

SPANISH PINES II CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS FOR TENANTS AND OWNERS
Updated January 17, 2025

1. Each unit shall be occupied by an owner or by a board-approved lessee as the residence and for no other purpose.

2. 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 \$150 to offset the cost of investigation and approval. No tenants may move into 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.

3. No lease shall be for a period of fewer than 30 days, and no unit may be leased more than three times within a year. No rooms may be rented, and no transient guests may be accommodated.

4. 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.

5. No rugs are to be beaten on the landings, stairways, or against the railings.

6. No immoral, improper, offensive or unlawful use shall be made of the Condominium Property or any part thereof.

7. The owner of each unit may keep up to two (2) pets of normal domesticated household types such as (a) dogs (b) cats, (c) caged birds, (d) tropical fish kept in a tank with a capacity of no more than twenty (20) gallons. All pets must be carried under the owner's arm or be always leashed while on the condominium property outside of the unit. Pet messes or droppings must be removed immediately by the unit owner or pet handler and disposed of directly into the garage waste disposal containers. The ability to keep such 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 of the Condominium. No pets of any kind are permitted to be kept by lessees or guests in leased units. No reptiles, monkeys, rodents, amphibians, poultry, swine, or livestock may be kept in the condominium.

8. One covered parking space and one designated uncovered parking space are assigned to each unit. All guests or visitors must park in guest spaces or within the designated spaces for those they are visiting. Recreational vehicles, trailers, non-street licensed vehicles, panel vans, vehicles obnoxious to the eye, and commercial vehicles not actively serving a unit are prohibited from being parked or kept on the common elements or association property.

9. 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.

10. 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 are for the sole use of residents.

11. Excessive noise will not be tolerated. Televisions, radios, musical instruments, and general noise must be always kept at a reasonable volume. No such devices are to be played outside units at any time. Early risers and late-nighters are to be considerate of their neighbors.

12. No shades, awnings, window decals, hurricane shutters, 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.

13. 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, electric) may be used or stored on balconies, lanais, or covered entranceways at any time. (Per Collier County Fire Code)

14. 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 always under the immediate supervision of a responsible adult. 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 suntan lotions must be removed by a shower before entering the 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.

15. 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 in addition to the cost of removal.

16. 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.

17. All overnight guests must have a guest pass (window hanger) on the front of their windshield when parking in a guest parking space. These spaces are clearly marked as GUEST.

18. The re-usable guest pass is \$10. Check only. Make out to "Advanced Property Management Services". Bring a check to the Advanced Property Management Services office located at 1035 Collier Center Way #7, Naples, FL 34110. The office is open from 9:00 am to 4:00 pm Monday through Thursday

and Friday between 9:00am-12:30 pm. If the original guest pass is lost, a replacement pass is \$10. The homeowner/renter will register their guest online by completing the form on our website www.spanishpines2.com – go to Forms- Guest Pass. Or you may print the form and provide it to the property manager at the above address.

19. Homeowners/renters are responsible for registering their guests, which will have a start and end date (expiration) of 15 days or up to 30, based on their request. No more than 30 days, as they are then considered a resident. It's the owner's responsibility to hand the guest pass to approved tenants. Owners can buy replacement guest passes from the property manager.

20. If no guest pass is visible on a vehicle parked in a GUEST space, the property manager or parking committee will post a warning that the vehicle will be towed. This will remind the guest to obtain a temporary card or face towing. After 48 hours, the vehicle will be towed at the owner's expense.

21. No resident may park overnight in GUEST spaces.

22. There is no storage of any materials allowed in any of the four buildings attic space. Excessive heat in the attic spaces could create certain items to ignite, risking the chance of a fire. Second floor units have attic access doors in their master bedroom closets. Attic access is only for building inspections and maintenance contractor's use ONLY.

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

Print Lessee or Owner Name: _____

Lessee's or Owner's Signature: _____

Date: _____

Unit Address: _____