

VSTA RULES AND GUIDELINES

(Based on VSTA’s Covenants, Conditions and Restrictions and County ordinances - version 6/2016)

1. **Access and Parking**  Each owner, their guests, and/or tenants, shall have the right to park their vehicles in the garage that is part of and included within each townhouse. In no event shall any owner, guest, or tenant, park their vehicles in such a manner as to block the driveway and access to any other owner’s townhouse. Cars shall not park in the designated “No Parking” areas in front of the buildings or on the pavers. Additional parking is available in the VSTA designated parking lots on a first come basis.
2. **Front Railings – Southside/Streetside**  DO NOT hang towels, rugs, etc., from the front balcony railings. Clothes lines are NOT permitted.
3. **Back Patio Area** Only outdoor patio furniture and accessories on back patio area allowed, i.e. tables, chairs, grills, plants, kayaks and paddleboards. No items should be left on the grass area for more than 24 hours.
4. **Boat Trailer Parking** A small area on the West end of the VSTA property has been designated as parking for boat trailers. It is limited in space and will be used on a first come basis for a maximum of 7 days. Requests for additional time beyond the 7 day limit must be requested in writing to the VSTA Board of Directors. Trailers or boats may NOT be parked in the parking lots or on the grassed areas.
5. **Motorhomes, Travel Trailers, Disabled Vehicles etc.**  May NOT be parked in the VSTA parking lots, driveways or on the grassed areas. Utility trailers and/or commercial vehicles in excess of 20 feet can only be parked in the lots overnight.
6. **Pets** Pet owners must adhere to the Escambia County Leash Laws. Dogs, cats or other household pets may be kept provided they are duly licensed and do not constitute an annoyance or nuisance.All pets being taken outside, must be leashed, per the Escambia County guidelines. Dogs are not allowed on the Gulf side beaches. Owners must pick up after their pets.
7. **Signs**  No sign of any kind shall be displayed on the exterior of the units. For sale or rent signs may be placed only in the units inside windows and can be no larger than 24” x 32” in size.
8. **Trash/Garbage Dumpsters**  Two dumpsters are provided, one in each parking lot. Owners, guests, or tenants shall use these dumpsters for household trash/garbage ONLY. Do not leave items outside of dumpster or area, it will not be picked up. Construction debris is NOT allowed to be placed in the dumpster.
9. **Course of Conduct**  Nuisances, illegal operations, obscenities or any action offensive to owners and/or their guests will not be tolerated.
10. **Common Area Access**  First floor patios are private property. Please respect this privacy and access common areas through the parking lots or grassed areas.
11. **Satellite Dishes**  Satellite dishes are permitted, provided; 1. They are placed on the northside (water side) of the building; 2. Can withstand 140/mph; 3. The base is attached to the underside of the 3rd floor patio ceiling.
12. **No Littering**  Owners, guests and tenants are requested to keep the common areas clean. This includes cigarette butts, left in the grass areas. No Littering Please!
13. **Open Flames**  Open flames from a grill, fire pit, chiminea, etc., should be used on the ground floor patios only. DO NOT dump charcoal onto the grass areas. Open flames on any beach area is prohibited by Escambia County fire regulations.

PLEASE POST THESE RULES IN A PROMINENT LOCATION IN YOUR UNIT