

Changes to the TGCA Rules and Regulations approved by the TGCA Board during its April 25, 2023 meeting

Balconies, Porches, and Second Floor Walkways (original title, now revised below), Paragraph L, p. 6

L. SCREENED PORCHES/LANAIS AND WALKWAYS

1. Walkways

- a. Loose railings are not safe. Report any such condition to the office or fill out a "Request for Maintenance" form.
- b. Railings should at all times be free of decorations, rugs, clothing, etc. Nothing should be draped over or suspended from any part of a walkway railing. Displaying the American flag or the flag of a branch of the United States armed forces on recognized patriotic days is an exception to this rule.
- c. Please do not shake mops or brush litter over the edge of the walkway.

2. Screened Porches/Lanais

Screened porches/lanais are owned and maintained by individual unit owners except for the exterior walls and exterior screens.

Lease – Ownership (original title, now revised below), Paragraph P, Subparagraphs #2 and #3, p.8

P. Ownership, Sale, or Lease of Unit

2. No dwelling Unit owner may dispose of a dwelling Unit or any interest in a dwelling Unit by sale without prior notice to the Association of such intention, and the Unit owner must provide the Association with the following:

- (a) the name and address of the intended buyer;
- (b) a copy of the Contract for Purchase and Sale signed by all the parties; as well as
- (c) any other information that the Association may reasonably require

Detailed instructions for selling Units must be obtained from the Association office. The prospective buyer must also complete an interview with an Association representative and obtain a Certificate of Approval before the buyer will be approved to purchase the Unit.

3. No dwelling Unit owner may lease a dwelling Unit or any interest in a dwelling Unit without prior approval from the Association of such intention. Detailed instructions for leasing Units must be obtained from the Association office. The Unit owner must provide the Association with the following:

- (a) the name and address of the intended tenant;
- (b) a copy of the Lease signed by all the parties;
- (c) a copy of the Board-approved Addendum to Lease Agreement between Landlord(s) and Tenant(s), signed by both the owner and lessee (a copy of which can be obtained at the Association office); as well as
- (d) any other information that the Association may reasonably require.

The prospective tenant must also complete an interview with an Association representative and obtain a Certificate of Approval before the tenant will be approved to lease the Unit.