

RULES & REGULATIONS:

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**BOARD APPROVED
October 27, 2016**

Points of Interest:

- Personal item storage
- Potted plants
- Exterior maintenance
- Parking
- Pool Rules
- Leasing Terms
- Clubhouse Use
- Pets
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- Signs
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- Storm Shutters
- Others

Note that the Association has Storm Shutter Installation specifications, colors and styles that are strictly adhered to.

Please contact Eagle Property Management for these Shutter Specification Guidelines. The Board of Directors must review and approve any storm shutter installation.

Upon request the guidelines and application will be provided to you.

The following Rules & Regulations shall be deemed in effect until amended by the Board of Directors of the Associations, and shall apply to and be binding on all unit owners.

The unit owners shall, at all times, obey the Rules & Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees and persons over whom they exercise control.

Maintenance &

Appearance

The streets, walkways, driveways and stairs, must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the units, nor shall any carriages, bicycles, wagons, wood, metal or plastic chairs, tables, benches or any other objects of a similar nature be let therein or thereon.

Personal property of unit owners shall not be stored outside units or garages.

No garbage cans, supplies, containers, or other articles shall be placed in or on the walkways, driveways of entryways, nor shall any lines, cloths, towels, clothing, curtains, rugs, mops, or laundry of any kind, or other articles be shaken or hung from any of the windows or doors, or exposed on any part of the limited common elements or corn-

mon elements. The limited common elements and common elements shall be kept free and clear of refuse, debris, garden hoses, gardening implements and other unsightly material. No person shall sweep or throw any dirt, waste or other substances out of the unit or on the common elements.

Potted plants outside on entryways, on exterior walls and outside garages are limited to a total of three (3) and shall be contained in clay or ceramic containers only, of not less than ten (10) inches in height and of sufficient weight so as not to become a danger during windy or inclement weather.

Excessively large pots can also pose a danger and should not be placed on exterior window ledges. In upper Coach Homes these pots or planters may be placed in the alcove outside the garage window. The number, type and place-

ment of potted plants placed on the separator wall of lower Coach Homes shall be considered upon request in writing to the Association Landscape Committee and negotiated by the respective home owners. When not in use, empty containers should be stored inside.

Potted plants and flowers, and any other decorative or other objects, should not be hung from or anchored to individual lights or lamp posts, nor anchored or suspended from handrails at entranceways or handrails on second story open decks, nor suspended from a trellis or free standing hanger.

The maintenance of exterior walls and entry window frames and doors is the responsibility of the Association regarding painting and cleaning. Periodic efforts address this maintenance responsibility and include power washing and painting.

Leasing Terms

Units may be leased not more often than three (3) times in any calendar year, with a minimum lease term of thirty (30) days. The first day of occupancy under the lease shall determine in which year the lease occurs.

No lease may be for a period of more than one (1) year, and no option for the lessee to extend or renew the lease for any additional period shall be permitted. However, the Board may, in its discretion, approve the

same lease from year to year. No subleasing or assignment of lease rights by the lessee is allowed.

Building Appearance (continued)

Bird feeders and bird baths should not be placed on the limited common or common elements. Bird feeders attract rodents which can become a health hazard.

Exterior walls of the units shall be free of all decorations, vines, plants or any other items. Unit owners shall be responsible for the cost of repainting and repairing damaged exterior walls resulting from such action.

Walkways or entranceways shall not be altered, extended or added to without the approval of the Board of Directors.

Refuse and garbage shall be bagged and deposited in the containers provided by the refuse company for collection, according to the pick-up schedule established by the garbage collection contractor no earlier than 6pm the day before the collection. After collection all the containers should be removed in a reasonable time and stored inside unit garages.

No unit owner shall make or permit any disturbing noise by himself, his family, servants, employees, agents, visitors or lessees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other unit owners. No unit owner shall permit a stereo, television, or radio to be operated or play upon a musical instrument in such a manner as to unreasonably disturb any other residents.

SATELLITE DISHES

Antennas and satellite dishes are prohibited, except that (a) antennas or satellite dishes designed to receive direct broadcast satellite service which are one meter or less in diameter (b) antennas or satellite dishes designed to receive radio programming services via multi-point distribution services which are one meter or less in diameter; or, (c) antennas or satellite dishes designed to receive television broadcast signals.

A "Reception Device" shall be permitted, provided the device is located so as not to be visible from outside the unit, or is located on the Floor of the balcony or covered terrace of the unit. The Reception Device may not extend over or past the balcony railings nor past the outer boundary of a covered terrace.

No Reception Device may be affixed to a balcony or covered terrace by penetrating the slab, nor may any unit owner affix the Reception Device to the outer wall to the balcony or the building.

SIGNS

No sign, advertisement, notice or other similar material shall be exhibited, displayed, inscribed, painted or affixed in or upon any part of the units, limited common areas or common areas by any person without written permission by the Association.

GRILLS

No flammable, combustible or explosive fluid, chemical, or substance, shall be kept in any unit or limited common element, except those necessary and suited for normal household use. Only electric grills are permitted for barbecuing on lanais. Cooking or barbecuing is not permitted in any other areas outside lanais.

Unit owners, residents, their families, guests, servants, employees, agents, or visitors shall not at any time or for any reason whatsoever trespass on the roofs of buildings.

GARAGE DOORS

Garage doors shall not be let open for an excessive period of time. Excessive shall mean greater than three (3) hours if no work is being performed requiring the door to remain open.

EXERCISE FITNESS ROOM

Physical facilities and exercise equipment shall be treated with care. Unsupervised teenagers and minors shall not have use of the clubhouse facilities after 7:00 p.m.

POOL RULES

The pool is for use by residents and guests only. Pool hours are from 7:00 am to Sunset. The outside gate should be used to enter and leave the pool area. Cover-ups and footwear are required in the clubhouse. A towel does not constitute a cover up. A shower must be taken before entering the pool and/or spa.

Lounge chairs may not be reserved by placing items on them. Lounge chairs must be

protected by a towel from oils and lotions at all times.

Food and drink are not allowed in the pool or on the pool wet deck (within four feet of the pool). Food shall be consumed inside the Clubhouse.

Audio equipment is not permitted without use of head-phones.

Animals are not allowed in pool and on the pool deck.

Wet floors cause accidents. Please dry off before entering the Clubhouse.

Persons not toilet trained or in diapers are not permitted in the pool unless they are wearing specially designed swim diapers.

SPA RULES

Use of the spa is not recommended for persons with heart disease, high blood pressure or other chronic health problems, persons under the influence of alcohol, stimulants or depressants; pregnant women; and, elderly persons should use with caution. Children under twelve (12) years of age are not allowed in the hot tub.

PETS

Owners may keep only one dog or one cat in the complex.

Any unit owner who keeps a pet, or permits a pet to be kept in his unit shall be liable for all damage or injury to persons or property caused by such pet. The ability to keep pets is a privilege, not a right, and the Board of Directors is empowered to order and enforce the removal of any pet which becomes a source of unreasonable annoyance to other residents.

Pets must be leashed or carried under the owner's arm at all times while on the condominium property outside of the unit, and pet owners shall immediately remove any feces left by such owner's pet upon the common elements.

The Association may establish and enforce fines for violations of this provision. **Tenants are not permitted to have pets of any kind at any time on the property.**

RULES & REGULATIONS (continued)

PARKING OF VEHICLES

Garage and driveway parking spaces have been provided for the parking of private passenger automobiles of the owners of each unit and their guests. No boat, boat trailer of any kind, camper, mobile home, motor home, commercial truck or disabled vehicle is permitted to be parked, kept or stored in the complex.

No vehicle may be parked anywhere other than on paved areas intended for that purpose. Parking on lawns or landscaped areas is prohibited. Motorcycles, motor scooters, motorized bicycles commonly known as "mopeds," golf carts or other similar vehicles of any kind are prohibited (the Association is exempt from these restrictions). No commercial vehicle of any kind (other than those temporarily present on service calls) are permitted in the complex unless such vehicle is necessary in the actual construction or repair of a structure or for grounds maintenance or maintenance of public utilities.

The parking of 2-axle, non-commercial pickup trucks is permitted, as long as such trucks are fully enclosed within the garage overnight between the hours of 9 PM and 8 AM. The parking of vans will be permitted, as long as they are fully enclosed in a garage at all times, if the following requirements are met:

- 1) The vehicle is used primarily for personal, non-business purposes, and does not bear any signs or logos;
- 2) The vehicle must have windows on all sides and rear, and seating capacity throughout;
- 3) The vehicle is not equipped with racks, toolboxes or other equipment normally associated with commercial activity; and,
- 4) The vehicle is not used as a domicile or residence, either permanent or temporary.

No repairs or maintenance of vehicles (except emergency repairs) may be performed in the complex outside of a garage.

Because of limited parking spaces, the Association may prohibit occupants from keeping more than two (2) vehicles on the premises on a regular basis. Guest parking areas are not to be used for resident long-term parking. Garages may not be used for any other purpose than for what they are intended, that is, the parking of vehicles. Garages may not be used for, or converted to another use, without written approval from the Board of Directors.

EMERGENCIES

In order that proper steps and procedures may be taken in a minimum amount of time during an emergency situation, the Association shall retain an emergency duplicate key to all units. The locks of each unit are not to be changed or altered in a way that prevents Association access when the unit is unoccupied, without providing the Association with a duplicate key of entry during time the unit is vacant.

Any unit owner who plans to be absent from his unit for an extended period of time must prepare the unit pre-departure by doing the following; (a) removing all furniture, plants and other objects from the lanai and around the outside of the unit; and (b) by designating a responsible caretaker to care for his unit should his unit suffer any damage caused by storms, hurricanes, winds or other violent acts of nature. The Manager and the Association shall be provided with the name of each unit's designated caretaker.

ALTERATIONS

Unit owners are specifically cautioned that their right to make any addition, change, alteration or decoration to the exterior appearance of any portion of the Condominium is subject to the provisions of the Declaration of Condominium. For example, no unit owner may install screen doors, storm shutters, or apply any type of film or covering to the inside or outside of window or door glass without the prior approval of the Association.

All additions, changes or alterations must be presented in writing to the Board of Directors for approval, accompanied by written plans, and when requested, with drawings and specifications. The Board of Directors will approve such requests only if the Association is protected against, or indemnified as to, mechanics liens and/or claims arising from such work. Contractor work is limited between the hours of 8 AM and 5 PM, Monday through Saturday. No work is permitted in Pelican Bay on Sunday.

STORM DAMAGES

Owners are advised that they are responsible for any damage caused to or by loose objects located outside the unit during named storm or hurricane conditions. "Outside" includes both the common areas around the unit as well as items on the lanai that may be moved by high winds and water during a tropical storm or hurricane warning. It is the responsibility of the homeowner to move such loose objects inside when: 1) official issuance of a tropical storm or hurricane warning is issued by the National Weather Service; and/or: 2) an extended absence during the months of June through November.

FINES & PENALTIES

The Board reserves the right to impose a fine for any action(s) deemed in violation of the Rules and Regulations. The fines imposed will be at a rate not to exceed \$100.00 per occurrence up to a total of \$1,000. The cost of towing any vehicle in violation of the condominium rules shall be borne by the vehicle owner.

Written notice of any violation will be provided. Upon request owners cited for a violation have the right to have an open hearing by the Board of Directors.

This Document is intended to provide a brief summary of many commonly asked questions regarding the L'Ambiance Covenants and Use Restrictions.

Please refer to the Association Documents for full details of all Deed and Use Restrictions in force for the common benefit of all L'Ambiance owners and their guests.

If you have questions regarding these Rules & Regulations, please contact:

EAGLE Property Management

P. O. Box 112260

Naples, FL 34108-0138

OFFICE: (239) 596-5567

EMERGENCIES: (239) 596-5567