

SPANISH PINES CONDOMINIUM ASSOCIATION RULES AND REGULATIONS FOR TENANTS AND OWNERS

1. Each unit shall be occupied by an owner or by a board-approved lessee as residence and for no other purpose. No unit may be divided or subdivided. The Board of Directors must be notified of any proposed new occupants. These occupants will be required to submit to the Board of Directors a written application as provided by the Property Management Company along with cash or check for \$ 100 to offset the cost of investigation and approval. No tenants may move in to their unit until such approval has been given by the Board. All lessees shall be required to sign a copy of these rules and regulations and shall agree to obey them.
2. No lease shall be for a period of less than 30 days, and no unit may be leased more than two times within a year. No rooms may be rented and no transient guests may be accommodated.
3. All parts of the Condominium Property are to be kept in a clean and sanitary condition. No rubbish, refuse or garbage shall be allowed to accumulate outside the unit. Nor shall any fire hazard be allowed to exist. No storage of flammable substances is permitted in parking area storage units. Walkways, sidewalks, stairways, and other common areas are not to be used for storage or play areas. All bicycles, grills and other small vehicles as well as toys must be kept in the storage areas only. No articles including rugs, towels, or bathing suits shall be placed on balcony railings. No potted plants, containers, or furniture is permitted on landings, stairways, walkways or common areas. No rugs are to be beaten on the landings, stairways, or against the railings.
4. No immoral, improper, offensive, or unlawful use shall be made of the Condominium Property of any part thereof.
5. Each unit may have not more than one domesticated household pet of less than 35 pounds in weight with the exception of any homeowner currently owning a domesticated animal prior to the voting in of these rules and regulations. All pets shall be kept on a leash while outside the unit. Owners are fully responsible for picking up all droppings and properly disposing of them. Violators/homeowners will be fined \$50.00 per incident. In the event that any pet kept on the premises shall constitute a nuisance in the opinion of a majority of the Board of Directors, such pet must be removed from the premises.
6. One covered parking space and one designated uncovered parking space is assigned to each unit. All guests or visitors must park in guest spaces or within the designated spaces for those they are visiting. No trailer, boat, camper, motor home, truck over 3/4 ton capacity, and no commercial vehicles may be parked over night at any time. Commercial trucks, vans, or other vehicles are only allowed on the premises during daytime hours when being used for service or delivery only.
7. Car washing is to be done only between buildings 141 and 145 where an outdoor faucet has been installed for this purpose. This is the only area where car washing is permitted.
8. No signs, advertisements, or notices of any type and no exterior antennas, aerials, or dishes shall be erected or displayed on the premises. Personal notices may be posted in the space provided above mailboxes only and is for the sole use of residents.

9. Excessive noise will not be tolerated. Televisions, radios, musical instruments, and general noise must be kept at a reasonable volume at all times. No such devices are to be played outside units at any time. Early risers and late nighters are to be considerate of their neighbors.
10. No shades, awnings, window decals, and window guards shall be used unless specifically approved by the Board of Directors. All draperies, blinds, and other window treatments must be white or off white as seen from outside the unit.
11. Personal Bar-B-Q grills on the grounds must comply with Collier County Fire codes. Cooking on grills must be a minimum of 5 feet away from the building on the ground level. No grills with combustible fuel sources (i.e. charcoal, gas) may be used on balconies, lanais or covered entrance ways at any time.
12. The swimming pool and patio may be used only between the hours of 8:00 AM and 10:00 PM. All children under the age of 16 and anyone who is not a proficient swimmer must be under the immediate supervision of a responsible adult at all times. Children who are not toilet trained and persons with open wounds are not permitted in the pool. Persons entering the pool and the surrounding area do so at their own risk. Lawn chairs, chaise lounges, blankets and towels are restricted to the pool area only. A shower must be taken before entering the pool. Oils and sun tan lotions must be removed by a shower before entering pool. Spitting, spouting of water, and blowing the nose are strictly prohibited within the pool. Running, shouting, ball playing, or other objectionable conduct that can be considered disturbing to others is not allowed.
13. The dumpster is for designated household waste only and is to be bagged and secured with ties. All trash must be placed inside the dumpster. No construction debris or appliances are allowed to be placed in the dumpster. Any larger items are to be approved by the property management company at least one week prior to placing the items in the dumpster area so a special pickup may be arranged. Owners will be billed the cost of removal of such items. Violators who have not received approval for such items will be fined \$100 per item up to \$500.00 in addition to the cost of removal.
14. Unit owners hold the final responsibility for the adherence to all rules by their tenants and are liable to the Association for a lessee's actions, responsibilities and accumulated fees. The owner of a unit may be fined up to \$100 per night for violation of rules by a tenant after being notified of such infringement.

I have read and I fully understand the Rules and Regulations of the Spanish Pines Condominium Association and I agree to abide by them.

Lessee's Signature

Date

Unit Address

Accepted by Board Member

Date