



RULES AND REGULATIONS
OWNERS, TENANTS & GUESTS
ON WATER

Dated: June 12,1996
Name of Condominium: Pelican Point Condominium
Address: 4924 Viceroy Street, Cape Coral, Florida 33904

1. Entire apartments may be rented provided the occupancy is only by the Lessees and as specified on rental application and NOT LESS than three (3) months.
2. Owner of the unit must provide the Lessee with a copy of all Condominium Documents and Rules and Regulations.
3. Applications must make themselves available for a personal interview with the Board of Directors if so requested.
4. Use of this unit for single family residence only as specified in application. Commercial activities are prohibited.
5. Only one (1) assigned parking space is available per unit in the parking area. No commercial vehicles, trucks, boats, trailers, motor homes, campers, recreational vehicles, motorcycles, mopeds, etc. are permitted to park on the premises overnight. No bicycles shall be allowed to stand on common areas.
6. Use of the recreational facilities will be in such manner as to respect the rights of other unit owners.
7. Service items shall be reported to Lessee's landlord first, then they will notify the proper people for service.

8. No radio, television antenna or any wiring for any purpose may be installed on the exterior of the building without the written consent of the Association.
9. Caution should be used when using appliance cart on stairs to avoid causing damage to carpet.
10. No sign, advertisement, notice or other lettering shall be exhibited, painted or affixed by any unit owner on any part of the condominium property visible from the exterior or common areas without the prior written consent of the Association. Real estate signs may be displayed, however, only one (1) sign per real estate office.
11. No clotheslines will be erected outside any units. No unit owner shall discard or permit any items to fall from the windows.
12. No waterbeds or fish tanks are allowed unless insurance to cover personal injury and property damage has been taken out naming the Condominium Association as the loss payee.
13. No pets of any kind are permitted for Lessees. Original owners' existing pets are permitted.
14. All common areas will be used for their intended purpose and no article belonging to unit owners shall be kept there and such area shall be kept free of obstruction.
15. Disposition of trash and garbage shall be only by use of garbage disposal units or by use of receptacles approved by the Board of Directors.
16. No owner may make or permit any disturbing noises, improper, immoral or offensive use of the premises whether made by himself/herself, his family, friends, servants or lessees, nor may they do or permit anything to be done by such persons that will interfere with the rights, comforts and conveniences of other owners. No owner may play or allow to be played any musical instruments, phonograph, radio or television set in his/her unit between the hours of 11:00 P.M. and the following 8:00 A.M., if the same shall disturb or annoy other occupants of the condominium.
17. Children may become a source of annoyance to adults, particularly young children. For this reason, the activities and behavior of all children when upon the condominium property shall be regulated by an adult including physical supervision where necessary. The Board of Directors or their designated representative shall at all times have the authority to reasonably require the owner, lessee, guest or other adult who is responsible for a particular child to remove him/her from any common areas if the child's conduct is such that they believe this is necessary.

18. Each condominium owner shall be responsible for the actions of himself/herself, his/her family, his/her guest, or any one to whom he/she leases his/her apartment.
19. Nothing shall be hung from the windows or balconies or placed upon the window sills. Neither shall any rag or mop be shaken out from any of the windows or doors.
20. No awning or other projections shall be attached to the outside walls or roof of the building.
21. Balconies and sun decks may not be constructed without the permission of the Condominium Association.
22. Boat docks will be assigned by the Board of Directors.
23. Pool
 - a. Swimming shall not be permitted in the pool after 10:00 PM.
 - b. Prior to entering the pool, if applicable, remove cover (wind slowly) and recover when finished.
 - c. All persons using pool do so at your own risk. Owners and Management Company are not responsible for accidents or injuries. No children under the age of 12 to be left unsupervised in pool area.
 - d. Pool is for the private use of owners, tenants and guests only.
 - e. No dogs or cats allowed in or around the pool.
 - f. No glass items for drinks or food may be used.
 - g. No inflatable items other than life saving devices may be used in the pool.
 - h. If sun tan lotion was used, you must shower before entering the pool.
 - i. After using pool, slippers and towels must be used when returning to the building.
 - j. Bathing caps are required for long hair.
 - k. The Board of Directors or the Management Company reserves the right to deny use of pool to anyone at any time.
24. These Rules and Regulations shall apply equally to owners, their families, guests and Lessees.
25. A copy of these Rules and Regulations shall be posted in each condominium unit. Each unit owner shall provide a copy of these Rules and Regulations to his/her tenants or rental broker or sales agent. If you do not have a copy of these Rules and Regulation at the time of sale or lease, they can be acquired through the Management Company.