

COMMUNITY BASICS

The vast majority of properties in the Naples area fall under a Homeowners Association (for single family homes), a Condominium Association (for condos) or both. These associations are legal entities controlled by owners that govern the properties in accordance with the condominium documents, by-laws and established policies. Each association sets its own rules and many associations have restrictions on renting, number or size of pets, types of vehicles allowed, outside building appearance and much more.

The following is a summary of the Rules and Regulations that have been adopted by the Board of Directors of Piper's Pointe in accordance with the covenants and by-laws to not only protect the integrity and harmony of the community, but also to promote the safety and welfare of residents and to maintain an acceptable quality of life.

RULES SUMMARY

These rules are all contained in the condo documents and when applicable, at the pool. We ask your cooperation in the observance of these rules.

1. Authority

The rules and regulations shall apply to all property owners, their residents, family members, tenants, occupants, agents, visitors, employees and guests. Florida Law (Chapter 718) provides that each owner of a condominium is given a set of condominium documents. You should have received a set of these documents at the closing of your unit, and you are required by law to provide any subsequent purchaser of your unit with a set of these documents. Copies are available from the Management Company for a fee.

2. Enforcement

The Board of Directors and/or the Management Company in accordance with applicable Covenants and By-laws shall enforce all rules.

The Board of Directors consists of five (5) owners who are elected to serve on the condo board for a two (2) year term. If you have any questions you wish to direct to the Board, please put them in writing, care of the Management Company.

Board meetings are normally held during October through April at the clubhouse. A notice is posted on all mailbox kiosks at least 48 continuous hours in advance of each Board meeting. For annual and special meetings, a fourteen (14) day notice is posted. All owners are welcome to attend but may be limited in speaking to agenda items only.

Complaints concerning misconduct, infractions of condo regulations should be reported **in writing** to the property manager or Board of Directors. All complaints must be **signed and dated** by the person or persons initiating the complaint.

3. Restrictions

12.1 Residential Use

Units shall be used for **single family** residential living and for no other purpose. No trade, business, profession or other type of commercial activity may be conducted anywhere on the premises.

12.2 Children

There are no restrictions on occupancy by children. However, for the safety of the community and the children they shall be closely **supervised at all times** by an adult to insure that they do not become a source of annoyance to other residents. In no event shall children under thirteen (13) be permitted in the pool areas or common areas unless accompanied by an adult.

12.3 Pets

One small domesticated household dog or cat, less than twelve (12) pounds and leashed at all times outside their unit, is permitted. Removal and **disposal of pet waste is the responsibility of the owner**. No parrots, macaw or other vocal birds, monkeys, or reptiles, amphibians or livestock may be kept in the units. **No pets of any kind are permitted in leased or rented units**. Owners may not leave pets unattended where their noise may bother others. The ability to have pets is a **privilege, not a right** and such privilege may be revoked by the association.

12.4 Disturbances

No one shall use or permit to be used a unit, in any manner, which would be unreasonably disturbing, detrimental or a nuisance to others, nor permit the premises to be used in a disorderly or unlawful manner. Quiet hours are from 10 PM to 7AM seven days a week.

12.5 Vehicles

No boats, trucks, trailers, commercial vehicles, recreational vehicles, motorcycles, scooters shall be placed, parked or stored for a period of more than four (4) hours unless such vehicles are necessary in the actual construction or repair of a structure or for ground maintenance. **No repair or maintenance of motor vehicles is allowed**. No vehicles of any kind, in serious need of visual repair, shall be parked or stored on the property. Speed limit on all roadways is fifteen (15) mile per hour.

12.6 Antennas, satellite dish

No aerials, antennas, poles, masts, satellite dishes or any wiring for any purpose may be installed on the exterior of the buildings. **No signs banners or decals** shall be exhibited from any units.

12.7 Access

The sidewalks, entrances, vestibules and stairways must not be obstructed or encumbered with fixtures, flower pots, etc, or used for any purposes other than ingress or egress.

12.8 Stairs

All stairways shall be used solely for the purposes intended and shall not be used for hanging garments, cleaning rugs, wash lines or any kind no allowed to place any foreign objects.

12.9 Common Elements

All common elements inside and outside the buildings will be used for their intended purpose and no articles belonging to unit owners or lessees and guest shall be kept therein or thereon and shall be free of obstruction.

12.10 Garbage/Trash

Disposal of garbage or trash shall be only by the use of garbage disposals in the units or by the use of the dumpsters provided for this use. Do not leave trash adjacent to the dumpsters. Recyclables items shall be deposited in the bins provided for these items. **Please recycle.**

12.11 Naples Fire District Regulations – Fire Hazard

No fire exits shall be obstructed in any manner. No articles shall be placed on landing nor shall anything be hung from windows, balconies, or placed on windowsills. Neither shall any linens, clothes, curtains, rugs or mops be shaken out or hung from any window or door. **No gas or charcoal cooking is allowed on lanais**, barbecue grills or propane tanks are not to be stored on lanais.

12.12 Leasing/Renting

Leasing or renting of a unit by the unit owners shall be permitted and subject to the provisions of the condo documents. No condominium unit shall be rented for transient or hotel purposes or for a period of less than ninety (90) days. No unit may be leased more often than three (3) times in any calendar year. Approval **must be obtained from the Management Company and all leases must be in writing**. No subleasing or assignment is allowed.

12.13 Carports

No carport may be converted to living area or permanently enclosed.

12.14 Condominium Association

Every owner or occupant of a unit shall abide by these use restrictions and any other rules and regulations adopted by the association.