

TURTLE LAKE GOLF COLONY RULES & REGULATIONS

Revised March 2012

This update supersedes all previous issues

This update supplements and supports the controlling documents; it neither supersedes nor overrides them.

Two additional sources of information concerning the operations at Turtle Lake Golf Colony are the "Policy Manual" which contains statements as to "what" will be done, and the "Procedures Manual" containing instructions as to how specific actions will be done and who will do them. These are available for *reviewing only* at the office.

The Rules and Regulations contained in this update are deemed in effect until changed/ amended by the Board of Directors or overruled by changes in the law, especially the changes to the Condominium Act made by the Bureau of Condominiums. Every owner of a condominium parcel, whether acquired by purchase, by gift, by conveyance or transfer by operation of law, or otherwise, shall be bound by the Declaration of Condominium, By-Laws, Articles of Incorporation, and the Rules and Regulations of Turtle Lake Golf Colony. The owner is responsible for compliance by family, renters and guests.

Provisions in the nature of rules/regulations are specified in Articles XIII and XIV of the Declaration of Condominium.

Board of Directors reserves the right to make additional rules and regulations as may be required from time to time. The Board of Directors may also delete or change rules and regulations as may be required from time to time. The additions, deletions and changes shall be as binding as all other rules and regulations previously adopted.

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BUILDING RULES & REGULATIONS

GENERAL RULES AND REGULATIONS

1. The personal property of all unit owners shall be stored within the units or in assigned storage space. Any items on storage room floors will be removed and disposed of.
2. No garbage cans, supplies, milk containers, or other articles shall be left in the halls, on the walkways, on stairs, or staircase landings, or on any of the common elements. No linens, cloths, clothing, curtains, rugs, rags, mops, towels, laundry, or any other article shall be hung on, or shaken from any of the windows, doors, walkways, or lanais. No articles may be hung or exposed on any part of the common elements.
3. The US. Flag may be displayed in the prescribed proper manner.
4. Fire exits are not to be obstructed in any way. In case of fire, call 911.
5. Nothing shall be allowed to fall or be thrown from any window, walkway, or door. No dirt or other substance shall be swept or thrown onto any walkways, halls, elevators, ventilators, etc. or upon the ground. Cigarette butts shall not be disposed of on the common elements, including throwing or dropping butts from/on any floor.
6. A. Refuse, garbage, newspapers, and other trash shall be bagged and deposited in the places provided therefore. Recycling is on a volunteer basis. Bins are located outside near your building. Please observe container instructions.
B. When large items need to be removed, the owner or renter must contact the condo office. The office secretary will complete a "bulk pick-up" form and will call for removal of the item or items to be removed. The cost for this service will be determined by the waste removal agency. A \$5.00 handling fee will be added to the cost. The owner or renter will be billed for the service. Items left on common areas by persons whose identities are unknown will be removed, and an attempt to find the one who abandoned the items will be made. A \$50.00 fee will be imposed, in addition to the cost of removal.
7. Domestic help of a unit resident may not gather or lounge in the common areas of the buildings, grounds, pool facilities, or other recreation facilities.

8. No boats, trailers, motor homes, RV's, motorcycles, all-terrain, or similar type vehicles are allowed to be *parked, stored or washed* on association property.

******* The use or parking of any motorcycle, moped, motor propelled scooters or bicycles, all-terrain, or *similar type vehicle is prohibited on the association property.*

9. The parking facilities shall be used in accordance with the regulations adopted by the Board of Directors. (See parking section of this booklet).

10. Items used on screened lanais shall be the usual furniture designed for lanais use and shall not be of a character as to detract from the appearance of the building. All blinds, curtains, and shutters must be white in color. All items on lanai must be removed when leaving the unit for season and /or longer than two weeks.

11. No unit owner shall make or permit any disturbing noises in the building by any occupant, servant, employee, agent, visitor, or renter in their unit. Nor shall any owner do or permit anything by such persons that will interfere with the rights, comforts, or convenience of other unit occupants. No person shall play upon any musical instrument, or operate a phonograph, television, radio, or sound amplifier in such a manner as to *disturb or annoy other occupants*. All persons shall lower the volume as to the foregoing so that they cannot be heard outside the unit between the hours of 10:00 PM to 9:00 AM. No owner or occupant shall conduct, or permit to be conducted, vocal, or instrumental instruction at any time.

12. No wiring for radio, television, or other use shall be installed outside the unit. Any antenna, aerial erected or installed outside the unit (walls, roofs, or common grounds) will be removed, without notice, and at the cost of the owner of the unit for which the installation was made.

13. Dish antenna installation of three feet in diameter or less is allowed within the unit's limited common lanai area. If it is attached to the walls or floor, it must be installed by licensed, bonded, and insured contractor and must be registered at the office. A temporary tripod style mount may be installed by an individual resident. At no time may hole(s) be drilled through any wall or door frame without written permission from the office. The installation of a TV dish system will not grant the owner a reduction in the maintenance fee equal to the amount paid for cable. This will be in effect until superseded by County, State, or Federal regulation.

14. Signs advertising an open house shall be professionally made (like a Realtor's sign). There is a limit of two (2) signs: one (1) on Forest Lakes Boulevard and one (1) on the

grass area in front of the building where unit is being shown. Signs may be displayed only between dawn and dusk. No other signs shall be permitted on or about the buildings.

15. No awning, canopy, shutter, or other projection shall be attached to or placed upon the outside walls, doors, or roof of the building without the written consent of the Board of Directors. Screened lanais may not be enclosed. All lanais and windows must be screened and must conform to the general pattern throughout the complex.

16. No cooking is permitted on any screened lanais or outside the unit except in the pool area.

17. No flammable, combustible, or explosive fluid, chemical, or toxic substance shall be kept in any unit, lanai, storage areas, or assigned limited common area, except those required for normal household use.

18. Food and beverage may not be consumed on condominium property outside a unit, except for such areas as the pool and clubhouse.

19. Employees of the association shall receive their orders from the Manager and the President only. Requests from residents are to be directed to the Manager in writing.

20. The association Manager shall retain a passkey to each unit. No unit lock shall be altered or replaced without providing the Manager with a key for the use of the association, pursuant to its right of access.

21. Complaints regarding the service of the condominium association shall be made to the Manager, in writing, and either mailed or personally delivered. If the Manager cannot resolve the complaint, it shall be forwarded to the Board of Directors for resolution. Florida Statute 718.112 (2) (a) states: owners may expect the Board to respond within 30 days after sending a written complaint to the Board by certified mail. The Board must give a substantive response in writing to the unit owner, notify the unit owner that a legal opinion has been requested, or notify the unit owner that advice has been requested from the division.

22. Condo maintenance fees are due the first of each month by the following methods:

A.C.H. automatic withdrawal (see office for form)

Using Monthly Mail-in Coupons provided by T.L.G. C.

On Line Banking

Advanced payments are appreciated and may be made in multiple months up to 12 months as desired.

If payment is not received by the 10th of that month a late fee of \$25.00 is added to the unit ledger and a letter is sent to the address on file stating same. After two (2) months delinquency, owners are subject to legal steps which may lead to suspension of their rights.

23. Each unit owner who will be absent during the hurricane season, must prepare the unit prior to departure by:

- A. Removing all furniture, plants, and other objects from the screened lanai, and
- B. Designating a responsible person or firm to check the unit.

24. Each unit owner, renter, or other occupant thereof shall notify the Manager when unit is to be unoccupied for periods exceeding two (2) weeks.

A. Any occupant staying in any unit must register at the Manager's office within seventy-two (72) hours after arrival. Failure to do so will result in a \$50.00 fine to be assessed to unit owner.

B. The unit's main water supply valve must be shut off when the unit is to be left unoccupied. Any unit owner not complying with this rule will be fined according to the State of Florida Statutes. Our By-Laws require that a unit owner designate an agent to be responsible for inspection and care of unit. When the owner is out of the area, and has inadvertently left the water valve on, he or she must contact the designated agent to shut off the main valve. The office cannot be responsible for shutting off the valve except in the case of an emergency.

C. The use of mothballs and or other noxious chemicals for vermin control is prohibited in compliance to a State of Florida Department of Health and Rehabilitative Service Law. If fumes are detected coming from a unit, that unit must be immediately cleaned out and aired out until the odor is gone.

25. No pets of any type are allowed. Service animals are allowed. (Medical certification of blindness is required. People with medical illness need to contact the office for requirements).

26. Owners, renters, guests, and visitors shall adhere to the rules posted at the recreation areas.

27. The sidewalk, entrances, passages, elevators, vestibules, stairways, corridors, halls, and all the common elements, must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises, nor shall any carriages, tricycles, bicycles, wagons, chairs, benches, tables, or any other object of a similar type and nature be stored or left thereon.

28. No person or persons shall play or loiter in halls, stairways, elevators, or other common elements, including parking areas and lawns.

- A. Skates, skateboards, roller blades, and scooters are not permitted in or upon common areas.
 - B. Bicycles parked on common area must have a permit sticker which is available at the TLGC office (no charge). Bicycles when **NOT** in use should be locked up at the assigned location for each building or kept in your unit.
 - C. When an owner of any type of bicycle shall be absent or their bicycle is not to be used for a period of thirty (30) days or longer, the bicycle shall be stored in the owner's unit or storage bin.
 - D. Bicycles parked outside unit or storage bin, which are obviously inoperable or have not been used for sixty (60) days or longer, shall be deemed abandoned and disposed of by the Manager. Naturally, efforts will be made to locate the owner of a bicycle before any action is taken, especially if the bicycle displays a permit sticker.
29. Don't feed the ducks as they excrete on our walkways. Serious problems can result from slipping, falling, and causing bodily harm. The content of duck excretion is acidic and will destroy the painted surfaces. Cleanup and repair requires a great deal of extra work and expense.

SALES, LEASE, ANNUAL, SEASONAL

30. *Every sale or rental is to be pre-approved (See rules 31, 32, & 33)*

31. **New Owners & Renters (ANNUAL):**

Unit owner/owner's agent shall notify all prospective buyers/renters that an approval is required. Prospective buyers/renters must submit an application of the sale or rental agreement, photo identification, and a signed and notarized original agreement to abide by the Declaration of Condominium, By-Laws, and Rules and Regulations of the Association. A \$100.00 *processing* fee shall accompany each application. The Board of Directors will normally respond within ten (10) days upon receipt of all said documents.

A. Unit owner/owner's agent shall notify all prospective buyers/renters that they must be interviewed by the Board Member(s) &/or the Manager prior to approval of the application. The Manager/Board Member(s) will designate the time and date of the interview. With each sale of a unit the new owner must be interviewed.

B. Rentals are not allowed for less than thirty (30) days or more than one year.

C. “Addendum To Lease Agreement Between Landlord and Tenant and Assignment of Rents from Landlord to Condominium Association for Amount Owed” must be signed by owner and renter.

D. Lease Addendum is part of the annual leases of 6 to 12 month only.

E. *All seasonal leases of units with maintenance fees in arrears must pay, in advance, all the maintenance fees due through the end of the lease.*

F. *Six (6) months and 1 year rentals must be interviewed.*

32. The owner/owner’s agent shall notify the Board of Directors forty (40) days prior to renewal of a six (6) month or longer lease.

A. First Time Renters: (Annual)

There is a \$100.00 fee for:

1. All annual rentals.
2. All purchases of additional units by the same owner &/or renter.
3. There is no fee if an annual renter decides to purchase the unit within the rental period.

B. Seasonal Renters:

1. First Time Seasonal renter \$75.00 fee.
2. There is a \$25.00 fee for repeat renters.
3. A signed contract from the owner must accompany repeat rental applications.

C. Consecutive Seasonal Renters/Guests:

1. \$25.00 fee with application for guest/renter who return within a 12 month period.
2. A lease is required for a renter. A letter of authorization for guest staying in unit without owner present.

D. Renter/Guest (Long Term Guest):

1. First time Renter/Guest \$75.00 fee.
2. There is a \$25.00 fee for all guests staying for two weeks and under in a unit without owner being present, only exclusion is son or daughter in unit.

33. Any renter, who has violated our Declaration of Condominium, By-Laws, and/or Rules & Regulations and has violated any of the aforementioned covenants and was duly notified by Management of infractions at least one (1) time of said infractions, shall not have the approval by the Board of Directors for a renewal. Unit owners shall not rent again to those who did not abide by said rules, laws, etc.

34. Owners shall be responsible for their own violations and those of any renters and guests in their unit. Fines for any violation shall be assessed to the owner and will be

levied by motion of the board of directors and agreed to by the fining committee.

A. When an owner/owner's agent allows a buyer to move in prior to application approval, the owner shall be fined \$50.00.

B. When an owner/owner's agent allows a lessee to move in prior to application approval, the owner shall be fined \$50.00.

C. When an owner/owner's agent allows the sale of a unit and no application has been submitted, the owner (seller) shall be fined \$100.00. An application fee plus \$100.00 must also be submitted for approval.

D. When an owner/owner's agent allows a lessee to move in and no application has been submitted, the owner shall be fined \$100.00. An application plus \$100.00 must also be submitted for approval.

E. For items "c" and "d" above, there may be an additional \$50.00 fine assessed the owner when application is still not received within three days of infraction notification and \$50.00 more for each three day period of non-receipt thereafter up to a maximum of \$1,000.00.

F. Unapproved buyer/renter shall vacate the premises until approved.

NOTE: Owners often claim that the person(s) planning to occupy their unit is a relative or guest in order to avoid paying the federal, local, state taxes, and the application fee charged by the Association. Properly identified immediate family members are not a concern if the owner and/or renter is present during their stay. However, if an immediate family member plans to occupy a unit when a unit owner and/or renter is not going to be in residence, the unit owner/renter must notify the office in a signed letter, and with a complete application prior to their stay. The immediate family member must check in at the office upon arrival without charge.

A "Visitor" is a person who visits the owner/renter overnight with the owner/renter present. A "Guest" who stays for 72 hours or more is required to register at the office. There is no charge for this if staying with owner.

A "Guest" becomes a Long Term Guest (non-family) beginning the third week of his/her stay at TLGC and must complete the Long Term Guest Lease paperwork.

Sons and daughters of owner may stay in owner's unit without charge but must sign in at the office.

Any person staying in any unit for any length of time, when the unit owner/renter is not present, must be pre-approved by the Association prior to occupancy. This will assure the Association that the owner/renter is aware that this person is in their unit and will allow proper paperwork filed, in order to assure that they are not actually renters in disguise.

35. There is a fee of \$75.00 for completing questionnaires for purchases, sales, refinancing, estoppels, etc. The requests come from Banks, Finance Companies, Title Companies, etc.

36. Identification tags/badges are required for all persons fourteen (14) years of age or older when using any and all recreation areas. Owners and renters have badges assigned to their unit. Guests and visitors must obtain badges at the office for a small deposit. Owners and renters are required to obtain these badges for their visitors and guests. A different color badge will be used each year, effective from June 1st through May 31st. The deposit will be returned when the guest badge is returned any time prior to the May 31st expiration date. The deposit will be forfeited if not returned prior to its expiration date. When the guest's stay overlaps two different badge effective dates, the badge must be surrendered to the office and a new badge will be exchanged at no additional charge.

37. Unit Alteration Application form is to be filled out by all unit owners doing any alteration to their unit. Form is available in the Association office from the Manager.

FLOORING:

1. **TILE:** No ceramic, clay or linoleum tile is permitted on the second and third in the dining, living or bedrooms of any building at Turtle Lake and will not be approved.
2. **CERAMIC, CLAY, OR LINOLEUM** tile is permitted on the second and third floors in the ENTRY, KITCHEN AND BATHROOM ONLY.
3. **CORK TILE FLOORING** is approved for installation in any and all areas of the unit.
4. **HARDWOOD OR WOOD LAMINATE (FLOATING FLOORS):**
Are allowed with an under layment. Installation must be according to the manufacturer's specification.
5. **UNDER LAYMENT:**
All floor covering that is approved by the association, other than carpet, requires an under layment with a minimum acoustical (IIC) value of 58 and 1/4" cork meets this value. Under layments other than cork must meet the same acoustical value as cork or better and the supporting paperwork must be attached to the Alteration form before approval is given.
6. **CARPET:**
Carpet installations on the second and third floors require a pad under the carpet and will not be approved without a pad.
7. **LANAI:**
If the lanai is tiled the installer must meet the specifications set forth in the office and a runner or alternative method must be used to prevent undesirable noise from shoes and chairs. These reverberated sounds traverse the entire building due, in part, to the concrete floors.
8. **INVESTIGATION:**
Each complaint from occupants distressed by the disturbance to their right to a quiet environment will be investigated and a resolution on a case-by-case basis will be

generated.

9. **INSPECTION:**

When a unit is rented or sold it will be inspected by management for violations of this rule. Any violation must be corrected before Board approval sale or rental. Hard floors such as tile, wood, and linoleum must be approved in writing by condo management prior to installation on the second and third floors. The Board of Directors may approve installation of hard flooring only in the bathrooms, kitchens, and entry way. For second and third floor units, floor covering, other than carpeting, require an underlayment with a minimum acoustical (IIC) value of 58. (1/4" cork will meet this value.) There shall be no approval for the installation of hard flooring in the dining area, the living room areas, or the bedrooms. If the lanai is tiled the installer must meet the specifications set forth in the office and also, a runner or alternative method must be used to prevent undesirable noise from shoes or chairs. These reverberated sounds traverse the entire building due, in part, to the concrete floors. Bare concrete floors are not allowed.

When a unit is rented or sold it will be inspected by management for violations of this rule. Any violation must be corrected before Board approval of sale or rental.

The Board of Directors will investigate each complaint from occupants distressed by the disturbance to their right to a quiet environment and develop a resolution on a case-by-case basis.

The Board has authorized the installation of "floating" floors in any of the condo areas, as long as the floor is installed according to the manufacturer's specifications, and proper soundproofing underlayment as approved by Board is also installed. Board has authorized the installation of cork tile flooring in any or all areas of a unit.

38. All remodeling or repairing in units must be performed between the hours of 8:00 a.m. and 5:00 p.m. MONDAY thru SATURDAY. NO SUNDAY HOURS

SWIMMING POOL RULES

POOL HOURS ARE SUNRISE TO SUNSET

1. ID tags/badges are required for all children 14 years old and over.
2. All children 14 years and under must be accompanied by an adult unit owner, renter, or guest.
3. County and State laws require that a pool be shut down when a known contaminate such as feces or vomit is present. Owners shall be held financially responsible for all costs expended to return the pool to a safe legal condition due to their violation or a violation by their renters, guests, or children.
4. There is no lifeguard. Swimming is at your own risk.
5. Shower before entering pool initially and each time entering pool after applying sun lotion or oil. These products clog the pool filtering system.
6. When using lotion or oil, a towel must be placed on chair or lounge before sitting or lying down.
7. Do not run in pool area.
8. Do not dive or jump into pool.
9. No physical game playing in pool or pool area is allowed.
10. Do not bring glass containers of any kind in pool area.
11. Food and drinks may be consumed at designated area only. All refuse is to be disposed of in proper containers.
12. No floats devices or toys are allowed in pool area. EXCEPTIONS: Life preservers, vests or children's armband flotation devices. Handheld barbells and attached exercise belts ONLY.
13. Only radios with headsets are allowed so as not to disturb others. Also, please consider those near you when using cellular phones.
14. Private portable children's pools are not allowed in the pool area, or on common grounds.
15. No cut-off type swim wear with frayed edges is allowed in the pool area.
16. Attire must meet the same requirements at our pool as are required at public beaches. i.e., Absolutely no nudity, or semi-nudity will be tolerated, either while swimming, sun bathing or just in the pool area for any reason whatever. Non-compliance to this rule will be considered lewd, and/or indecent exposure and the Sheriff's Department will be called. The Board of Directors may revoke pool privileges for the violator.
17. Gates must be kept closed and locked at all times. It would be a dreadful disaster if a child were to enter the pool area and drown due to negligence.
18. No pets of any type are allowed. Service animals are allowed. (Medical certification of blindness is required. People with medical illness need to contact the office for

requirements).

SAUNA ROOM

1. ID tag/badges are required.
2. Use is restricted to unit owners, renters and guests.
3. All children 14 years and under must be accompanied by an adult unit owner, renter, or guest.

WASHER/DRYER ROOM

1. Usage is from 7:30 AM to 9:30 PM ONLY.
2. User is responsible for cleaning machines, emptying lint filters on dryer, and picking up debris on floor after use.
3. No use of dyes in machines is allowed.
4. No rubber or plastic is to be put in dryer as fire may result.
5. Do not overload or over soap.
6. Washer cycle is 30 minutes. Dryer cycle is 60 minutes.
Please remove clothes promptly at end of the cycle.
7. Do not use foreign coins.

CLUB HOUSE

1. Only an owner or renter may reserve the club house by submitting an application with a deposit of \$100.00 at least fourteen (14) days in advance. The deposit is refundable on the next business day following the event if the hall is left in the same condition as determined by Manager. A member of the Board of Directors or the Manager must approve the application and verify clubhouse is clean.
2. Only exclusive gatherings require approval/registration from the office per F.S. 718.111 (4) which states: Owners may use the common elements and Association property without paying a use fee unless such fee is approved by a majority vote of the Association. However, the Association may charge a \$50.00 fee for the “Exclusive” use of the common elements by a unit owner.
3. Owners wishing to use the kitchen for social gatherings must sign the log to obtain the key. Owners/renters are responsible for leaving the kitchen in the same condition as it was prior to usage and all cleanup costs will be at their expense. The key is to be returned in person to the office at which time they will determine that the kitchen has been left in the same condition as it was prior to usage.
4. Notices shall be posted on both doors during exclusive gatherings. Other owners may use the library but should make every effort not to interfere with the events. Entry doors are not to be locked. Limit of 80 persons per exclusive gatherings (meeting) and 50 per social gatherings.
5. Hours for said uses are between 8:00 AM and 11:00 PM Monday thru Thursday and Friday to Sunday until 12:00 PM. The use is limited to a five (5) hour period within these hours.
6. Any person over the age of fourteen (14) may use the pool tables.
7. Time limit of one (1) hour when others are waiting for a pool table.

8. ID tags/badges are required. EXCEPTIONS: Social events and office visits.
9. The clubhouse shall not be reserved on New Year's Day, Super Bowl Sunday, Valentine's Day, St. Patrick's Day, Independence Day, Thanksgiving Day, Christmas Eve, Christmas Day, and New Year's Eve. Other times may be restricted at Management's discretion.
10. All children 14 years and under must be accompanied by an adult unit owner, renter, or guest.
11. ***No alcoholic beverages are allowed on the premises except during authorized social events.***
12. Library room is to be used for intended purposes only, e.g. book pick up or drop off, card games, reading and meetings.
13. The clubhouse has a "lock-down" period of time. On Monday through Thursday, this period starts at 11:00 PM. On Friday through Sunday, this period starts at midnight. At these times until 6:30 AM, the common area key will not open the clubhouse door. Any motion detected inside the clubhouse by the sensors will cause alarms and lights to be activated, and the sheriff will come.

TENNIS COURTS - BOCCI BALL - SHUFFLE BOARD - HORSESHOES

1. Use is restricted to unit owners, renters, and guests.
2. All children 14 years and under must be accompanied by an adult unit owner, renter, or guest.
3. ID tag/badges are required for all owners, renters and guests over 14 years of age.
4. One (1) hour play time limit when others are waiting to play.
5. When tennis courts are not in use, the door must be locked.
6. Proper tennis attire shall be worn when playing tennis.

7. Doubles play only 8:30 AM to 11:30 AM when eight (8) or more players are present. First eight (8) players of the day play regulation set. Four wins constitute a set for waiting players.

VEHICLES & PARKING

1. Normal entry and parking in the condominium is limited to standard passenger cars, station wagons, noncommercial pickups, and vans approved by the Board of Directors and Management as on file at the office. Boats, trailers, motor homes, RV's, motorcycles, motorized bikes, and mopeds *are prohibited at all times. Inoperable vehicles are prohibited.*
2. Vehicles deemed unsightly are not permitted in the condominium complex. Those vehicles displaying commercial signs and/or advertising may not be parked on condominium property.
3. Commercial trucks and trailers are permitted in the complex only to make deliveries or to perform services for occupants or the association. Upon completion of these services, they must leave the complex promptly.
4. Permit parking spaces are numbered and one has been assigned to each unit. When a unit occupant has two cars, a space identified as guest must be used. No more than two cars per unit are permitted on condominium property.
5. Owners, renters must register their vehicles and attach the sticker on the car as directed. In the event of a change of vehicle, or an additional vehicle, the owner/ renter must register the car and obtain a new decal within seventy-two (72) hours.

The parking decals must be displayed on vehicles as directed.

6. Guests who will be using the parking lot for seventy-two (72) hours or more must register their vehicle at the office. The office will issue a *temporary parking permit*, which must be displayed in the vehicle on the rear view mirror while parked in the condominium complex.
 - A. Long term non-family guest(s) will receive a parking permit on arrival only if the office has been notified in advance by the owner and the completed paper work package has been returned to the office. After the normal 72 your grace period, ticketing will continue on a daily basis. Any car ticketed is subject to towing. The original automobile registration is required to obtain a parking permit.
 - B. If a copy of the registration is presented, a one-week extension will be given for the purpose of obtaining the original, but no permit will be issued until the original registration is presented. Check out the web site for current parking procedure.
7. Designated handicapped parking is by permit only. Permit must be displayed in vehicle, or on license plate. If the handicapped person is not the driver and can be conveniently dropped off and the driver parks the car in another parking space, it would allow another handicapped person to use the space.
8. No parking is allowed in front of trash rooms, doors, driveways or power transformers. Parking in numbered spaces is reserved and should be used as assigned. Spaces identified as "guest" will be used for second cars per unit, guests, etc.
9. A key must be provided to the office for any car to be left in the condominium parking lot while owner is away for two (2) weeks or longer. In case of emergency the vehicle may be moved.
10. Vehicles are not to be backed into any parking space.
11. It is the owner's responsibility to notify renters/guests of parking rules. Renters are responsible for notifying their guests of the parking rules.
12. Vehicles with truck beds loaded with materials/merchandise are not permitted overnight parking unless the truck is covered with a truck bad cap. Violation will be posted on the vehicle and a written notice mailed to the unit owner/renter. With the second violation, the vehicle will be towed away at the owner's expense without notice.

13. Skates, skateboards, roller blades, and scooters are not permitted.
14. All vehicles parked in violation of the rules and regulations will be towed away at vehicle owner's expense. The owners can check at the Manager's office for location of vehicle. This includes vehicles not displaying current license plates regardless of State of registration.
15. Parking problems should be reported in writing to the Manager's office.

INDIVIDUAL BUILDING DOCUMENT AND PROPERTY INFORMATION

There is a separate set of controlling documents for each building because each building is a separate condominium. Each owner should have a complete set of documents for his/her building as recorded at the Collier County Recorder's Office. Following is a list, by building, of the appropriate documents per building.

BUILDING #1, Recorded 03/15/74, OR Book 583.

Declaration of Condominium - Pages 652-663.

Exhibit A -- Percentage of Interest - Page 664.

Exhibit 1 -- Survey - Pages 665-669 and 683.

Exhibit 2 -- By-laws - Page 670 & OR Book 566 Pages 383-387.

Exhibit 3 -- Articles of Incorporation - Page 670 & OR Book 566 Pages 388-390.

Exhibit 4 -- Long Term Lease (No longer in effect, not needed). Pages 671-684.

Need only release OR Book 636 - Pages 293-294 & OR Book 630 Pages 790-800.
Exhibit 5 -- Management Agreement - Pages 685-689 (Not Needed,
Terminated 12/31/83 or sooner). (See Articles of Incorporation, Article IX, B).
Quit Claim Deed OR Book 875 Pages 1701-1706 Transferring an undivided 108/442 interest in
and to the real property legally described on Exhibit A of this Quit Claim Deed.
Quit Claim Deed OR Book 877 Pages 1376-1381 Transferring an undivided 334/442 interest in
and to the real property legally described on Exhibit A of this Quit Claim Deed.
Certificate of Amendment, Articles of Incorporation, By-Laws 4249741 or 4419
Pages1964-1966 Article IV Directors, Number, Term and Qualifications 1/12/2009.

BUILDING #2, Recorded 06/24/74, OR Book 595.

Declaration of Condominium - Pages 116-127.
Exhibit A -- Percentage of Interest - Page 128.
Exhibit 1 -- Survey - Pages 141-147.
Exhibit 2 -- By-laws-Page 129 & OR Book 566 Pages 383-387.
Exhibit 3 -- Articles of Incorporation - Page 129 & OR Book 566 - Pages 388-390.
Exhibit 4 -- Long Term Lease (No longer in effect, Not needed) - Pages 130-142.
Need only release OR Book 636 - Pages 293-294 & OR Book 630
Pages 790-800.
Exhibit 5 -- Management Agreement - Pages 148-152 (Not Needed,
Terminated 12/31/83 or sooner). (See Articles of Incorporation, Article IX, B).
Quit Claim Deed OR Book 875 Pages 1701-1706 Transferring an undivided 108/442 interest in
and to the real property legally described on Exhibit A of this Quit Claim Deed.
Quit Claim Deed OR Book 877 Pages 1376-1381 Transferring an undivided 334/442 interest in
and to the real property legally described on Exhibit A of this Quit Claim Deed.
Certificate of Amendment, Articles of Incorporation, By-Laws 4249741 or 4419
Pages1964 -1966 Article IV Directors, Number, Term and Qualifications 1/12/2009.

BUILDING #3, Recorded 08/05/77, OR Book 700.

Declaration of Condominium - Page 830-841 & Amendment OR Book 720, Page 968-971.
Exhibit A -- Percentage of Interest - Page 842 & Amendment OR Book 720, Page 972.
Exhibit 1 -- Survey - Pages 843-854.
Exhibit 2 -- By-laws - Page 855 & OR Book 654 Pages 1344-1349 & Amendment OR Book
OG1018 - Pages 493-494.
Exhibit 3 -- Articles of Incorporation - Page 855 & OR Book 654 Pages 1350-1352.
Exhibit 4 -- NONE: It was not legal since 1974.
Exhibit 5 -- Management Agreement - Pages 856-860 (Not Needed, Terminated
12/31/83 or sooner). (See Articles of Incorporation, Article IX, B).
Quit Claim Deed OR Book 875 Pages 1701-1706 Transferring an undivided 108/442 interest in
and to the real property legally described on Exhibit A of this Quit Claim Deed.
Quit Claim Deed OR Book 877 Pages 1376-1381 Transferring an undivided 334/442 interest in
and to the real property legally described on Exhibit A of this Quit Claim Deed.
Quit Claim Deed Book OR 750 Pages -1088-1089 Satisfaction of Lien Claim OR Book 771 Page
1827, OR Book 853 - Page 0750, OR Book 804 - Pages 994-996, and OR Book 776 Pages
1652-1654.
Certificate of Amendment, Articles of Incorporation, By-Laws 4249741 or 4419 Pages 1964 –
1966 Article IV Directors, Number, Term and Qualifications 1/12/2009.

BUILDING #4, Recorded 10/06/78, OR Book 776.

Declaration of Condominium - Pages 335-347.
Exhibit A -- Percentage of Interest - Page 348.
Exhibit 1 -- Survey - Pages 349-360.
Exhibit 2 -- By-laws - Page 361 & OR Book 654 Pages 1344-1349 & Amendment OR Book
OG1018 Pages 493-494.
Exhibit 3 -- Articles of Incorporation - Page 361 & OR Book 654 Pages 1350-1352.

Exhibit 4 -- NONE: It was not legal since 1974.
Exhibit 5 -- Management Agreement - Pages 362-367 (Not Needed, Terminated 12/31/83 or sooner). (See Articles of Incorporation, Article IX, B).
Quit Claim Deed OR Book 875 Pages 1701-1706 Transferring an undivided 108/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.
Quit Claim Deed OR Book 877 Pages 1376-1381 Transferring an undivided 334/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.
Certificate of Amendment, Articles of Incorporation, By-Laws 4249741 or 4419 Pages 1964 -1966
Article IV Directors, Number, Term and Qualifications 1/12/2009.

BUILDING #5, Recorded 01/10/79, OR Book 790.

Declaration of Condominium - Pages 1544-1556.
Exhibit A -- Percentage of Interest - Page 1557.
Exhibit 1 -- Survey - Pages 1558-1569.
Exhibit 2 -- By-laws - Page 1570 & OR Book 654 Pages 1344-1349 & Amendment OR Book OG1018 Pages 493-494, recorded April 26, 1983.
Exhibit 3 -- Articles of Incorporation - Page 1570 & OR Book 654 Pages 1350-1352.
Exhibit 4 -- NONE: Long Term Lease illegal since 1974.
Exhibit 5 -- Management Agreement - Pages 1571-1576 (Not Needed, Terminated 12/31/83 or sooner). (See Articles of Incorporation, Article IX, B).
Quit Claim Deed OR Book 875 Pages 1701-1706 Transferring an undivided 108/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.
Quit Claim Deed OR Book 877 Pages 1376-1381 Transferring an undivided 334/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.
Certificate of Amendment, Articles of Incorporation, By-Laws 4249741 or 4419 Pages 1964-1966
Article IV Directors, Number, Term and Qualifications 1/12/2009.

BUILDING #6, Recorded 04/03/79, OR Book 803.

Declaration of Condominium - Pages 1390-1402.
Exhibit A -- Percentage of Interest - Page 1403.
Exhibit 1 -- Survey - Pages 1404-1415.
Exhibit 2 -- By-laws - Page 1416 & OR Book 654 Pages 1344-1349 & Amendment OR Book OG1018 Pages 493-494.
Exhibit 3 -- Articles of Incorporation - Page 1416 & OR Book 654 Pages 1350-1352.
Exhibit 4 -- NONE: Long Term Lease illegal since 1974.
Exhibit 5 -- Management Agreement - Pages 1417-1422 (Not Needed, Terminated 12/31/83 or sooner). (See Articles of Incorporation, Article IX, B).
Quit Claim Deed OR Book 875 Pages 1701-1706 Transferring an undivided 108/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.
Quit Claim Deed OR Book 877 Pages 1376-1381 Transferring an undivided 334/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.
Certificate of Amendment, Articles of Incorporation, By-Laws 4249741 or 4419 Pages 1964-1966
Article IV Directors, Number, Term and Qualifications 1/12/2009.

BUILDING #7, Recorded 04/27/78, OR Book 747.

Declaration of Condominium - Pages 1532-1544.
Exhibit A -- Percentage of Interest - Pages 1545.
Exhibit 1 -- Survey - Pages 1546-1557.
Exhibit 2 -- By-laws - Pages 1558-1563 & Amendment OR Book OG1018 Pages 493-494.
Exhibit 3 -- Articles of Incorporation - Pages 1564-1565.
Exhibit 4 -- NONE: Long Term Lease not legal since 1974.
Exhibit 5 -- Management Agreement - Pages 1566-1570 (Not Needed, Terminated 12/31/83 or sooner). (See Articles of Incorporation, Article IX, B).
Quit Claim Deed OR Book 875 Pages 1701-1706 Transferring an undivided 108/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.
Quit Claim Deed OR Book 877 Pages 1376-1381 Transferring an undivided 334/442 interest in

and to the real property legally described on Exhibit A of this Quit Claim Deed.
Certificate of Amendment, Articles of Incorporation, By-Laws 4249741 or 4419 Pages 1964-1966
Article IV Directors, Number, Term and Qualifications 1/12/2009.

BUILDING #8, Recorded 06/25/76, OR Book 654.

Declaration of Condominium - Pages 1316-1329.
Exhibit A -- Percentage of Interest - Pages 1330-1331.
Exhibit 1 -- Survey - Pages 1332-1343.
Exhibit 2 -- By-laws - Pages 1344-1349 & Amendment OR Book OG1018, Pages 493-494,
recorded April 26, 1983.
Exhibit 3 -- Articles of Incorporation - Pages 1350-1352.
Exhibit 4 -- NONE: Long Term Lease not legal since 1974
Exhibit 5 -- Management Agreement - Pages 1354-1358 (Not Needed,
Terminated 12/31/83 or sooner). (See Articles of Incorporation, Article IX, B).
Quit Claim Deed OR Book 875 Pages 1701-1706 Transferring an undivided 108/442 interest in
and to the real property legally described on Exhibit A of this Quit Claim Deed.
Quit Claim Deed OR Book 877 Pages 1376-1381 Transferring an undivided 334/442 interest in
and to the real property legally described on Exhibit A of this Quit Claim Deed.
Certificate of Amendment, Articles of Incorporation, By-Laws 4249741 or 4419 Pages 1964-1966
Article IV Directors, Number, Term and Qualifications 1/12/2009.

BUILDING #9, Recorded 02/09/80, OR Book 855.

Declaration of Condominium - Pages 350-361.
Exhibit A -- Percentage of Interest - Page 362.
Exhibit 1 -- Survey - Pages 363-374.
Exhibit 2 -- By-laws - Page 375 & OR Book 654 Pages 1344-1349 & Amendment
OR Book OG1018, Pages 393-394.
Exhibit 3 -- Articles of Incorporation - Page 375 & OR Book 654 Page 1350-1352.
Exhibit 4 -- NONE: Long Term Lease, not legal since 1974.
Exhibit 5 -- Management Agreement - Pages 376-381 (Not Needed, Terminated 12/31/83 or
sooner).(See Articles of Incorporation, Article IX, B).
Quit Claim Deed OR Book 875 Pages 1701-1706 Transferring an undivided 108/442 interest in
and to the real property legally described on Exhibit A of this Quit Claim Deed.
Quit Claim Deed OR Book 877 Pages 1376-1381 Transferring an undivided 334/442 interest in
and to the real property legally described on Exhibit A of this Quit Claim Deed.
Certificate of Amendment, Articles of Incorporation, By-Laws 4249741 or 4419 Pages 1964-1966
Article IV Directors, Number, Term and Qualifications 1/12/2009.

BUILDING #10, Recorded 10/12/73, OR Book 566.

Declaration of Condominium - Pages 365-376.
Exhibit A -- Percentage of Interest - Page 377.
Exhibit 1 -- Survey - Pages 378-382.
Exhibit 2 -- By-laws - Pages 383-387.
Exhibit 3 -- Articles of Incorporation - Pages 388-390.
Exhibit 4 -- Long Term Lease (No longer in effect, not needed- Pages 392-404).
Need release, OR Book 636 - Pages 293-294 & OR Book 630 Pages 790-800.
Exhibit 5 -- Management Agreement - Pages 405-409 (Not Needed, Terminated 12/31/83 or
sooner). (See Articles of Incorporation, Article IX, B).
Quit Claim Deed OR Book 875 Pages 1701-1706 Transferring an undivided 108/442 interest in
and to the real property legally described on Exhibit A of this Quit Claim Deed.
Quit Claim Deed OR Book 877 Pages 1376-1381 Transferring an undivided 334/442 interest in
and to the real property legally described on Exhibit A of this Quit Claim Deed.
Certificate of Amendment, Articles of Incorporation, By-Laws 4249741 or 4419 Pages 1964-1966
Article IV Directors, Number, Term and Qualifications 1/12/2009.

BUILDING #11, Recorded 09/28/79, OR Book 835.

Declaration of Condominium - Pages 479-491.

Exhibit A -- Percentage of Interest - Page 492.

Exhibit 1 -- Survey - Pages 493-504.

Exhibit 2 -- By-laws - Page 505 & OR Book 654 Pages 1344-1349 & Amendment Or Book OG1018, Pages 393-394.

Exhibit 3 -- Articles of Incorporation - Page 505 & OR Book 654 Pages 1350-1352.

Exhibit 4 -- NONE: Long Term Lease illegal since 1974.

Exhibit 5 -- Management Agreement - Pages 506-511 (Not Needed, Terminated 12/31/83 or sooner). (See Articles of Incorporation, Article IX, B).

Easement OR Book 796 Pages 1349-1350.

Quit Claim Deed OR Book 875 Pages 1701-1706 Transferring an undivided 108/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.

Quit Claim Deed OR Book 877 Pages 1376-1381 Transferring an undivided 334/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.

Certificate of Amendment, Articles of Incorporation, By-Laws 4249741 or 4419 Pages 1964-1966 Article IV Directors, Number, Term and Qualifications 1/12/2009.

BUILDING #12, Recorded 07/09/79, OR Book 820.

Declaration of Condominium - Pages 197-209.

Exhibit A -- Percentage of Interest - Page 210.

Exhibit 1 -- Survey - Pages 211-222.

Exhibit 2 -- By-laws - Page 223 & OR Book 654 Pages 1344-1349 & Amendment Or Book OG1018, Pages 493-494.

Exhibit 3 -- Articles of Incorporation - Page 223 & OR Book 654 Pages 1350-1352.

Exhibit 4 -- NONE: Long Term Lease illegal since 1974.

Exhibit 5 -- Management Agreement - Pages 224-229 (Not Needed, Terminated 12/31/83 or sooner). (See Articles of Incorporation, Article IX, B).

Quit Claim Deed OR Book 875 Pages 1701-1706 Transferring an undivided 108/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.

Quit Claim Deed OR Book 877 Pages 1376-1381 Transferring an undivided 334/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.

Certificate of Amendment, Articles of Incorporation, By-laws 4249741 or 4419 Pages 1964-1966 Article IV Directors, Number, Term and Qualifications 1/12/2009.

BUILDING A, Recorded 03/21/80, OR Book 860.

Declaration of Condominium - Pages 1939-1983.

Exhibit A -- Percentage of Interest - Page 1984.

Exhibit 1 -- Survey - Pages 1985-1994.

Exhibit 2 -- By-laws - Page 1995 & OR Book 654 Pages 1344-1349 & Amendment Or Book OG1018, Pages 493-494.

Exhibit 3 -- Articles of Incorporation - Page 1995 & OR Book 654 Pages 1350-1352.

Exhibit 4 -- NONE: Long Term Lease illegal since 1974.

Exhibit 5 -- Management Agreement - None as the Board of Directors of the Association took over at this time.

Quit Claim Deed OR Book 875 Pages 1701-1706 Transferring an undivided 108/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.

Quit Claim Deed OR Book 877 Pages 1376-1381 Transferring an undivided 334/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.

Certificate of Amendment, Articles of Incorporation, By-Laws 4249741 or 4419 Pages 1964-1966 Article IV Directors, Number, Term and Qualifications 1/12/2009.

