



Vista Plantation Condominium Association, Inc.
49 Plantation Drive
Vero Beach, FL 32966-8033
(772) 569-2226 • Fax (772) 569-9629

February 11, 2019

Dear Vista Plantation Resident:

Enclosed you will find 3 proposed rules and regulation updates. These items will be voted on by the Board of Directors at the March 7th, 2019 Board Meeting.

The rule proposals enclosed address the following:

1. Adding rules & regulations for Service/Assistive Animals. We are still a **NO PET** community; but are adding rules to clarify what is expected of parties who have been granted an accommodation for their Service/Assistive Animal. This will allow for enforcement of these rules by Management, including the ability to process any violations as outlined on page 10, item 34 in our current Rules Book (eff. January 2015)
2. Updating the RV/Boat Storage rules to include storage of bicycles and a modest fee associated to utilizing the RV/Boat Storage for locking up bicycles on a bicycle rack provided by the Association.
3. Updating the Rules Book (eff. January 2015), page 11, item 35 with Contractor responsibilities when working within the Vista Plantation community. Owners are responsible for making **ANY** vendor, contractor, repair person, etc., aware of our rules as it relates to work performed in their units.

Once the Board has voted on these items, the Rules Book will be reviewed by the Governance Committee and we will proceed with publishing our updated Rules Book.

Sincerely,

A handwritten signature in blue ink that reads "Joan Mason". The signature is written in a cursive, flowing style.

Joan Mason, President
Vista Plantation Board of Directors

**PROPOSED AMENDMENT
TO THE
RULES AND REGULATIONS OF
VISTA PLANTATION ASSOCIATION, INC.**

The following is a proposed amendment to the above referenced Rules and Regulations. Additions are underlined.

The following paragraph will be added to the Rules and Regulations and will read as follows.

Service and Assistive Animals. Service and Assistive animals shall be permitted, only as provided for in this section. All pets and other animals are prohibited.

A. The application for accommodation, vaccination and wellness records must be submitted to the Association annually for review and Association approval.

B. All dogs and cats must be inoculated against rabies by a duly qualified and licensed veterinarian and shall also be inoculated in like manner in such cases of emergency whenever ordered by the Board of Health of the State of Florida.

C. When outside of the Unit, all dogs and cats must be accompanied by an attendant who shall have such dog or cat firmly held by collar and leash, which leash shall not exceed eight (8) feet in length. No cats or dogs shall be permitted to run at large outside of the buildings.

D. The owner or custodian of each animal and/or the individual walking same, shall be required to clean up after the animal.

E. The owner or custodian of the animal shall remove his or her animal from the Condominium when such animal emits excessive noise that can be heard outside of the

PROPOSED UPDATE TO RV/BOAT STORAGE

- 1. Update rules for RV/Boat storage area to include bicycle storage.**
- 2. Bicycle storage will be renewable on same schedule as RV/Boat contracts, which runs concurrent with the annual budget year (March to February).**
- 3. Owners will provide locks for their bicycles.**
- 4. Owners will park bicycles at their own risk.**
- 5. Association not liable for damage or loss.**
- 6. Annual non-refundable pre-paid fees as follows (this pays for purchase of rack(s) and maintenance):**

a. Annual rental	\$60
b. 6 month rental	\$45
c. Seasonal rental	\$25
- 7. Refundable key fee of \$10 (one time).**

**PROPOSED AMENDMENT
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VISTA PLANTATION ASSOCIATION, INC.**

The following is a proposed amendment to the above referenced Rules and Regulations. Additions are underlined.

Paragraph 35 of the above referenced Rules and Regulations shall be amended to read as follows.

35. Unit Owners Insurance. Within the Unit Owners unit, all cabinets, carpeting and other floor coverings, sinks, fans, stoves, refrigerators, washers, dryers, disposals, compactors, water heaters, and other appliances and equipment, including any fixtures and/or their connections required to provide light, power, telephone, television transmission, sewage and sanitary service to the unit as well as all personal property of the unit owner shall be insured by the Unit Owner at their expenses. Minimum of \$2,000 required.

Unit Owners are responsible for the cost of reconstruction of any portions of the condominium property for which the unit owner is required to carry casualty insurance, and any such reconstruction work undertaken by the Association shall be chargeable to the unit owner and enforceable as an assessment pursuant to statute 718.116.

Contractors and subcontractors shall not park under carports nor leave their truck or a trailer overnight on condominium property without the Association's prior written approval. Contractors and subcontractors shall not work on walkways or under carports. Contractors and subcontractors may utilize areas outside of pedestrian and vehicular traffic areas as work areas. Contractors and subcontractors must remove all construction debris daily. They may not dispose of any construction or demolition materials on Association property. Work areas must be returned to their original condition when the work is complete.