

Exterior guidelines for Garden's 4 condominiums

1. When you own a condominium in Garden's 4 you own and are responsible for the interior of the condo. The exterior is communal property ,which is maintained by the Property Management Company and by the Board of Garden's 4 and is for the use of all the condo owners.
2. Condo owners are responsible for windows , doors and screens. Please let the Management Company know if you plan to change windows, doors , screens or enclose a lanai, as all changes need to be approved.The style color and materials must be the same as the original for windows, doors and screens , plus any lanai enclosed must follow the guidelines to ensure that it is consistent with the rules. All doors, windows and screens must be kept in good repair. Do not put holes in walls or doors, other than the holes for the locks and light fixtures made by the builder.
3. Exterior light fixtures and bulbs are the responsibility of the Condo Association.
4. If your doors, sliders or windows leak water into the unit, the condo owner is responsible for the repairs. Please contact your Condo Insurance Company for more information.
5. Exterior walls and stairs will be power washed, repaired or painted when deemed necessary by the Management Company and the Board. The walls of the screened in lanais must be painted the same color as the exterior walls. This does not apply to enclosed lanais.
6. All the landscaping is communal property. Do not remove or add plants without permission of the Management Company or the Board, but please notify them if you see diseased, dead or overgrown plants. This way plants can be removed, replaced or trimmed.
7. The patio behind each ground floor unit maybe used by the owner of the unit. Technically the patios are all communal property. Remember to keep the patio clean by using a mixture of water and bleach to remove mold and by sweeping up debris. A patio cannot be changed with tiles, bricks or any other material, or extended without permission. It is acceptable to paint the concrete a matching color of paint. Ask before doing this, please. Small removable patio furniture is recommended as everything should be moved by owners who are away during hurricane season, or if a full-time resident, when directed by the State during a potential hurricane. The patio furniture should be stored inside the unit, the shed or in a commercial storage unit. You may also decorate the patio with small statues, small decorative items such as a bird bath or a couple of planters. Always think about the possibility that what is outside could become missile in a strong hurricane. You are not permitted to anchor anything to the patio or to the walls as you do not personally own either. Anything deemed inappropriate by size, substance or quantity must be removed if requested by the Management Company or Board. Failure could result in a fine or a lien .
8. In the area in front of the ground floor condos, it is acceptable to have small furniture such as a bistro set, a few planters and a couple of small decorative items. Remember to bring things in during hurricane season, if away , or if a full time resident, bring in furniture when advised by the State.
9. Nothing, including furniture, planters and decorative items may be placed on the stairs from the second floor units down to the ground, as per the Sarasota Fire Department rules.

10. Dog owners are reminded that they are responsible for always keeping their dog on a leash outside and for cleaning up any poop.
11. Any type of BBQ is not permitted to be used or stored on a patio, in a lanai or in the carport. BBQs cannot be used within 10 ft of any of the buildings or carports. Garden's 4 has installed a dedicated BBQ and some picnic furniture for the sole use of condo owners, their guests and their renters. Please remember to clean the grill after use and to dispose of any trash.
12. Each unit has a dedicated carport for the use of each condo. One car or golf cart maybe park overnight or longer in the designated space. If storing the car while away , an appropriate car cover in good repair may be used to protect the vehicle. As electric cars become more popular, Condo owners may want to install an electric charger using their power source in their storage unit. Please ask permission of the Management Company and the Board prior to installation .
13. All owners have A/C units outside , located on communal property. Everyone has the right to have their A /C unit serviced , fixed or replaced without harassment from another owner, with the intent to prevent the worker from performing his or her job.
14. When a condo owner is having work performed on the unit such as window cleaning, new screen installation , or other work, please allow the worker, employed by a neighbor egress to perform their job.
15. Several times a year annual maintenance and inspections has to be performed by companies and businesses employed by the Condo Association. Please give a set of keys or the door codes to the condo to the Management Company to hold so that employees can access the property, in case the owner is unavailable . Some inspections are required by the state or could be for insurance purposes. Owners will be notified when access is required.
16. Water is available outside for each condo for cleaning property or watering plants . Continuously using hoses with holes to run non stop day and night is unacceptable as all owners are assessed the same amount for water regardless of their personal usage. Water is very expensive. Please use outside water for no more than 30 minutes per week.
17. There are two dumpsters for the sanitary disposal of garbage and recyclables. Do not leave any trash outside the trash enclosure or on the ground inside the enclosure, as it will not be picked up by the trash company, and it may attract vermin. Close the enclosure door after disposing of your waste. All recycling goes into one of the blue bins. If the bin is full, use the next one and so forth. Never put half eaten food and fast food containers into the recycling bins. Never put plastic bags into the recycling bin as they damage the equipment used to sort the recycling, and so costs everyone money. Break down large cardboard boxes. If using a company to deliver, repair or replace items in your condo, it is the responsibility of the condo owner or renter to see that any trash from the work is put into the dumpster, the recycling or taken away to be disposed of in an appropriate manner.
Recycle these items:
 - Aluminum cans and steel cans (empty and wash)
 - Food and beverage cartons(empty(rinse and replace the cap)
 - Bottles and jars (empty, rinse and replace caps)
 - Mixed paper, paper board, newspaper and magazines (flatten cardboard and boxes)
 - Kitchen, laundry and bath bottles and containers(empty, rinse and replace caps)

Everything else goes into the dumpster. If in doubt put into the dumpster.

Call WASTE MANAGEMENT at 941-493-4100 about the disposal of very large items.

16. It is not permitted to park overnight any boat, trailer, commercial vehicle, camper van, mobile home, moving van, or service vehicles without prior written permission of the Management Company or Board.
17. Do not play loud music that is audible to your neighbors.
18. Do not leave outside your unit overnight such items as trash cans, wading pools, bikes, kayaks, brooms, garden tools, wheelbarrows, construction equipment, ladders, or cleaning supplies. Sometimes repairs need to be done on the buildings and supplies need to be stored outside for a limited time. Permission will be given if requested for a reasonable amount of time from the Management Company.