

The Cove Homeowners Association of Naples, Inc
RULES & REGULATIONS
(Revised 07.27.07)

The definitions contained in the Declaration of Covenants, Conditions and Restriction for The Cove are incorporation herein as part of these Rules and Regulations.

1. The owners and lessees of each Lot shall abide by each and every term and provision of the Restated Declaration of Covenants, Conditions and Restrictions for The Cove, and each and every term and provision of the Restated Articles of Incorporation, and Restated By-Laws of the Association.
2. No bicycles, tricycles, scooters, baby strollers or other similar vehicles or toys shall be allowed to remain in the Common Areas. The walkways, bridges, sidewalks and streets shall not be obstructed.
3. Any damage to the Common Areas, property, or equipment of the Association caused by any Owner or his family member, guest, invitee or lessee shall be repaired or replaced at the expense of such Owner.
4. An owner will not park or position his vehicle so as to prevent access to another Lot. The Owners and their families, guests, invitees, licensees and lessees will obey the posted parking and traffic regulations for the safety and welfare of all Owners.
5. No owner shall do or permit an assembling or disassembling of motor vehicles except within his garage. Each Lot Owner shall be required to clean his driveway of any oil or other fluid discharged by his motor vehicle.
6. Except as may be permitted in accordance with the Restated Declaration, no transmitting or receiving aerial or antenna shall be attached to or hung from any part of a Lot or the Common areas.
7. All garbage and refuse from the Lots shall be deposited with care in each Owner's private garbage containers, which shall be placed so they are not visible from the Roads or from adjoining Units. No garbage or refuse shall be deposited in any Common Area for any reason, except on the correct days of the week for pickup and removal. No littering shall be done or permitted on Common Areas or Association Property.
8. No commercial vehicle, recreational vehicle (including, without limitation, all terrain vehicles), camper, trailer, boat, motorcycle, van, bus, truck or similar vehicle shall park or be parked at any time on any portion of the Common Areas, or Association Property, except for commercial vehicles, vans or trucks delivering goods or furnishing services. Said commercial vehicles, vans or trucks shall not park or be permitted to park overnight on any portion of the Common Areas or on any driveway or other portion of a Lot (except within the confines of a garage). Vehicles shall not be parked overnight on roads or swales, except in designated parking areas. The Association shall have the right to authorize the towing away of any such vehicles in violation of this rule, with costs and fees, including attorney fees, if any, to be borne by the vehicle owner or violator.
9. No garage doors shall be permitted to remain open except for temporary purposed, and the Board may adopt further rules for the regulation of the opening of garage doors.
10. Complaints regarding the management of the Common Areas and Association property, or regarding the actions of other Owners and their families, guests or lessees shall be made in writing to the Association and shall be signed by the complaining Lot Owner.
11. Any consent or approval given under these Rules and Regulations by the Association may be revoked at any time by the Board.

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12. These Rules and Regulations may be modified, added to, or repealed in accordance with the Restated By-Laws of the Association.
13. Owners and their tenants may have a maximum of two dogs per Unit.
14. No vehicle cover shall be placed on any vehicle, which is parked on any part of the Common Areas or the Association Property.
15. Owners may reserve the clubhouse for private parties. A 14 day notice is required by all owners. Such parties will be limited to 5 hours and in any event will be completed by 11:00 p.m. Scheduling of the clubhouse for private parties will be conducted by the management company hired by the Board, and a Board member will perform inspections. Owners reserving the clubhouse for a private party will be required to post a \$300 deposit in advance, to be used to pay for the repair of any damage or for additional cleaning expenses incurred, and the balance not so used will be returned to the Owner. If the cost of repairing any damage and cleaning the facility is greater than \$300, the Owner will be liable for the difference. The deposit will be returned 7 days after the function, with the Board of Directors approval after they perform the inspection.
16. Any Owner who has made application to lease his Unit will pay a non-refundable application fee of \$100 for review of the lease application, and the Owner or the Tenant will be required to post a security deposit of \$1500, to be used by the Board for repair of any damage to Common Areas or Association Property caused by the Tenant, and to be returned to the Tenant or the Owner, as appropriate, if no damages are found. If damages to Common Areas or Association Property exceed \$1500, the Owner will be responsible to pay the difference.
17. Swimming Pool – Children under 14 years of age must be accompanied by an adult.
18. Clubhouse – All children 17 years of age or younger must be accompanied in the Clubhouse by an adult.
19. Garage Sales – May be held the first Saturday in April and October.

I/WE HAVE READ THE ABOVE RULES AND REGULATIONS AS STATED IN THE DECLARATION OF COVENANTS FOR THE COVE HOMEOWNERS ASSOCIATION OF NAPLES, INC.

Date: _____

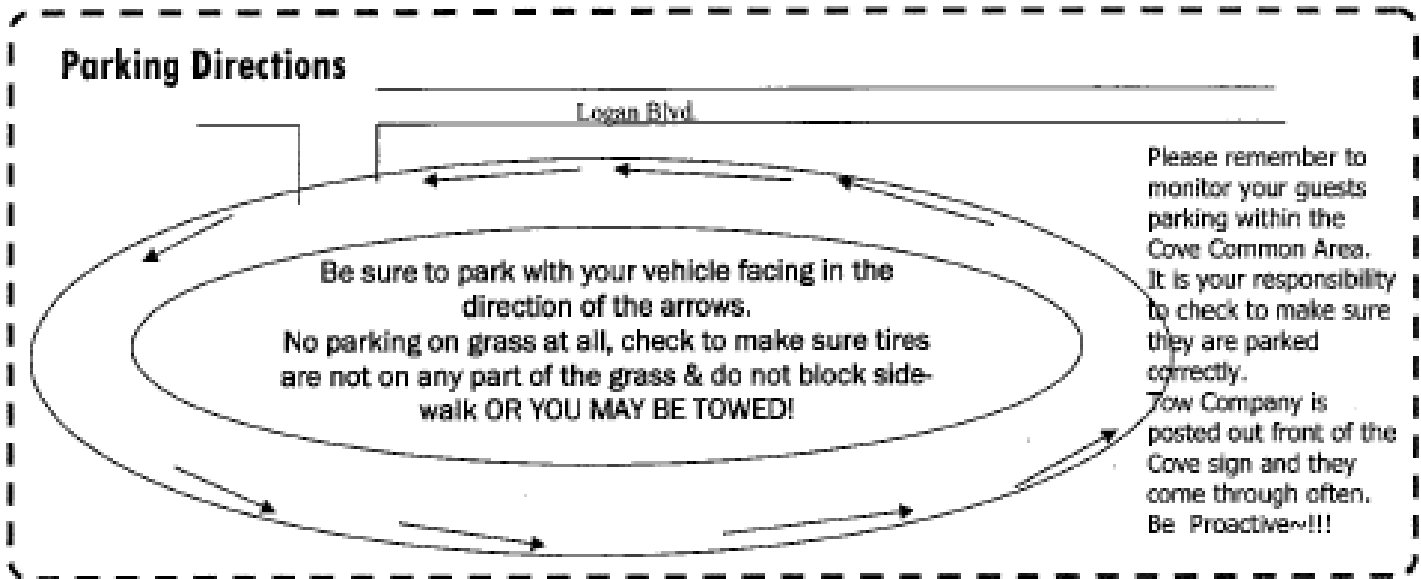
Applicant's Signature: _____

Date: _____

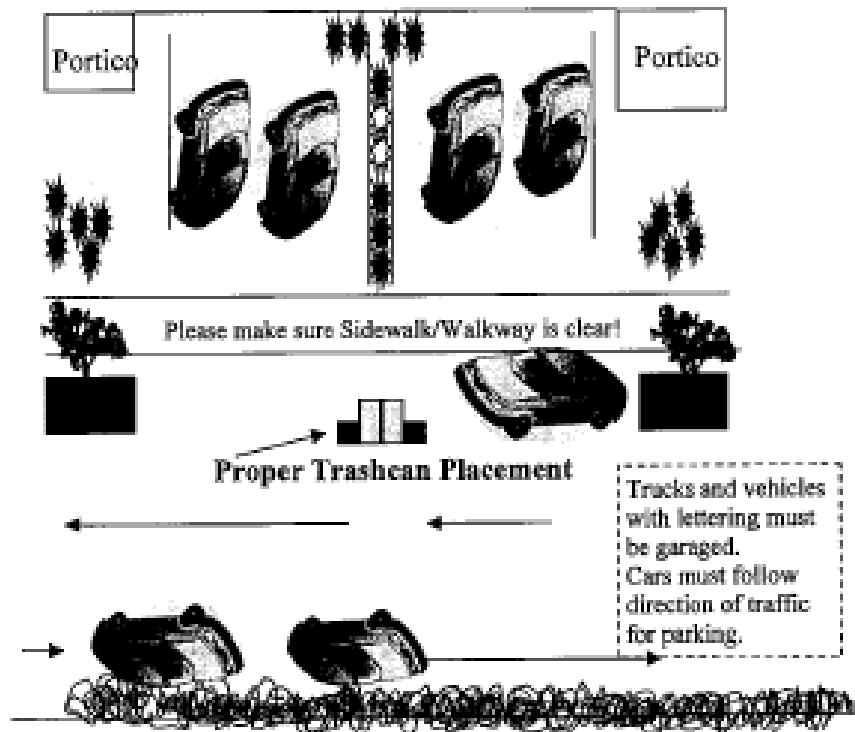
Applicant's Signature: _____

(Correction of item #13 made 8/18/03)

The Cove Homeowners Association of Naples, Inc
PARKING REGULATIONS



PARKING 3 VEHICLES



Acknowledgment of understanding and adherence to parking regulations:

Date: _____

Applicant's Signature: _____

Date: _____

Applicant's Signature: _____