



GRAND VENEZIA At Baywatch

Rental - Owner/Tenant Information

There is no rental application that the association gets involved in; however, the owner is required to provide the GVCOA Office with a copy of the lease at least 5 days prior to the tenant moving in for emergency contact information.

The GVCOA do not assist owners in the rental of or the management of their rental units.

Here are a few things that are available to the owner/tenant that is a member in good standing, along with some guidelines to follow:

- It is the owner's responsibility to provide tenants with property rules and regulations and parking information. Tenant packets are available at the GVCOA office for the convenience of the owner and tenant.
- Garages are available to lease thru the COA Office. Owners can rent on Tenants behalf. Rent for garages and storage unit must be paid upfront. Only the person/persons leasing the garage can park in front of their garages.
- Storage Units are available to lease thru the COA Office.
- Clubhouse, Pool, Fitness center, Playground and Tennis Courts are available to the owner/tenant.
- It is important to pre-approve guests with the guardhouse - please call ahead at **(727) 531-0128** to authorize access.
- The owners/tenants are responsible for disposing of their own trash - the trash compactor is located on the side of the building that parallels the car wash. You must follow recycling procedures.
- The hallways are to be clean of debris at **all times** (trash and personal items); therefore, violators will be fined \$100 per incident.
- No Parking Zones are just that **NO PARKING**, Violators will be towed. Fire vehicles cannot get to the buildings if you are parked in a no parking zone.
- Florida Law requires that all animals (dogs and cats) be on a leash at all times when outside of their residence.

Move In/Out Guidelines

- **Objective:**
To control the noise level that is associated with moving in and out of a unit here at Grand Venezia COA, as well as, for the safety of the community, to protect common area and personal property such as cars.

Guidelines:

- Owners and Tenants shall have authorization to move in or move out of a unit during the following hours: **Monday thru Friday between the hours of 9:00 am and 7:00 pm and on Saturdays between the hours of 10:00 am and 8:00 pm.**
- Under no circumstances will a truck longer than 50' be allowed on the GVCOA premises.
- **No moving In/Out on Sundays or Holidays.**

If you should have any questions, please call the COA office located in the Clubhouse. (727)216-6123.

- **NO MOVING TRUCKS ALLOWED OVERNIGHT**

GVCOA & Clearwater Cay CDD Parking Agreement (9-5-2011)

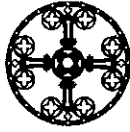
It is agreed by GVCOA and Clearwater Cay CDD that an understanding between the parties is needed for the ongoing control and management of the CDD area within Grand Venezia. This relates specifically to GVCOA property, the CDD roads, areas in front of garages, open areas and authorized parking bays. **The Approved Rules are as follows:**

1. **All vehicles** within the perimeter of Grand Venezia are required to have either a GVCOA vehicle Bar Code Parking Decal, a day pass issued by the gate guard or a temporary parking pass issued by GVCOA Management. This includes anyone parking in the Grand Venezia Community.
2. **For purposes of identification** there are 2 different backgrounds colored Bar Code Parking Decals. One designating unit owners and one for non-owners. All Bar Code Parking Decals must be affixed to the left side rear window glass by a member of the GVCOA Management team.
3. **Overnight Guests** will be issued a One Day parking pass at the Guardhouse gate.
4. **Non-owner Residents** will be issued a temporary parking pass for stays of 2 days up to 1 week by GVCOA Management. All Temporary passes must either hang from the rear view mirror OR be placed on the dash in plain sight for inspection from outside the vehicle. Guest passes may be renewed weekly or another appropriate pass may be issued by Management, if approved, which could involve a fee of \$5. It is the vehicle owner's responsibility to ensure that the vehicle has a valid pass. Passes are available during office hours from the GVCOA offices, upon proof of ownership and Identity. No temporary parking passes or Bar Code Parking decals will be mailed.
5. **The Reserved area** outside of a garage is reserved for the Lessee of that garage only or any other vehicle approved by the Lessee in writing. Such approval must be sent to the GVCOA offices.
6. **No parking zones** are just that - **NO PARKING**. Do not park along roadside curbs, in front of garages (unless you are the lessee), on grassed areas or any area off the pavement. Parking spaces that have signs restricting the time vehicles may be parked there will also be enforced. Vehicles must be parked in marked parking spaces only, except garage tenants may park in front of their leased garage.
7. **Handicapped Parking** areas are restricted to correctly permitted vehicle owners with Valid Handicap Parking passes issued by a governmental body.
8. **All vehicles** must have a current valid tag and be in operable and roadworthy condition. No vehicle maintenance is allowed on site except for changing a flat tire or jump starting a flat battery.
9. **Car wash area** is for the washing & cleaning of vehicles only - parking is only permitted while the owner is present and using the car wash facilities. Time is limited to 15 minutes if others are waiting to use the facilities.
10. **No boats, trailers, motor homes or commercial vehicles** are allowed to be parked within Grand Venezia unless inside a garage. No commercial vehicles are allowed to be parked overnight unless working on GVCOA property and are only allowed during regular business hours if actively working on GVCOA property or for an individual condo owner. Violators will be warned and in cases may even be towed off the property as per the FL Statutes. The towing may be with notice or in certain instances, without notice.
11. **These Rules** can be amended by GVCOA and / or Clearwater Cay CDD at any time without notice.

The GVCOA and Clearwater Cay CDD agree that in order to set guidelines for towing that the following apply:

GVCOA will provide two (2) warnings for violations prior to towing except for items #1 and #2 below or in any other event that poses a safety risk.

1. **Any vehicle** that parks on CDD property so as to impede the movement of any Emergency Vehicle, whether Police, Fire, EMS Ambulances or any other emergency service is subject to immediate towing without notice or warning.
2. **Any vehicle** that parks illegally in front of a leased garage, so as to restrict the use and access of that garage by the lessee, is subject to immediate towing without notice or warning.
3. **Per terms of the FL Statute Sect.715.07 Towing:** all costs incurred in the towing, storage and release of a vehicle is for the account of the vehicle owner. Notification of the "tow away zone" has been posted at the Grand Venezia entrances. Currently the authorized towing company is A1 Towing, Phone # (727) 536-5600 but it may be changed without further notice.
4. **The Clearwater Cay CDD** authorizes the enforcement of these rules to the GVCOA who will monitor the parking and place warning signs on vehicles that violate the rules. If a vehicle is towed through instruction by either the GVCOA or Clearwater Cay CDD, it is recommended that digital photographs are taken by the authorized towing company and sent to GVCOA management office within 12 hours of towing occurring.
5. **Any towing instruction** must be authorized by either a member of the GVCOA Board of Directors, a member of the Clearwater Cay Board or an authorized employee of GVCOA Management. No condo owners or tenants are authorized to instruct A1 Towing on behalf of the GVCOA or Clearwater Cay CDD.



GRAND VENEZIA at Baywatch

August 28, 2015

Dear Residents of Grand Venezia,

GUEST PASSES/BAYWATCH PARKING PERMITS

Effective immediately, Grand Venezia's Guard Gate Security will **NO LONGER** be simply renewing old Guest/Baywatch Parking Permit passes. The Guest Passes/Baywatch Parking Permit are only good for the **same day**, and expire at midnight that same day, as it states on the pass.

I understand we have been ignoring this procedure for some time, however, we simply cannot continue this practice. It is so risky, as we do not really know who that person is or their intentions, so we need to be consistent across all shifts with this policy. This immediate change will remain permanently in effect.

FRONT GATE NOTIFICATION

From this point forward, all guest arrivals need to be reported to Grand Venezia's **Guard Gate Security (727) 531-0128** every day that they are remaining, or coming, or we will need to stop them at the front gate to call the resident to verify. This verification process takes time, jams the front gate, and hinders all traffic flow.

RESIDENT GUESTS

If the resident calls and specifically informs Grand Venezia's Guard Gate Security to issue a pass for the guest for multiple days "any pass" they wish to issue to a guest for a prolonged period of time, will need to be approved with the Grand Venezia office.

If the Guest cannot be verified, (i.e.; Guest Log) or their Name(s), Arrival date and Departure date have not been called down to Grand Venezia Guard Gate Security ahead of time, as always, we will politely turn them away. If there are any questions, please let me know. Thanks.

Respectfully,

Scott Duckro

Scott Duckro, L.C.A.M

Property Manager

A GREAT team delivering GREAT services!

KW PROPERTY MANAGEMENT & CONSULTING

Grand Venezia

2704 Via Murano

Clearwater, FL 33764

TEL 727-216-6123 FAX 727-216-6106



GRAND VENEZIA At Baywatch

IMPORTANT INFORMATION!

A registration form must be filled out for all units by the owner or their authorized agent. Forms are available in the COA office and must state the lease duration dates, names of ALL residents, and ALL vehicles that will be parked on premises with ownership information.

POOL PASS ACCESS KEY FOBS INFORMATION

Each Unit Owner that is current in their COA fees will be provided free of charge (2) pool pass key fobs to use for their unit.

- There will be a **\$250** replacement fee for any lost, stolen or damaged pool pass access key fobs.
- All pool pass access key fobs are to be picked up. None will be mailed.
- Owners are responsible to make arrangements with their tenants and guests, as to where to keep the pool pass access key fobs in the Condominium Unit for future occupants.
- Florida Statue requires that a Tenant shall receive all privileges of an Owner and that the Owner relinquish all those privileges to the Tenant.
- Unit Owners are ultimately responsible for the safe keeping of the pool pass access key fobs and will be responsible for payment of any replacement - if required.
- Recreation facility policies, rules and regulations are to be followed by ALL Owners, Guests and Tenants.
- Violations could result in the pool pass access key fobs being turned off until such time as determined by the Grand Venezia Board of Directors, this applies to all Owners, Guests and Tenants.

VEHICLE BAR CODES AND PERMITS

ALL vehicles that park on Grand Venezia premises are to have a parking bar code or parking pass.

- Vehicle bar codes or parking permits will be distributed to owners and tenants at the Grand Venezia COA office by staff members and must be clearly displayed at all times while parked on Grand Venezia property. Failure to clearly display a permit could result in immediate towing at the vehicle owner's expense.
- Out of town property owners can pick up their parking pass or have their bar code installed when they return to the community.
- All bar codes are to be installed on vehicles by the staff at Grand Venezia. None will be mailed.
- Overnight guests can pick up a temporary 24 hour permit at the gate if they arrive after hours. Please refer to the letter/notice "**Grand Venezia Guest Passes/Baywatch Parking Permit Letter.**"
- ALL PARKING AREAS WILL BE MONITORED DAILY.



GRAND VENEZIA At Baywatch

"PET POLICY"



Section 15.4 of our GRAND VENEZIA condominium document addresses pet restrictions in our community. You are welcome to read the section in its entirety. Paraphrased it states that "no animals of any kind may be kept on the property unless the board in its sole and absolute discretion grants written exception to the unit owner".

As a board, we have worked to develop an approval/rules protocol that provides for pets to be in our community and maintain the safety and comfort of all residents.

The Policy:

- All pets residing at Grand Venezia must be approved in writing by the Grand Venezia Board of Directors.
- All pets residing at Grand Venezia must be approved prior to being brought to Grand Venezia.
- The board will only consider Approval Request forms for pets of:
 - Grand Venezia unit owners ; or
 - With the permission of the Grand Venezia unit owner, the pet of a tenant where there is a valid lease on file with the Office at Grand Venezia.
- The following list contains the breed or mix of any of the listed breed(s) that WILL NOT be approved. Your veterinarian will report/certify to the Grand Venezia Board of Directors your pet's breed through a completed and fully executed Veterinarian Form also provided by the staff at Grand Venezia:
 - Akita, Alaskan Malamute, American Staffordshire Terrier, Bullmastiff, Chow, Dalmatian, Doberman Pinscher, Eskimo Spitz, German Shepherd, Giant Schnauzer, Great Dane, Husky, Pit Bull, Presa Canario, Rottweiler, Saint Bernard, Wolf Hybrid.
- Licensed and prescribed service dogs will not be prohibited because of breed.
- Only one dog at a time per unit will be approved.

Current rules that must be followed by Pet Owners:

- All pets must have the approval of the Grand Venezia COA Board in order to reside at Grand Venezia.
- All pets when outside the unit must be carried or leashed, the leash may not be longer than an 8 feet and must be under the control of its owner at all times.
- No pet is to be left unattended outside of the unit, on porches or balconies.
- All fecal matter is to be picked up immediately.
- Pets must wear Grand Venezia ID tags.
- Noise controlled.
- Proof of satisfactory insurance.
- No pets are allowed in the Clubhouse, Pool area, Child Playground or Tennis courts.
- Upon order of the Grand Venezia COA Board of Directors' any pet can be removed.



GRAND VENEZIA At Baywatch
"PET POLICY"



How to request pet approval from the Grand Venezia COA Board of Directors

UNIT OWNER PET:

In person, by fax, e-mail or regular mail:

- Submit a Pet Application and Agreement form.
- Direct your pet's veterinarian to submit the veterinarian form.
- Produce Proof County Registration Licensure, or Shot Records which include information detailing current rabies vaccination and distemper shots

You will be notified of the Board's decision and if approved you will be asked to present your dog for a Grand Venezia:

- Photo
- Tender a \$5.00 pet registration fee, (no cash) Money Order, Personal Check or Bank Draft are acceptable forms of payment
- Inspection of County Registration Licensure and provide a copy of the pets shot records
- Grand Venezia ID Tag presentation

TENANT PET:

All of the above plus, a signed Owner permission form.

Dan, Mike, Peter and Mike

February 26, 2015 tlyn

THE GRAND VENEZIA FITNESS CENTER
RULES AND REGULATIONS

*****USE OF FITNESS EQUIPMENT IS AT YOUR OWN RISK*****

*** THE FITNESS CENTER IS OPEN 24 HOURS A DAY ***

- **USE EQUIPMENT AS PER INSTRUCTIONS.**
- **PLEASE REPORT DAMAGED EQUIPMENT TO THE MANAGEMENT.**
- **LIMIT USE TO 20 MINUTES WHEN OTHERS ARE WAITING.**
- **WIPE EQUIPMENT SURFACES AFTER USE.**
- **EFFECTIVE AUGUST 21 2015 NO ONE UNDER THE AGE OF 18 PERMITTED TO ENTER THE GYM.**
- **PROPER ATTIRE (SHIRTS AND SHOES) REQUIRED.**
- **NO WET SWIMSUITS.**
- **NO SMOKING.**
- **NO FOOD OR ALCOHOL.**
- **NO GLASS CONTAINERS.**
- **NO HORSEPLAY.**
- **NO PETS.**
- **UNIT OWNERS ARE RESPONSIBLE FOR THE CONDUCT OF THEIR GUESTS AND TENANTS.**

*****GRAND VENEZIA COA, INC. IS NOT RESPONSIBLE FOR LOST OR STOLEN ITEMS *****

*** Hours and days of operation are subject to change ***



GRAND VENEZIA At Baywatch

General Procedures

Procedure for Security when you have a guest:

All overnight guests need to get a temporary parking permit. These are issued by the Guardhouse at the security gate. You are also required to pre-notify guardhouse of expected guests. Please refer to **Guest Passes/Baywatch Parking Permit Letter** dated August 28, 2015 (In this Packet).

Guidelines (Gate ACCESS):

All Homeowners, guests, tenants, vendors, etc must check in with the guard upon entering the community unless they have a BAR CODE.

Owners and Tenants who possess a BAR CODE can use the far right lane to enter the property.

All others MUST enter through the visitor gate and get a day pass (issued by guard) or have a pass issued by the GVCOA office displayed for the guards to see. Vendor will be issued a vendor pass by GVCOA office.

Only 2 BAR CODES are issued per unit unless a special request in writing is granted by the BOD or management team.

Procedure for lost Pool/Fitness Passes:

There will be a \$250 replacement fee for any lost, stolen or damaged Pool Access Key Fobs. These Key Fobs are obtained through the Grand Venezia office staff located in the Clubhouse (Via Rialto). Please see Clubhouse staff regarding replacement requests.

Lost Keys (mailbox/unit key):

There is a \$10 fee for replacement or duplicate keys and only if there is a copy of the mailbox /unit key for your unit on file at the COA office. Photo Identification will be required. If the COA does not have a copy of your keys on file then you will need to call a locksmith.

Note: Security alarm systems by front door of unit are the owner's responsibility.

Parking information:

All vehicles on property are to have a parking permit (i.e. bar code or pass) displayed at all times. Failure to display permits can result in immediate towing at owner's expense. (More information regarding parking rules and regulations are included in this packet).

*****Do not park in front of any Garage unless it is yours or written authorization has been presented to the management office ******

***** Do not park along Roadside Curbs or Fire Lanes *****



GRAND VENEZIA At Baywatch

GRAND VENEZIA VILLA RIALTO POOL RULES

Hours: Monday to Sunday 9am - 10pm

*****SWIM AT YOUR OWN RISK - NO LIFEGUARD ON DUTY*****

CHILDREN UNDER THE AGE OF 14 MUST BE ACCOMPANIED BY AN ADULT.

BATHING CAPACITY: 38 PERSONS.

LIMIT OF 2 GUESTS PER RESIDENT MAY BE ENFORCED IF REQUIRED TO COMPLY WITH CAPACITY. RESIDENTS WILL HAVE PRIORITY.

POOL USE IS FOR AUTHORIZED GRAND VENEZIA RESIDENTS AND ACCOMPANIED GUESTS. VALID POOL ACCESS CARDS MUST BE PRESENTED UPON REQUEST.

*****NO SMOKING IN THE POOL, ANYWHERE ON THE DECK AND IN THE GAZEBO*****

SHOWER BEFORE ENTERING POOL.

NO DIVING - NO RUNNING - NO HORSEPLAY.

ONLY SPORTS EQUIPMENT DESIGNED FOR POOL USE ALLOWED.

NO PETS.

NO GLASS CONTAINERS.

NO GRILLING.

NO ALCOHOL ALLOWED IN POOL OR WITHIN 4 FEET OF POOL PERIMETER.

BEER KEGS ARE PERMITTED ONLY IN THE LANAI.

NO NUDITY - NO THONG BATHING SUITS.

NO LOUD MUSIC - NO BOOM BOXES

WATER PROOF SWIM DIAPERS MUST BE WORN BY CHILDREN NOT YET TOILET TRAINED.

CLEAN UP AFTER YOURSELVES - DISPOSE OF ALL TRASH.

SHOES, SHIRTS AND COVER-UPS MUST BE WORN AT ALL TIMES IN THE CLUBHOUSE, FITNESS AND BUSINESS CENTER (WET BATHING SUITS ARE NOT PERMITTED).

*****GRAND VENEZIA COA, INC. IS NOT RESPONSIBLE FOR LOST OR STOLEN ITEMS*****

Conduct and Damages:

Unit owners are responsible for the conduct of their guest and tenants. Unit owners are responsible for cost of repairs incurred by the Association resulting from damages caused by themselves, their guests and tenants.

Failure to Comply to Pool Rules:

A verbal warning will be issued by the Pool Monitor or Management for the first infraction of the Pool Rules. Date, time, name, and unit number will be logged with a written notice to follow thereafter. If behavior continues, the Owner/Tenant/Guest will be asked to leave. Additional actions may be taken by the Board up to and including fines and injunction.



GRAND VENEZIA At Baywatch

Telephone: (727) -216-6123

FAX: (727) 216-6106

GOOD NEIGHBOR RULES

OPERATE VEHICLES AT **10 MPH** FOR THE SAFETY OF PEOPLE AND PROPERTY.

NO PERSONAL GRILLS OF ANY KIND MAY BE STORED OR USED.

ADHERE TO POOL, CLUBHOUSE AND FITNESS CENTER RULES.

PETS MUST BE ON A LEASH WHEN OUTSIDE.

PET WASTE MUST BE PICKED UP IMMEDIATELY BY OWNERS AND DISPOSED OF APPROPRIATELY.

OWNERS/TENANTS ARE RESPONSIBLE TO **TAKE THEIR OWN GARBAGE/TRASH TO THE COMPACTOR FOR DISPOSAL** PURPOSES.

PLEASE FOLLOW POSTED INSTRUCTIONS NEXT TO THE COMPACTOR FOR DISPOSAL.

REPORT COMPACTOR AREA PROBLEMS TO OUR OFFICE STAFF.

PRE NOTIFY THE GATE HOUSE OF EXPECTED GUESTS.

BE RESPONSIBLE FOR YOUR FRIENDS AND GUESTS.

THE RESERVED AREA OUTSIDE OF THE GARAGE DOOR IS RESERVED FOR THE LEASEE OF THAT GARAGE ONLY..

DO NOT PARK ALONG ROADSIDE CURBS.

AFTER 10 PM KEEP NOISE INSIDE YOUR UNIT.



GRAND VENEZIA At Baywatch

COMMUNITY COMMUNICATIONS

PLEASE CHECK YOUR COMMUNITY BULLETIN BOARDS
LOCATED IN EACH BUILDING STAIRWELL, ABOVE MAILBOXES
AND BY SIDE DOOR TO CLUBHOUSE.

TUNE INTO CHANNEL "96" ON YOUR TV OFTEN FOR UPDATES
AND IMPORTANT INFORMATION.

BOARD OF DIRECTORS MEETING AGENDA IS POSTED ON
BULLETIN BOARD BY MAILBOXES AND SIDE DOOR TO
CLUBHOUSE.

GO TO YOUR WEBSITE - www.Grand-Venezia.com

KAYAKS/BOAT DOCK INFORMATION

Kayaks and boat dock areas are located on the Bellagio side

KAYAK PROCEDURE FOR USE:

Available for use: 8:00 am to 6:00 pm (return time is 5:00 pm during winter)
Go to guard house and sign a waiver and leave your driver's license. The
guard will give you a key. When key is returned you get back your license.
Rental is for 2 hour time limits and free to GV residents.

BOAT DOCK PROCEDURE:

(Slip #1) at Boat dock is for Grand Venezia residents for pickup and drop off
only.

The sundeck is also a common area available for use. Private parties must be
scheduled at Grand Bellagio office.

RENTAL:

Slip rentals are available through the Grand Bellagio office. (No slips can be
purchased).