

Covered Bridge Townhomes Property Owners Association, Inc.

Rules & Regulations

A Deed Restricted Community

This summary is provided as an update to some important community regulations and neighborhood etiquette.

We want to thank everyone for their efforts to maintain these standards in Covered Bridge, and enjoy everything our neighborhood has to offer. Please post these rules in your unit to make any renters aware of the following items that owners are held accountable for. For further information please refer to your copy of the Declaration of Covenants.

- 1.) These owner's accounts will be deemed late after 30 days.
 - a. Think Utilities (water & sewer) & HOA dues.
- 2.) The following items are not permitted on any lot, or on the common property:
 - a. RVs, Boats, Personal Watercraft, Mobile Homes, or trailers.
 - b. Commercial work vehicles with lettering (unless covered).
 - c. Temporary structures, out-buildings, or athletic equipment.
 - d. Above ground propane or gas tanks (except gas grills) unless approved and hidden from view.
 - e. Fireworks or illegal activities.
 - f. Unlicensed motorcycles, three-wheelers, and dirtbikes are not allowed on common areas or streets.
 - g. Fishing is not allowed from the Congress Avenue bridge.
 - h. Outside clothes/laundry drying.
- 3.) The HOA Architectural Review Committee {ARC} must review all requests for:
 - a. TV/Radio antennas & satellite dish installations.
 - b. Installation of fences, patios & extensions, exterior lighting, landscaping, and exterior enhancements.
 - c. Window tinting on units.
- 4.) The Property Management company, Ameri-Tech, must be notified when owners or tenants:
 - a. Move in or out.
 - b. Post "For Rent" or "For Sale" signs on their property.
 - c. Have a POD, moving truck, or have any other commercial moving assistance.
 - d. Need gate remotes, pool keys, or any other assistance.
 - e. Rental/Tenant lease approvals.
- 5.) Garbage pickup is currently once a week (Thursday), NO garbage cans are to be stored or left outside of an owners unit.
- 6.) Common areas cannot be used for private use.
- 7.) Parents & Guardians are responsible for all actions of their minor children at all times in & about the community, this includes the pool (no lifeguard on duty).
- 8.) Parking at Covered Bridge:
 - a. Do not park on the grass, sidewalks, or on common property unless approved by Board.
 - b. On street parking is not allowed.
 - c. All family members and guests should park on their own property or lot first, then use guest parking.
 - d. Misuse of guest parking may result in towing at owner's expense.
- 9.) Pool hours are from dawn to dusk, and there is no night swimming, no exceptions unless pre-approved.
- 10.) Garages may not be converted into living areas, and garage doors are not to be left open for extended periods of time.
- 11.) Pets are limited to 1 dog (20 pounds max.) or 2 cats (max.), and all petwaste must be picked up, per Pinellas County law, and HOA rules.
- 12.) Please respect the posted speed limit on the property and be careful of pedestrians & children.

**Please contact the property management company with any concerns regarding Covered Bridge.
The HOA will promptly address your inquiry. Ameri-Tech Community Management can be reached at: 727-726-8000**