

Palma Sola Trace Villa Rental Information



WELCOME

On behalf of the Palma Sola Trace Villas HOA, we would like to welcome you to our community. Our neighborhood is one of three within the Palma Sola Trace Community and is governed by a Board of Director staff. Board of Directors Meetings are normally held on the third Thursday of the month.

Rental Information for Palma Trace Villas provides information to both the Villa owner and the renter. The information in the pamphlet is an abbreviated version of information from our governing documents and Florida statutes. All Palma Sola Trace Master and Villas Association Documents and Florida Statutes shall have priority over this document.

Community Location: Palma Sola Trace Villas - Bradenton, Florida.

Leasing Definition: Leasing is defined as regular, exclusive occupancy of a lot by any person or persons other than the Owner for which the Owner receives any consideration or benefit, including, but not limited to, a fee, service, gratuity or emolument.

Leasing Provisions: Villa lots may be rented/leased only in their entirety; no fraction or portion may be rented. There shall be no subleasing of Lots or assignment of leases unless prior written approval is obtained from the Villas Board of Directors. All leases shall be in writing except with the prior written consent of the Villas Board of Directors. A copy of the signed lease must be provided to our Property Management Company no-later-than 10 days before the start of the lease. Except, as otherwise required by law, the tenants must be the lessee and his/her family within the first degree of relationship by blood, adoption or marriage. The minimum lease term for any Villa Lot within the properties is one (1) year.

Questions Frequently Asked:

Are there any rules that must be followed with regards to renting a villa? Yes, all rules required of the owner with regards to community living standards must also be honored by the renter. See the enclosed restrictions area for more information.

Can a renter attend Board of Director meetings and community events? Yes, renters are encouraged to attend the meetings and other community events.

Who do I contact if I have a problem with my villa? Inside issues should be directed to the villa owner or **their** rental management company. Outside issues with the yard, roof etc. should be directed to our management company.

Can a renter use the club house, pool and other facilities? Yes, we only ask that basic rules are followed such as only authorized individuals be allowed to use the pass to enter the club house. See additional Pool Information, located on our website or posted at the pool for more details.

Can I plant bushes and make modifications to the property? If the villa owner allows such a modification and our ACC approves the modification, then you would be allowed to modify certain areas.

Contact Information:

Palma Sola Trace Villas HOA
c/o C&S Condominium Management Services, Inc.
4301 32nd Street West, Suite A-20
Bradenton, FL 34205



Overview

Palma Sola Trace Villas Homeowners Association was created to maintain and have the authority to enforce deed restrictions. A copy of the Master and Villas Covenants, Conditions & Restrictions (CC&R's) were issued to each villa owner at the time of closing.

The HOA Board of Directors is responsible to ensure that they are adhered to in order to maintain the quality and value of the properties within the Palma Sola Trace Villas Neighborhood.

No doubt, living in a Homeowner Association governed community is not for everyone. People who are against HOA's cite things like: mandatory fees and assessments, too restrictive rules, and unilateral authority with no room for recourse. Those in favor of HOA's generally cite the fact that HOA's protect the property values of individual

homeowners create a great community environment and provide essential services like pest control and lawn maintenance.

We feel that the majority of Villa owners fall into the in-favor category. Our neighborhood has maintained its appearance and value and most residents are very pleased with the living environment.

Palma Sola Trace is a great family community.



RESTRICTIONS

The Abbreviated Restrictions cited below may be found in:

VILLAS ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS.

ARTICLE X. USE RESTRICTIONS

The Property shall be used for purposes as may be permitted by the applicable governmental approvals and ordinances, and this Declaration and any amendments or Supplements hereto, and any duly promulgated Rules and Regulations. Any Supplemental Declaration or additional covenants imposed on the Property within the Palma Sola Trace Villas Association Documents, Rules or Regulations may impose stricter standards than those contained in Master Association Documents. The Board of Directors shall possess the standing, power, and right to enforce standards imposed by Palma Sola Trace Villas Association Documents.

The Association, acting through its Board of Directors, shall have the authority to make and to enforce standards and restrictions governing the use of the Properties, in addition to those contained herein. The use restrictions set forth in this Section shall be binding until and unless overruled, cancelled or modified in a regular or special meeting of the Association by the Members percentage necessary to amend the documents as set forth in Article VI, Section 4. Any such modifications or cancellation shall be recorded in the Public Records as an amendment to this Declaration. Such regulations and use restrictions shall be binding upon all Owners and occupants of Lots. Notwithstanding anything to the contrary herein.

10.1 Occupants Bound. All provisions of the Declaration, Bylaws and of any Rules and Regulations or use restrictions promulgated pursuant thereto which govern the conduct of Owners and which provide for sanctions against Owners shall apply to all occupants, guests, invitees and lessees of any Owner. Every Owner shall cause his or her occupants to comply with the Declaration, Bylaws, and the Rules and Regulations adopted pursuant thereto, and shall be responsible for all violations and losses to the Properties (including improvements thereto) caused by such occupants, guests, invitees and lessees, notwithstanding the fact that such occupants are fully liable and may be sanctioned for any violation of the Declaration, Bylaws, and Rules and Regulations adopted pursuant thereto.

10.2 Parking and Vehicular Restrictions. Parking in the Properties (other than in enclosed garages) shall be restricted to private automobiles and passenger-type vans, jeeps and pick-up trucks having a capacity of no more than two (2) tons, and only within the parking areas therein designed

and/or designated for such purpose. This restriction is designed to prohibit parking of "commercial vehicles" (as defined below) on a Lot, unless fully enclosed in a closed garage. No Owner shall conduct repairs (except in an emergency) or restorations of any motor vehicle, or other vehicle upon any portion of the Properties, except in an enclosed area with the doors thereto closed at all times. No vehicle shall be left covered in a driveway for a period exceeding twenty-four (24) hours.

No commercial vehicles, campers, mobile homes, motor homes, house trailers or trailers of every other description, recreational vehicles, boats, boat trailers, house trailer or vans (other than passenger vans) shall be permitted to be parked or to be stored at any place within the Properties, except for temporary loading, unloading (for these purposes 24 hours temporary parking shall be authorized) in spaces for some or all of the above specifically designated by the Association, if any, and in fully enclosed garages. No Owner shall keep any vehicle on the Common Areas, which is deemed a nuisance by the Board. For purposes of this Section, "commercial vehicles" shall mean those, which are not designed and used customarily for personal/family purposes, and those vehicles, which contain commercial lettering. The absence of commercial-type lettering or graphics on a vehicle shall not be dispositive as to whether it is a commercial vehicle. The determination of the Board of Directors as to the commercial nature of a vehicle shall be binding on an Owner. The prohibitions on parking contained above in this Section shall not apply to temporary parking of commercial vehicles, such as for construction use, or providing pick-up and delivery and other commercial services. No parking on lawns or grass area between the street and the sidewalk shall be permitted.

Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein or in the Rules and Regulations may be towed by the Association at the sole expense of the owner of such vehicle, if such vehicle (i) remains in violation for a period of twenty-four (24) hours from the time a notice of violation is placed on the vehicle, or (ii) otherwise impedes use of the Common Areas for their intended purpose. The Association shall not be liable to the owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing and once the notice is posted, neither its removal nor failure of the owner to receive it for any other reason shall be grounds for relief of any kind. For purposes of this paragraph, "vehicle" shall also mean campers, mobile homes, trailers, etc. By acquisition of title to a Lot, the Owner provides to the Association the irrevocable right to tow vehicles parked or within the Properties which are in violation of this Declaration. An affidavit of the person posting the previously mentioned notice stating that it was properly posted shall be conclusive evidence of proper posting.

Vehicles not licensed for street use (such as by way of example, go-carts, ATV's, dirt bikes, etc.) shall not be driven within the Properties.

10.3 Animals and Pets. No animals, wildlife, livestock, reptiles or poultry of any kind shall be raised, bred or kept on any portion of the Properties, except that dogs, cats or other usual and common household pets may be permitted in reasonable number determined by the Board of Directors in its discretion (which may be different based on Lot size and/or home type), provided they are not permitted to roam the Property. All pets shall be controlled by their Owner at all times and shall be leashed when not on the Owner's Lot and within an enclosed area. Those pets which, in the sole discretion of the Association, endanger the health of, make objectionable noise, or constitute a nuisance or inconvenience to, the Owners of other Lots or the owner of any portion of the Properties shall be removed upon request of the Board within three (3) days of written request; provided, however, if the Board determines an animal is a safety hazard, the Owner shall immediately remove the animal from the Property. No pets shall be kept, bred or maintained on any Lots for commercial purposes. An Owner's household pets shall be confined on a leash no greater than eight (8) feet in length or carried by a responsible person at all times whenever outside the boundaries of the Owner's Lot. All owners and persons bringing a pet onto the property shall be responsible for immediate removal of solid waste of the pet.

10.4 Nuisances. No portion of the Properties shall be used, in whole or in part, for the storage of

any property or thing that will cause it to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing or material be kept upon any portion of the Properties that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort or serenity of the occupants of surrounding property. No noxious, illegal or offensive activity shall be carried on upon any portion of the Properties, nor shall anything be done thereon which would be a reasonable cause of embarrassment, discomfort, annoyance or nuisance to any person using any portion of the Properties. There shall not be maintained any plants, animals, device, or thing of any sort whose activities or existence in any way is noxious, dangerous, unsightly, and unpleasant or of a nature as may diminish or destroy the enjoyment of the Properties. No outside burning of wood, leaves, trash, garbage or household refuse shall be permitted within the Properties.

10.5 Hazardous Materials. Hazardous materials shall only be stored on the Property if reasonably necessary to the maintenance of the properties or operation of any permitted business within the Properties. All hazardous materials shall be stored, utilized and accounted for in accordance with all governmental requirements.

10.6 Trash. No rubbish, trash, garbage or other waste material shall be kept or permitted on the Properties, except in containers located in appropriate areas, if any, and in all events, such containers shall not be visible from any of the Properties, except for the minimum time necessary for its collection. If applicable, household trash and landscape waste shall be placed curbside no earlier than dusk the day prior to collection. Empty receptacles shall be removed from curbside by 11:59 P.M. on the day of collection. Trash receptacles shall be kept within enclosed garages. Said restriction shall not apply to construction sites. No odor shall be permitted to arise therefrom to render the Properties, or any portion thereof, unsanitary, unsightly, offensive or detrimental to any other property in the vicinity thereof or to its occupants. No lumber, grass, shrub or tree clippings or plant waste, metals, bulk material or scrap or refuse or trash shall be kept, stored or allowed to accumulate on any portion of the Properties. Appliance or large item pickups by the City of Bradenton should be so marked and identified with the words "Special Pickup" for the pickup date and should be placed curbside after 5 p.m. the day prior to anticipated pickup.

10.7 Unsightly or Un-Kept Conditions. It shall be the responsibility of each Owner of a Lot to prevent the development of any unclean, unhealthy, unsightly or unkempt condition on his or her Lot. No clothing or household fabrics shall be hung, dried or aired in a manner which is visible from Common Areas or other Lots.

10.8 Outside Installations.

10.8.1. Kiosk Mail. Each owner shall be furnished a postal box located in the kiosk, adjacent to the clubhouse. The box number shall be the owners lot number. The owner shall be responsible for lock repair and key replacement.

10.8.2. Lots. No radio station or shortwave operations of any kind shall operate from any Lot. As provided under applicable federal law, certain antennae, aerials, satellite dishes and other reception apparatus may be installed on an Owner's Lot without architectural approval by the ACC, provided, the Association may require:

10.8.2.1. to the extent feasible, that any such improvements be in a location on such Lot, which is not visible from the street;

10.8.2.2. that any such improvements be relocated or screened for safety reasons; or,

10.8.2.3. that any such improvements be relocated or painted to maintain the aesthetic appearance of the Property. Provided, however, unless required for safety reasons, any such relocation or screening of such improvements shall not unreasonably delay or prevent the use thereof, unreasonably increase the cost thereof, or preclude the Owner of the Lot from receiving

an acceptable quality signal therefrom. Owners are encouraged to review a proposed installation with the ACC prior to the start of installation.

10.9 Subdivision of Lot and Time Sharing. No Lot shall be subdivided, or its boundary lines changed. Except as may otherwise be provided by Supplemental Declaration, in the event of a division in ownership of any Lot, the Owners among whom the ownership is divided shall be treated as co-owners of the divided Lot for purposes of voting and shall be jointly and severally liable for all Assessments against the Lot hereunder.

No Lot shall be made subject to any type of timeshare program, interval ownership, vacation club or similar program whereby the right to exclusive use of the Lot rotates among multiple owners or members of the program on a fixed, or floating, time schedule over a period of years. This Section shall not prohibit ownership of a Lot intended for residential use by up to two (2) joint tenants or tenants-in-common, nor shall it prohibit ownership by an owner who is not a natural person. Notwithstanding anything to the contrary herein contained.

10.10 Weapons. The use and discharge of weapons within the Properties is prohibited. The term "weapons" includes bows and arrows, slingshots, "B-B" guns, pellet guns, paint ball guns, and other firearms of all types, regardless of size. Notwithstanding anything to the contrary contained herein or in the Bylaws, the Association shall not be obligated to take any action to enforce this Section.

10.11 Irrigation. No sprinkler or irrigation systems of any type which draws upon water from creeks, streams, rivers, lakes, ponds, wetlands, canals or other ground or surface waters within the Properties shall be installed, constructed or operated within the Properties by any Person, with the exception of the Association who may draw water from the lakes for purposes of irrigation of Common Areas. Irrigation wells are prohibited for Lots. The source of irrigation water for the Lots will be non-potable water received from Manatee County Utilities. Irrigation systems for each Owner's Lot shall be installed and maintained by the Association as part of its landscape maintenance to Lots. Adjustment of irrigation timers by Owners is prohibited.

10.12 Tents, Trailers and Temporary Structures. Except as may be permitted by the Board of Directors, no tent, utility shed, shack, trailer, outbuilding or other structure of a temporary nature shall be placed upon any Lot.

10.13 Insurance Rates. Nothing shall be done or kept at the Villa mail kiosk or surrounding area that will increase the rate of insurance to this property.

10.14 Site Distance at Intersections. All property located at street intersections shall be landscaped to permit clear sight across the street corners. No fence, wall, hedge or shrub planting shall be placed or permitted to remain where it would create a traffic or sight problem, as the same is determined by the Association Board of Directors.

10.15 Utility Lines. No overhead utility lines, including, without limitation, lines for electric, telephone and cable television, shall be permitted within the Properties, except for temporary lines as required during construction and lines within the Property as the same exist on the date hereof.

10.16 Wetlands, Lakes and Water Bodies- All lakes, ponds and streams within the Properties, if any, shall be designated as aesthetic amenities only. No swimming, boating, playing, fishing or use of personal flotation devices, shall be permitted, unless specifically authorized by the owner of the lakes, ponds and streams. One (1) or more areas within the Properties may be designated as a conservation or preservation tract or buffer area or may otherwise be subjected to a conservation easement for the purposes of protection of wetlands, protected and endangered species and valuable habitat. Use of such protected areas is restricted and may be used only as use is permitted by owner of such property. The Association shall not be responsible for any loss, damage or injury to any Person or property arising out of the authorized or unauthorized use or

creeks, ponds or streams within the Properties.

10.17. Recreational Facilities. Any pool, playground, or other recreation areas furnished by the Master Association, the Villas Association, the CDD, or erected within the Properties, shall be used at the risk of the user, and neither Master Association nor Villas Association, nor the CDD, shall be held liable to any Person for any claim, damage or injury occurring thereon or related to use thereof. Each Owner agrees to indemnify, defend and hold harmless the Master Association, the Villas Association, directors, officers, employees and agents for any claims, demands, losses, costs, fees and expenses related to, or in any way pertaining to, use of any recreational facilities furnished by the Master Association or Villas Association or the CDD by the Owner, his family members, guests, lessees and invitees. During rented clubhouse events, Owner, his family members, guests, lessees and invitees may not be permitted full use of the facilities.

10.18 Business Use. No trade or business may be conducted in or from any Lot, except that an Owner or occupant residing in a Lot may conduct business activities within the Lot so long as: (a) the existence or operation of the business activity is NOT apparent or detectable by sight, sound or smell from outside the Lot; (b) the business activity conforms to all governmental requirements; (c) the business activity does not involve persons coming onto the residential properties who do not reside in the Properties or door-to-door solicitation of residents of the Properties; and (d) the business activity is consistent with the residential character of Lot and does not constitute a nuisance or a hazardous or offensive use, or threaten the security or safety of other residents of the Properties, as may be determined in the sole discretion of the Board.

The terms "business" and "trade," as used in this provision, shall be construed to have their ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family, and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether: (i) such activity is engaged in full or part-time; (ii) such activity is intended to or does generate a profit; or (iii) a license is required therefor. Notwithstanding the above, the leasing of a Lot shall not be considered a trade or business within the meaning of this Section.

10.19. Leasing of Lots. Lots may be leased consistent with provisions contained here within.

10.19.1. Definition. "Leasing," for purposes of this Declaration, is defined as regular, exclusive occupancy of a Lot by any person or persons other than the Owner for which the Owner receives any consideration or benefit, including, but not limited to, a fee, service, gratuity or emolument.

10.19.2. Leasing Provisions. Lots may be rented only in their entirety; no fraction or portion may be rented. There shall be no subleasing of Lots or assignment of leases unless prior written approval is obtained from the Board of Directors. All leases shall be in writing except with the prior written consent of the Board of Directors. Except as otherwise required by law, the tenants must be the lessee and his/her family within the first degree of relationship by blood, adoption or marriage. The minimum lease term for any Lot within the Properties is one (1) year. Owners shall provide to the Association a copy of each Lot lease agreement within thirty (30) days of lease having been approved by the Association. The lease shall also indicate a commencement and a termination date for the lease. There shall be no further subleasing of Lots or assignment of leases unless the Board of Directors has been notified with a copy of the lease thirty (30) days prior to commencement of the lease.

10.19.3. Rental/Lease Cap Policy. It is the policy of the Association to cap the number of rental/lease units within the Palma Sola Trace Villa Neighborhood for the following reasons:

(a) To reinforce the ability of buyers to secure mortgage financing by encouraging owner occupied units and (b) to reduce the negative effect rental/lease housing may have upon Villa values in the Association and, (c) to enact rules and regulations that help achieve these goals.

10.19.4. Rental/Lease Units Capped. From the effective date forward, only 15% of the 126 Villa Units within the Palma Sola Trace Villas HOA may be rented/leased or subleased with exception of those described in Item 19.5.

10.19.5. Rentals/Leases Grandfathered for One Year. All units that are rented/leased at the time this policy is adopted are permitted to continue as rentals/leases for no more than one year from the effective date of the policy. To qualify, the Owner of a rented unit must provide the Board a copy of the written Rental Agreement, tenant name and contact information within 10 days of the effective date of this policy. If a qualifying tenant moves during this one-year period, the unit owner is subject to the Rental/Lease requirements stated in this policy.

10.19.6. Violation and Enforcement. If an Owner violates this policy by renting a unit after the effective date of this policy, and the rental cap exceeds 15%, the rental agreement is subject to immediate termination and a fine will be levied against the unit owner until the tenant is vacated.

10.20. Septic Tanks. No Septic tanks are permitted on any portion of the property.

10.21 Wells and Drainage. No private water system shall be constructed on any Lot. Catch basins and drainage areas are for the purpose of natural flow of water only. No obstructions or debris shall be placed in these areas. No Person other than Master Association, the Association, or the CDD may obstruct or re-channel the drainage flows after location and installation of drainage swales, storm sewers or storm drains. The Association hereby reserves for itself, and the CDD a perpetual easement across the Properties for the purpose of altering drainage and water flow, provided the same shall not unreasonably interfere with an Owner's use of the Property.

10.22 Sale of Homes. No person shall interfere with the sale of homes within the Properties. WITHOUT LIMITING THE FOREGOING, EACH OWNER, BY ACCEPTANCE OF A DEED, AGREES THAT PICKETING AND POSTING OF SIGNS DEEMED BY THE BOARD OF DIRECTORS TO BE OFFENSIVE OR NOT IN THE BEST INTERESTS OF THE DEVELOPMENT, SALE AND ENJOYMENT OF PALMA SOLA TRACE ARE STRICTLY PROHIBITED AND, UPON NOTICE, SUCH SIGNS SHALL BE PROMPTLY REMOVED. UPON NOTICE, THE ASSOCIATION HAS THE RIGHT TO REMOVE OFFENSIVE SIGNS, EVEN IF ON PRIVATE PROPERTY, THE EXERCISE OF WHICH SHALL NOT BE DEEMED A TRESPASS.

10.23. Approval by ACC. The following USE RESTRICTIONS are restrictions that permit or prohibit certain conduct or uses and require certain permitted uses to be approved by the ACC in accordance with ARTICLE V. The following restrictions are illustrative only and shall in no event be deemed a comprehensive list of items subject to approval in accordance with ARTICLE V.

10.24. Signs. Signage shall be allowed as provided in the ACC Manual. No sign shall be nailed or otherwise attached to trees or buildings.

10.25. Driveways and Walkways. All driveways and walkways shall be maintained in the style and color originally established or approved in accordance with ARTICLE V.

10.26 Pools. No above-ground pools shall be erected, constructed or installed on any Lot, except that above-ground pools which are integrated within the construction of a building or decking around the building, and above-ground spas or Jacuzzi's may be permitted, if approved in accordance with ARTICLE V.

10.27. Air Conditioning Units. No air conditioning units, other than the unit(s) as initially installed, may be located on a Lot, except with approval of the ACC. All air conditioning units shall be placed at the side or rear of a Lot and shall be screened from view of Common Property and adjacent Lots.

10.28. Exterior Lighting. All exterior lights must be approved in accordance with ARTICLE

V, with the exception of Seasonal Christmas or Holiday Decorative Lights, which may only be displayed between Thanksgiving and January 10th and are not permitted to remain fixed on the Property outside of these dates designated for display.

10.29. Exterior Sculptures and Similar Items; Flags; Artificial Vegetation. All exterior sculpture, fountains, flags and similar items must follow requirements set by the ACC for the time and type of display. Artificial, non-living vegetation is not allowed except as specified in the ACC Manual.

10.30 Energy Conservation Equipment. No solar energy collector panels, or attendant hardware or other energy conservation equipment shall be constructed or installed on any Lot, unless it is an integral and harmonious part of the architectural design of a structure and is approved in accordance with ARTICLE V. Villa Owners will be responsible for additional roofing costs generated by solar equipment. Solar policy shall be in accordance with Article V.

10.31 Fences. No dog runs, animal pens or fences of any kind shall be permitted on any Lot, except as approved in accordance with ARTICLE V. Owners other than those identified in Section 2.2(a) shall be responsible for painting and maintenance of fences in a condition acceptable to the Board.

10.32 On-Site Fuel Storage. On-site storage of gasoline or other fuels must be in compliance with regulations by the Association for said storage. This restriction is designed to reduce environmental risks associated with fuel storage and to minimize the hazards associated with on-site fuel storage.

10.33 Play Equipment and Miscellaneous Items. All bicycles, tricycles, scooters, skateboards and other play equipment, wading pools, baby strollers and similar items shall be stored so as not to be visible from streets or property adjacent to a Lot. No such items shall be allowed to remain visible from adjacent property when not in use.

10.34 Window Coverings. All windows on any structure that are visible from the street or dwellings on other Lots shall have interior window coverings which have a white or off-white backing, natural wood grain shutters, or blend with the exterior color of the dwelling, as approved pursuant to ARTICLE V. Reflective window coverings are prohibited. No awnings, canopies or shutters shall be permanently installed on the exterior of any building, except for shutters originally installed by the builder, unless first approved in accordance with ARTICLE V. Temporary storm shutters are permitted but are subject to the limitations contained in the ACC Design Review Manual. Permanent storm shutters are permitted only when incorporated into the design of the home and approved by the ACC.

10.35 Pool Enclosures. Screened pool enclosures shall comply with the ACC Design Review Manual. Screen enclosures shall be integrated within the principal structure and shall be subject to design and approval of appearance (color, style, etc.) by the ACC.

10.36 Access Ramps. Any Owner may construct an access ramp if a resident or occupant of the residence meets the legal requirements under applicable fair housing laws based on a disability that requires a ramp for egress and ingress under the following conditions: (1) The ramp must be as unobtrusive as possible, be designed to blend in aesthetically as practicable and be reasonably sized to fit the intended use; (2) Plans for the ramp must be submitted in advance to the ACC. The Association may make reasonable requests to modify the design to achieve architectural consistency with surrounding structures and surfaces; (3) The Association is authorized, to the extent allowed by applicable fair housing laws, to request verification of the asserted disability and need for the accommodation to the fullest extent permitted by law.



Palma Sola Trace Villas

Disclaimer of Accuracy of Data

Although the information contained in the document has been produced from Palma Sola Trace Master and Villas Association Documents, no warranty expressed or implied is made regarding accuracy, adequacy, completeness, legality, or reliability of any information. All Palma Sola Trace Master and Villas Association Documents and Florida Statutes shall have priority over this document.

