4. RESIDENTS DESIRING A POOL GATHERING OF MORE THAN 8 NON-RESIDENTS MUST APPLY TO THE OFFICE AT LEAST ONE WEEK PRIOR TO THE DESIRED DATE. A \$50.00 DEPOSIT AND BOARD APPROVAL IS REQUIRED. COMPLIANCE WITH THE RULES AND REGULATIONS IS REQUIRED OF ALL PERSONS ATTENDING ANY SUCH GATHERING.
5. AS A SAFETY MEASURE AND TO REDUCE THE LIABILITY OF THE ASSOCIATION, ANYONE UNDER EIGHTEEN YEARS OF AGE IS NOT PERMITTED IN THE EXERCISE ROOM OR SAUNA WITHOUT BEING ACCOMPANIED AND SUPERVISED AT ALL TIMES BY A PARENT OR OWNER.
6. FOR THEIR OWN SAFETY AND TO REDUCE THE LIABILITY OF THE ASSOCIATION, ANYONE 12 YEARS OF AGE OR LESS IS NOT PERMITTED IN THE SPA WITHOUT SUPERVISION BY AN ADULT.
7. AS A COURTESY TO ALL, LOUD NOISE, RUNNING, PUSHING AND SHOVING IS NOT PERMITTED WITHIN THE CABANA/POOLAREA, NOR IS PLAYING BALL ON THE DECK OR IN THE POOL OR SPA.
8. APPROPRIATE SWIMMING ATTIRE IS REQUIRED TO USE EITHER THE POOL OR THE SPA. UNDERGARMENTS ARE NOT ACCEPTABLE, NOR PERMITTED AS SWIMMING ATTIRE. STREET CLOTHING AND SHOES ARE NOT PERMITTED IN THE WATER. “CUT – OFFS” ARE NOT PERMITTED AS THE THREAD DEBRIS DAMAGES THE FILTER SYSTEM.
9. SNORKELING GEAR IS PERMITTED, ONLY IF REASONABLE CARE IS EXERCISED TO PREVENT ANY DAMAGE TO THE POOL AND /OR DECK.
10. APPROPRIATE EXERCISE ATTIRE IS REQUIRED IN THE EXERCISE ROOM. NO WET BATHING ATTIRE IS PERMITTED IN THE EXERCISE ROOM OR IN THE OFFICE, EXCEPT IN AN EMERGENCY. NO ONE UNDER 18YRS MAY USE THE EXERCISE ROOM.
11. APPROPRIATE EXERCISE OR SWIMMING ATTIRE IS REQUIRED TO USE THE SAUNA. STREET CLOTHING AND HARD SOLE SHOES ARE NOT PERMITTED. NO ONE UNDER 18YRS MAY USE THE SAUNA ROOM.
12. ENTERING THE RESTROOM FACILITIES OF THE OPPOSITE SEX IS NOT PERMITTED, EXCEPT BY TODDLERS.
13. FOOD AND BEVERAGES ARE ONLY PERMITTED IN THE CABANA AREA. BEVERAGES ARE PERMITTED ON THE DECK BUT MAY NOT BE TAKEN INTO THE WATER OF THE POOL OR SPA. **NO GLASS OF ANY KIND IS PERMITTED IN ANY AREA.**

14. FOOD IS NOT PERMITTED IN EITHER THE EXERCISE ROOM OR THE SAUNA.

***15. SMOKING IS STRICKLY PROHIBITED IN THE CABANA/POOL/SPA AREA, IN THE SAUNA OR IN THE EXERCISE ROOM.***

16. NO WADING IS PERMITTED IN THE WATER RESERVOIR OR FOUNTAIN.

17. **DO NOT TURN OFF THE TIMER FOR THE SPA.** IF THERE IS A PROBLEM NOTIFY MAINTENANCE OR THE OFFICE.

18. FOR YOUR OWN SAFETY, DO NOT USE THE SAUNA FOR MORE THAN (20) TWENTY MINUTES AT A TIME.

19. PLEASE KEEP THE CABANA/POOL AREA NEAT AND CLEAN AT ALL TIMES.

20. FOR HEALTH AND SANITARY REASONS, CHILDREN NOT POTTY TRAINED OR THOSE IN DIAPERS **MUST WEAR A SWIM DIAPER WHEN IN THE POOL.**

21. KEEP THE RESTROOMS CLEAN AND NEAT.

22. ALL PERSONS ARE REQUIRED TO SHOWER PRIOR TO ENTERING THE POOL OR SPA. ALSO AFTER APPLYING ANY LOTIONS OF ANY KIND PLEASE KINDLY SHOWER EACH TIME PRIOR TO ENTERING THE POOL, SPA, OR SAUNA.

### **SPORTS AND TENNIS COURT RULES**

1. FOR THE SAFETY OF ALL AND TO REDUCE WEAR AND TEAR ON THE COURTS, NO HARD SOLE SHOES OR BARE FEET ARE PERMITTED ON THE COURTS. SOFT-SOLED FOOTWEAR IS REQUIRED AT ALL TIMES.

2. ON EITHER COURT, WHEN OTHERS ARE WAITING, PLEASE BE COURTEOUS AND LIMIT PLAYING TIME TO ONE HOUR OR LESS.

3. TO PREVENT THE POSSIBILITY OF INJURY TO OTHERS AND EXCESSIVE WEAR AND TEAR OF THE COURTS, BICYCLES, TRICYCLES, SKATEBOARDS, ROLLER BLADES AND ROLLER SKATES ARE NOT PERMITTED ON EITHER COURT.

4. THE SPORTS AND TENNIS COURTS ARE TO BE KEPT LOCKED AT ALL TIMES WHEN NOT IN USE. ANYONE ENTERING EITHER COURT BY ANY MEANS, OTHER THAN THROUGH PROPER USE OF THE GATES **MAY BE SUBJECT TO ARREST FOR TRESPASSING.**

5. BOTH COURTS CLOSE AT SUNSET.

6. THE LAST PERSON TO LEAVE EITHER COURT IS RESPONSIBLE FOR LOCKING IT

7. RESIDENTS UNDER THE AGE OF 18 ARE NOT PERMITTED TO BRING GUESTS INTO THE TENNIS COURT AREA AND RESIDENTS OVER THE AGE OF 18 ARE PERMITTED TWO GUESTS PER KEY.

8. ANY AND ALL INTOXICATED PARTIES IN THE SPORTS AREA OR CABANA AREA SHALL BE ASKED TO LEAVE FOR SAFETY REASONS.

**NOTE: NON-COMPLIANCE OF THE RECREATIONAL RULES AND REGULATIONS CAN RESULT IN A FINE, CONFISCATION OF ACTIVITY KEYS OR BOTH.**

**PET RULES**

1. PETS SHOULD **NOT** BE PERMITTED TO BE LOOSE INSIDE A UNIT DURING THOSE TIMES WHEN PEST CONTROL PERSONNEL OR OTHER ASSOCIATION CONTRACTORS ARE EXPECTED.
2. NO OWNER IS PERMITTED MORE THAN **ONE PET** OF ANY KIND.
3. **FOR OWNERS, NO PET OVER THIRTY POUNDS IS PERMITTED.**
4. ALL OWNER PETS **MUST BE REGISTERED** AT THE OFFICE.
5. CANINE AND FELINE PETS MUST BE LEASHED AND IN THE CONTROL OF A RESPONSIBLE PERSON WHEN OUTSIDE OF A UNIT, MANATEE COUNTY LAW AS WELL.
6. FOR THE HEALTH AND SAFETY OF ALL, PET DROPPINGS IN ANY COMMON AREA **MUST BE COLLECTED IMMEDIATELY AND DISPOSED OF IN A PROPER AND SAFE MANNER.**
7. PETS ARE NOT PERMITTED IN ANY ENCLOSED RECREATIONAL AREA.
8. LOUD OR CONTINUAL BARKING IS CONSIDERED A NUISANCE AND NOISE POLLUTION AND IS NOT PERMITTED.
9. LEASHING UNSUPERVISED PETS IN, ON, OR TO THE PORCH OR LANAI IS NOT PERMITTED
10. LEAVING PETS UNATTENDED OUTSIDE THE RESIDENCE IS NOT PERMITTED.
11. LEAVING PETS UNATTENDED IN A VEHICLE IS NOT PERMITTED.
12. ***RENTERS AND GUESTS ARE NOT ALLOWED PETS OF ANY KIND, PER THE RULES AND REGULATIONS AND THE CONDOMINIUM DOCS.***