



Bella Vista Lake Condominium Association

BASIC RULES & GUIDELINES

1. COA payments are due for all owners on the 1st of every month with a grace period till the 10th. Please make check payable to Bella Vista Lake Condominiums and submit to the office at 417 Fountainhead Circle, Kissimmee, FL 34741. _____
2. A renter cannot sublease your apartment to anyone. Everyone occupying a unit in Bella Vista must have ownership (deed) or a valid lease. _____
3. All new renters MUST have a criminal background check (including a sex offender check) submitted to the Bella Vista office. Failure to comply can result in fines and/or eviction. Any guest staying in the unit longer than two weeks will also need to provide a background check _____
4. Any resident living in unit, who has not turned in proper paperwork, will have 24hrs to turn in paperwork or be removed from unit and/or eviction for tenants may occur. _____
5. All patio areas must be clear of excessive garbage and all mesh screens on outdoor patio area must be intact and not broken or torn. No curtains or BBQ's are allowed on patio area at any time. _____
6. All garbage should be taken to the designated garbage area and not left in front or along side of your unit. If a bag is left in the doorway and/or seen disposing it inside the park trash bins, you will be fined \$75.00. _____
7. No furniture and or big electronics are allowed to be disposed of in our designated garbage areas. You will need to contact a company to come and remove the large items for you. Anyone found dumping furniture or big electronics will be fined \$75.00 per item. _____
8. Only owners and tenants are allowed to use our community pool, sauna, gym (5:00 am to 11:00pm), playground, and tennis court. Visitors may use the amenities only when accompanied by the resident. A maximum of two visitors is allowed per unit. _____
9. Our By-Laws state that the following breeds of dogs are NOT allowed in Bella Vista: Pitbulls, Rottweilers, Dobermans & Great Danes. NO dog weighing over 30lbs will be allowed on Bella Vista Property. _____

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10. All dogs not specified above MUST be kept on a leash when outdoors. This is also enforced by Florida law. Pet owners are responsible for immediately picking up after their pets. Anyone seen not picking up after your pet, will be given two warnings. On third notice a fine of \$75.00 will be assigned. _____
11. All dogs must be registered in Bella Vista Office. All vaccination records and a picture must be turned in before pet receives the registration number. _____
12. There are no parties permitted in the pool area. If you wish to rent the pool area for an activity, you must consult with office and there is a fee that goes along. _____
13. Home repairs / construction and loud music after 10:30 pm and 8:00 am are not permitted at Bella Vista. After three warning of any disturbances, fines will be accessed. Please have consideration for your neighbors! _____
14. All unit owners / residents must have a working smoke alarm that are wired in their units. _____
15. All fire/smoke alarms are to be connected AT ALL TIMES. _____
16. It is suggested that all residents are to have a working and current fire extinguisher within your unit. _____
17. You may not alter the outside of your unit (recolor, change lighting, put personal signs, etc...) _____
18. All vehicles need to have a Bella Vista Parking permit visible at all times. Owners _____ and tenants will have a _____ sticker. _____
19. Any vehicles entering through exit gates, whether it's a visitor or a delivery or any kind, will fall on the responsibility of owner/tenant. A fine for the violation will be assessed. NO EXCEPTIONS _____
20. Bella vista By-Laws states Section 23 (Parking and Roadway Courtesy) (f); "Unsightly vehicles (cars with flat tires, on blocks, with broken windows, or otherwise in need of obvious repair) are not permitted within the Condominium property. ALL VEHICLES MUST BE IN DRIVING CONDITION WITH A CURRENT LICENSE PLATE.
21. There is no mechanic work allowed on property at any time. Fines will be applied if violations are repeated. _____
22. Only owners and tenants are allowed to park their cars in our parking lot overnight. Cars which looks abandoned will be towed at the owner's expense. _____

Rev.

1/9/2020

By signing this document, I fully understand and will follow the basic guidelines listed here:

Owner's /Tenants Signature BLDG/unit # Date:

Note: This document may be revised and/or updated at the board's discretion. We may ask you to resign this document in the future.

Rev. 1/9/2020