

2023 Amended & Restated

# Rules and Regulations



**WEBSITE**  
***forestpines.org***

**Forest Pines Association, Inc.**

Updated 10/17/2025

# Table of Contents

PREFACE.....	3
PURPOSE OF RULES AND REGULATIONS.....	4
GOVERNING BODY.....	4
SENTRY MANAGEMENT.....	5
RESTRICTIONS UPON CONDO USE.....	5
SALE, TRANSFER, LEASE.....	6
BOARD AND COMMITTEE MEETINGS.....	6
BUDGET.....	7
REPORTS.....	7
INSURANCE.....	7
CLUBHOUSE.....	8
POOL AND POOL AREA.....	9
RECREATION GROUNDS AND GAZEBO.....	10
MAINTENANCE FREE.....	10
COMMON AND LIMITED COMMON ELEMENTS.....	12
MODIFICATION OF CONDO AND DRIVEWAYS.....	13
MISCELLANEOUS.....	14
OPEN HOUSES AND ESTATE AND MOVING SALES.....	14
GARBAGE COLLECTION.....	15
EMERGENCY PREPAREDNESS.....	15
UNIT ACCESS - EMERGENCY FORMS.....	15
DEFINITIONS.....	16

# PREFACE

All Owners of condos in Forest Pines contribute to the upkeep of the recreation area and all its facilities. All Owners are equally entitled to use these facilities. Accordingly, and in keeping with community living everywhere, certain rules and regulations must govern the use of these facilities to ensure equitable treatment is extended to everyone.

It is recognized that such rules and regulations may inhibit some individual habits and desires. If that does occur, those so inhibited are asked to be tolerant and understanding. If one feels he or she is unfairly treated by these procedures, recourse should not be sought by violating them, but by submitting an appeal to the Board of Administration for an exception to, or revision of, the procedure in question.

It is in this spirit that these procedures are offered to the owners and residents of our community. The cooperation of each one of you is needed to make them effective for the good of all of us.

**ALL PERSONS OWNING A UNIT IN FOREST PINES AUTOMATICALLY BECOME A MEMBER OF OUR NON-PROFIT CORPORATION AND ARE SUBJECT TO ITS RULES AND REGULATIONS IN ACCORDANCE WITH FLORIDA STATUTES.**

**BOARD OF ADMINISTRATION**

## PURPOSE OF RULES AND REGULATIONS

The Forest Pines "Rules & Regulations" supplements our "Governing Documents" and in itself is not a replacement of our legal documents. The Rules and Regulations are written to simplify and/or amplify and give clarity and details to certain points in the Governing Documents. These Rules & Regulations are to help you find answers to your questions and find board policies that are difficult to find in the legal documents.

Our Governing Documents include the following:

- DECLARATION OF CONDOMINIUM AND AMENDMENTS
- ARTICLES OF INCORPORATION
- BY-LAWS

All unit owners and tenants are ultimately responsible for reviewing and understanding all the governing documents including these "Rules and Regulations." Therefore we urge you to read the Governing Documents (sometimes referred to as the Condo Documents). These can be found on the Forest Pines website: [forestpines.org](http://forestpines.org).

The Documents are to be presented to new unit owners or tenants before the time of closing or the Interview with the Association Representative(s). A copy should be in the unit from the previous owner. There is also a copy for review on the website at [forestpines.org](http://forestpines.org).

Unit Owners desiring an extra copy of the documents may contact our management company:

Sentry Management Inc.  
5969 Cattleridge Blvd. Suite 203  
Sarasota, FL 34232  
941-361-1222

## GOVERNING BODY

The Governing Body of Forest Pines is a Board of Administration of Five Directors elected for a two-year term by the Unit Owners. Two directors are elected one year and three the following year.

The Board elects the officers. The election of the Board members is conducted under the Bylaws and Condominium Law.

The Forest Pines website has the current list of Board and Committee members, or check your current copy of the Forest Pines Directory.

## SENTRY MANAGEMENT

Forest Pines has hired a community management service which handles our financial accounts, keeps permanent records for our community, enforces rules, and is available to help with your questions. This is who you should call regarding many of your questions and you can call or email to request information regarding the Forest Pines community. The representative from Sentry Management attends our monthly Board meetings and performs much of the behind-the-scenes work for our community.

Sentry Management Inc.  
5969 Cattleridge Blvd. Suite 203  
Sarasota, FL 34232  
941-361-1222 ext 51020  
[bpolston@sentrymgt.com](mailto:bpolston@sentrymgt.com)

## RESTRICTIONS UPON CONDO USE

- a. Single family residential use. At least one person permanently occupying the Unit must be 55 years of age or older.
- b. No minors may occupy a Unit for more than 30 days in one calendar year. Permission for a longer period of occupancy (but no more than 90 days) may be given by the Board.
- c. No dogs except Registered service dogs and ESAs (emotional support animals) are allowed upon prior Association approval. The Association may be entitled to seek certain information to verify that the dog is in fact 'qualified,' as permitted by law. Indoor pets including cats, birds and non-exotic animals are permitted but must be kept indoors. Renters or visitors are not allowed pets of any kind.
- d. No signs (a few exceptions have been made for Estate, Moving and Open House Sales)
- e. No unit can be divided or subdivided and no structural changes made without written consent of the Board.
- f. No pick-up trucks for owners, no vans over 18', trailers, campers, motorcycles, mopeds, boats, commercial vehicles. Guests with one of these vehicles are permitted to park in the clubhouse parking lot overnight for a maximum of 14 days. A parking permit (available on [forestpines.org](http://forestpines.org) or in clubhouse office) should be displayed on the dash of the vehicle. Due to the possibility of owner uninsured liability, golf carts are not permitted on Forest Pines property at any time by anyone (with the exception of the work golf cart by Forest Pines workers). Commercial vehicles servicing a unit may park in the condo area while doing their work.
- g. No unit can be leased or rented more than twice in a calendar year as per section 13.7 of the Declaration.
- h. Unit owners may permit occupation of their unit by family/guests for a total of 30 days per calendar year while the owner is not present. (Approval forms for this are available on the Forest Pines website and see Article 13 of the Declaration for leasing and occupancy restrictions).
- i. All unit owners, tenants and guests must become acquainted with and comply with the Rules and Regulations governing the common elements, recreational areas and facilities.
- j. Plantings should conform to existing plantings in Forest Pines. Please contact the Grounds

Committee for details.

## **SALE, TRANSFER, LEASE**

An "Owner's Intention To Sell Or Transfer Unit" form must be obtained from Sentry Management, in rack of forms by the office door (or on [forestpines.org](http://forestpines.org)), filled out, signed and submitted to Sentry Management to receive approval from the Association Representative(s).

Each applicant signs that he has received and read the documents and understands and agrees to abide by all the rules, regulations and restrictions.

All Owners, and Tenants of more than 3 months, must provide a background check through Sentry Management, be interviewed and approved by the Board or its designee(s). Only a "notice" is required for repeat tenants.

## **BOARD AND COMMITTEE MEETINGS**

"Meeting of the Board of Directors" is hereby defined as a quorum of Directors gathered for the purpose of conducting condominium business. Meetings of the Board of Directors are generally held the months of October - April, on the Third Thursday at 7:00 PM.

"Meeting of a Committee" is hereby defined as a quorum of Committee members gathered to discuss the *official* business of the Committee as set forth in the resolution creating the Committee.

Notices for Board, Committee and Unit Owner Meetings shall be posted at front and back entrance of the Forest Pines Clubhouse at 1501 Grand Blvd, and the Forest Pines website, ([forestpines.org](http://forestpines.org)), as required by law.

Meetings are conducted under the guidelines of Roberts Rules. Every Unit Owner has the right to attend Board of Directors and Committee meetings, unless the meetings are closed to Owners as permitted by Section 718.112(2)(c)3., Florida Statutes as amended from time to time. No person other than a Unit Owner or resident authorized by the Unit Owner may be permitted to attend such meetings. A unit owner is allowed to make a comment at a Board of Directors meeting for not more than three (3) minutes on any one agenda item. Complete information regarding meetings and obtaining Records of meetings can be found in the: 2018 Second Amended and Restated Bylaws of Forest Pines Association, Inc.

## BUDGET

The "Finance/Budget Committee" draws up a new Budget every year according to past expenses and data provided by Sentry Community Management.

**MONTHLY ASSESSMENTS:** Monthly Assessments are divided equally between the 216 Unit Owners. This includes: the monthly expenses and insurance on the Common and Limited Common Elements, and Reserve Accounts for large expenses like Painting, Paving, Pool, Clubhouse, Irrigation, Grounds Facilities & Equipment, Sod and Fence.

The Monthly Assessment is due the first day of each month. It can be paid using a book of coupons, by direct payment mailed to Sentry Management, or it can be paid electronically.

## REPORTS

A Monthly Report is created to show Income and Expenses and is filed at Sentry Management and on the website ([forestpines.org](http://forestpines.org)) for anyone to review.

In the fall each Owner will receive other reports showing the Proposed Budget for the next year and how much the Monthly Assessment will be in the new year.

## INSURANCE

The Association provides property insurance for the Common Elements which is intended to pay for casualty damages to the covered portion of the exterior for all the buildings including all units, with a deductible, and subject to policy limits.

## CLUBHOUSE

- a. Unless posted otherwise, the Hall is available for all Forest Pines groups for such uses as dinners, dancing, or ad-hoc activities sponsored by and restricted to Forest Pines residents. (e.g., arts, crafts, exercise classes, etc.). To reserve the clubhouse, the "Clubhouse Use - Resident only" Forms are on the website and in the rack of forms by the office door.
- b. For a resident to reserve the clubhouse for an event with their friends and relatives from both inside and outside Forest Pines, use the "Private Event - Clubhouse use" forms that are on the website and in the rack of forms by the office door.
- c. The Hall is not available for religious services or special-interest meetings. This does not preclude a speaker representing any of these activities from addressing the membership of Forest Pines Association or a Forest Pines group.
- d. Always remove trash from all garbage cans after use, reposition tables and chairs as prior to use, sweep floors, turn off lights and fans, set A/C or heat back to original settings.
- e. In general, residents are asked to use and maintain the Hall as they would their homes.
- f. Clubhouse and Recreation Areas are designated as Non-Smoking Areas.
- g. The Oven is used for warming only. Except for refrigerator, turn off all kitchen appliances when leaving the premises.
- h. Users of the Library or Billiard Room are reminded to return any game equipment to its original location after play is ended. Guests under the age of 12 must be supervised when using the pool table by a permanent occupant of the Unit where the Guest is staying.
- i. For security reasons the Clubhouse is to be kept locked when the main Hall is not in use. Each resident has a key to the Clubhouse; use it to gain access; use it to lock all doors whenever you are the last person to leave.
- j. The driveway in front of the Clubhouse is to provide ingress and egress for the Hall, it is not a parking area (this area may be used for handicapped parking only). Please use the driveway only to load and unload your passengers.

## POOL AND POOL AREA

- a. POOL HOURS: Unless posted otherwise, the pool hours are dawn to dusk, outside air temperature and weather conditions permitting.
- b. ALL users of the pool are to abide by the rules governing the use of the pool. These rules are displayed prominently on a sign poolside.
- c. The gate is to remain locked when no one is in the pool area. The lock can be opened by the key provided for each unit owner and the last person to leave the pool area should be sure to again rehook the safety rope across the pool and lock the gate on departure.
- d. Our pool holds 17 people by law and is available for unit owners, renters and overnight guests.
- e. All children must be accompanied at the pool by an adult.
- f. The poolside shower is to be used by everyone before entering the pool. There are no exceptions to this rule. The showers may also be used to rinse off any chlorine residue after pool use. These showers are not intended to be used for personal cleanliness, hair shampooing, etc.
- g. Only waterproof sun blocks and suntan lotions are allowed.
- h. Each pool user is expected to respect the rights and comfort of other pool users.
- i. Loud, boisterous conduct, pushing of persons into the pool, jumping or diving is prohibited.
- j. Radios and other personal audio and video devices may be used only with headphones or earbuds.
- k. No food or beverages in the pool or on the wet deck. Commercially bottled water in plastic bottles is allowed on the wet deck for pool patron hydration. NO GLASS allowed in the fenced pool area.
- l. In view of the limited size of the pool, large floats, water guns, and other sizable toys are not to be used in the pool, unless authorized by the Board of Administration and only for health reasons.
- m. The pool temperature (84 degrees) is determined by the pool committee with the approval of the Board. Currently the temperature is approximately 84 degrees during the pool heating season, from November 1 to April 1.
- n. According to State Law, when the pool is covered, no one is allowed inside the fenced in pool area and the gates must be locked.
- o. Incontinence must be addressed by wearing swim undergarments.
- p. Emotional Support Animals are not allowed within the pool fenced area. According to the ADA, pets providing emotional support, well-being, comfort or companionship are not recognized as Service Animals and are not allowed at the pool. Only a leashed Service Animal is allowed within the pool fenced area, but not in the water.

## RECREATION GROUNDS AND GAZEBO

Unless posted otherwise, these facilities are available to all residents of Forest Pines on a first come, first-served basis. Each user of these facilities shall leave them in clean and usable condition for the next user. The "Private Event - Gazebo Reservation" form is on the website and in the rack of forms by the office door.

### Shuffleboard Courts

- Unless posted otherwise, these courts are available to all residents and their overnight guests on a first come, first served basis.
- Playing equipment is available in the utility shed adjacent to the pool (through the door and hanging on the left wall).
- Community shuffleboard usually plays at 1:30 pm every day.
- When people are waiting to play, it is suggested that players already on the court voluntarily limit their play so that all may have a chance to participate.
- Please observe the etiquette of the game such as not walking on the courts. Also, if play is at night, be sure that the flood-lights are turned off when the last player leaves.
- Please observe 10:00 PM as quiet time.
- All playing equipment is to be returned to the space provided in the utility shed.

## MAINTENANCE FREE

What does Maintenance Free mean to you, the Unit Owner?  
In the following text, 'We' refers to the Association.

### Landscaping

WE .....

- cut your grass.
- spray for weeds periodically.
- water your lawn.
- spray for lawn pests and fertilize in the common areas.
- periodically trim the bushes.
- trim the trees in the common areas.
- maintain the perimeter fence.
- do *not* pay to replace dead shrubbery or for mulching under eaves.

Any questions about the landscaping should be referred to the *Grounds Committee*.

## **Painting**

WE.....

- pressure wash exterior siding and stucco (except carport ceilings) and paint on a seven-year cycle. Refer to the painting schedule posted on the website or in the clubhouse foyer to know when your unit will be painted.
- provide touch-up paint for exterior surfaces of an Owner's unit (for repairs done by the Owner).
- do not pay for repairs nor do the repairs for the exterior of any individual units.

For further information call any member of the Buildings, Facilities and Painting Committee.

## **Roads**

WE.....

- will replace or repair the road as needed.

The *Grounds Committee* oversees the roads and makes recommendations.

## **Pool**

WE pay to clean and maintain the pool. The Pool Committee and volunteers help with some of the daily tasks.

## **Sidewalks**

WE will replace uneven and raised sidewalks only in the common areas, when needed.

## **Pests**

WE .....

- do not remove pests such as termites, rats, snakes, wild animals or insect nests.
- do not provide interior or exterior pest control.

## **Care**

WE request and expect all Unit Owners to keep their property looking attractive.

## **Cable Television**

WE .....

- Pay for your cable television which includes three HD Digital Converter boxes.
- do not pay for any other premium cable or internet service, repairs to correct outages, or disruptions to your cable service.
- Outages should be addressed by calling the cable company. (You can find specific information for the cable service in the current Forest Pines Directory.)

## **Driveways**

WE .....

- do not pay for painting driveways which are attached to the units.
- do not pay for widening of driveways which are attached to the units.
- do not pay to repair or replace driveways which are attached to the units.

## **Roofs**

WE do not pay for new roofs or repairs to roofs other than in the event of natural disasters.

# **COMMON AND LIMITED COMMON ELEMENTS**

What is the meaning of Common and Limited Common Elements?

## **Common Elements**

Common Elements are defined in Section 2.8 of Article II of the Declaration and include the following:

- Are the Responsibility of the Association
- All grass areas (No parking on the grass.)
- Any ground beyond the eaves of the unit
- Detached stand-alone driveways, carports, and walkways
- Street
- Clubhouse and recreational areas
- Pool
- Trees, shrubs, plants, (other than foundation plantings), grass, wells, sprinklers and irrigation systems.
- Fences (Please keep clear of plants, they deteriorate the fence.)

## **Limited Common Elements**

Limited Common Elements are defined in Article VIII of the Declaration and include the following:

- The area surrounding any unit or usually referred to as "under the eaves" is the responsibility of the Association per Article 8.1 of the Declaration in that the Grounds Keeper will do the work of caring and maintaining the space. However, if an Owner wishes to change or remove plantings under the eaves, the Owner assumes the cost thereof.
- Driveways which are attached to the unit are the responsibility of the Owner per Article 11.2(i) of the Declaration.
- Patios which have been approved by the Association and are adjacent to the unit foundation are the responsibility of the Owner.
- Lanais may be enclosed with Board approval after which it becomes the Unit Owner responsibility.
- Outside Sewer lines: There may be few cases where it is determined, and agreed upon between the Forest Pines Association and the homeowner, that it is the best option and most cost effective, to do all repair/replacement of sanitary sewer lines by working from the outside of the perimeter of the concrete slab, as opposed to working inside the home, tearing out flooring and concrete to repair or replace sewer lines, but with no interference with roof mate's

plumbing. In these situations, the Forest Pines Association will be responsible for the cost of work necessary or required only on the original sanitary sewer downline (i.e. sewer lines from house "clean out" to street). The homeowner will be responsible for the balance of the work (work that would typically be done under the slab, but now being done from outside of the home). The new sanitary sewer lines shall be deemed part of the Limited Common Elements for the exclusive use of the Owner. Each homeowner's request or case will be considered individually by the board after receiving a completed Outside Sewer Line form.

- Examples: Painting of the exterior walls of the unit is paid for by Association but wood replacement is not. Cost of foundation shrubbery is responsibility of Unit Owners but is trimmed by Association. It can be replaced by the Grounds Keeper but the cost is assessed to the Unit Owner.

### **Responsibility of Unit Owner**

- The Owner is responsible for the carport attached to the unit and everything within the confines of the unit which is not part of the common or limited common elements.
- Roofs, windows and exterior surfaces when modified, must remain uniform in appearance to other units and need approval from the Board or its designee(s).

## **MODIFICATION OF CONDO AND DRIVEWAYS**

*OF NOTE: Stand-alone carports and driveways which are not attached to the unit are common elements and are maintained by the Association, to which the following, "staining of driveways & repair and replacing of driveways" does not apply.*

### **Staining of Driveways**

- In order to maintain uniformity in the community the Board approved Stain Colors Sandstone and Natural Concrete (Florida Paint Stain Chart) are the only colors to be used.
- The Grounds Committee must approve the color before the staining is to be done to ensure that the driveway color conforms with the colors approved by the Board.
- The expense of driveway staining is the unit owner's responsibility.

### **Repairing Or Replacing Driveways**

- When a Unit Owner wants to replace or expand the driveway, an application must be submitted and approved by the Board of Directors (or its designee) prior to the Owner commencing any work.
- Driveways attached to the unit are a limited common element and are the owner's expense to replace and maintain.

### **Association Approval Required**

- Any change that effects the outside appearance of your unit requires prior approval.
- Before starting any projects contact the Buildings, Facilities and Paint Committee or the Grounds Committee.
- Forms for Association approval are available from the committees or can be found on the Forest Pines website ([forestpines.org](http://forestpines.org)) or in the rack of forms by the office door.
- Patios must be concrete pavers, adjacent to the foundation, no more than 144 sq ft and need

prior approval from the Association. Contact the Grounds Committee for other specific requirements.

- Examples of projects that require approval: roofs, windows, exterior doors, patios, siding, paint color, architectural changes, etc.

### **Sarasota County Permits**

Owners are responsible for seeing that they themselves or their contractors have the Sarasota County permits which are required for many inside or outside projects.

## **MISCELLANEOUS**

### **Parking**

- Unit owners or tenants are only to park in the clubhouse lot when attending an event at the clubhouse or using the recreational facilities; not as overflow parking for themselves.
- The clubhouse parking lot may accommodate day guests to limit congestion on the street, especially on high-traffic days. Overnight guests may park in the clubhouse parking lot as noted on page 5(f).
- Parking for each unit is limited to the number of vehicles that the paved driveway will accommodate. Units with detached carports are limited to one vehicle.
- No parking on street at night between 1:00 AM and 6:00 AM.
- No parking on the grass. When parking on the street make sure your guests and service providers keep wheels on the concrete curb. Sprinkler heads are near the curb and risk being broken.

### **Pedestrian & Bicycle Traffic**

- Forest Pines has no pedestrian sidewalks, therefore walking and bicycle riding on streets is a popular activity.
- When walking please walk on the left side of the street against traffic so you can move out of the way of oncoming traffic if necessary.
- When bicycling please ride with traffic on the right side of the street and be aware of traffic around you.
- When walking or riding at night wear light colored clothes, walkers carrying a flashlight and bicycles equipped with headlights and taillights.

### **Statuary**

- Statuary must be placed under the eaves and limited to 3 ft in height and must be approved by the Grounds Committee.
- No trellises which would facilitate pests getting onto the roof or gain access to the interior of buildings are allowed.
- Contact Grounds Committee when requesting approval.

### **For Non-Residents to Hold a Forest Pines Committee Position**

- When a committee chairperson agrees to a non-resident person joining their Forest Pines committee, the committee chairman submits the Non-Resident Committee request form to the Board for their review and a vote of approval.
- If approval is given by the Board and Sentry has been apprised of the name and committee, the non-resident person can immediately join the committee.
- The Board will put the non-resident name on the Board meeting agenda for ratification. The Board will vote and when approved, inclusion in the minutes will take place of the non-resident name.

## **OPEN HOUSES AND ESTATE AND MOVING SALES**

- An Open House form must be submitted at least 4 days prior to the event. The form is on the website and in the rack of forms by the office door.
- Definition: An Estate Sale is the elimination of household contents to settle the estate when owners die. A Moving Sale is the sale to help facilitate a unit owner move away from Forest Pines and is NOT A GARAGE OR YARD SALE.
- At least four days in advance of an estate or moving sale, fill out the "Moving - Estate Sale" form that is on the website and in the rack of forms by the office door.
- Sales may last no longer than two days, between 9 AM and 6 PM; not to be held on Sundays (except for Open House for Sale of Unit).
- One Sign at each Main Entrance (Collins & Grand) may be displayed along with signs at intersections leading to the address and one sign at the address.

## **GARBAGE COLLECTION**

- Collections for garbage, recycling and yard waste are on Tuesday.
- Do not put anything out the night before collection unless it is inside a sturdy container with a tight-fitting lid.
- Questions regarding refuse collection goes to Waste Pro at (941) 340-0700.
- The cost of garbage collection is covered in your Sarasota County real estate taxes.

## **EMERGENCY PREPAREDNESS**

Residents are responsible, and are urged, to make necessary preparations in the event of a hurricane striking the area. Such preparations have been regularly listed in the local newspaper and on the local television and radio stations. They include, but are not limited to: candles and flashlights (with sufficient batteries), portable radio, bottled water to last for a number of days, food not requiring refrigeration and/or cooking facilities, and basic first aid supplies. Also include a two-week supply of prescriptions and other medications.

In the event of a Hurricane Watch, residents must remove all movable objects from their carports, i.e. furniture, hanging plants, bicycles, recycle bins, etc. Close all blinds, drapes, etc. and stay inside, away from windows.

For mutual aid and support residents who live alone are urged to make arrangements with neighbors to stay together in the event of a hurricane.

Forest Pines is not in an evacuation zone. Our safest place is in our homes.

Special Note: The Clubhouse and swimming pool area will be closed. All outside furniture will be moved inside the Clubhouse. Do not go to the Clubhouse.

Part-time residents should prepare their unit prior to departure for the season; leaving no movable items or objects around the carport or patios.

## UNIT ACCESS - EMERGENCY FORMS

Information from emergency forms are used to get in contact with owners when they are away from their unit. Residents are urged to fill out a new form or update one they have already filled out when any of the information has changed. Forms are available on the Forest Pines website ([forestpines.org](http://forestpines.org)) and in the rack of forms by the office door.

On the website under ON-LINE APPROVAL FORMS, there is also an on-screen submittable form named "Emergency Contact" with these options:  
NEW FORM (No previous form exists), or REPLACE ENTIRE EXISTING FORM, or PARTIAL (Only replace items listed here), or EMAIL ME A COPY OF EXISTING FORM (what's on file).

## DEFINITIONS

### Association Representative, Designee

Person(s) who perform a task on the behalf of the Association per the request of the Board of Administration.

*For the purpose of definitions not listed above, please refer to the 2018 DECLARATION OF CONDOMINIUM AND AMENDMENTS Article II. Specifically, definitions in Article II of the Declaration referred to herein include:*

- Association
- Board of Administration
- Common Elements
- Director
- Family
- Governing Documents
- Guest
- Limited Common Elements
- Owner or Unit Owner
- Rules and Regulations
- Tenant
- Unit (villa or condo)