

**PARKWAY VILLAGE
CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS**

The Rules and Regulations hereinafter enumerated as to the Association properties, condominium property, the common elements, the limited common elements, and the units, shall be deemed in effect until amended by the Board of Directors of the Association, and shall apply to and be binding upon all unit owners. The unit owners shall, at all times, obey said Rules and 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 and supervision. The current Rules and Regulations are as follows:

1. **BUILDING APPEARANCE AND MAINTENANCE:**

(a) The sidewalks, walkways, entrances, 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, shopping carts, chairs, benches, tables, or any other object of a similar type and nature be left therein or thereon.

(b) Personal property of unit owners shall not be stored outside their units.

(c) No garbage cans, supplies, containers, or other articles shall be placed in or on the walkways, hallways, and entry ways, nor shall any linens, cloths, clothing, curtain, rugs, mops, or laundry of any kind, or other articles be shaken or hung from any of the windows, doors, walkways, or entry ways, or exposed on any part of the limited common elements or common elements. The limited common elements and the common elements shall be kept free and clear of refuse, debris and other unsightly material.

(d) No person shall allow anything whatsoever to fall from the windows, walkways, entry ways or doors of the premises, nor sweep or throw any dirt, waste or other substances out of the unit or on the common elements of the Condominium.

(e) Refuse and garbage shall be deposited only in the area provided therefor. All garbage must be bagged. Personal trash containers are not allowed outside any unit except for the pool area.

(f) No unit owners shall make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors, or licensees, 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 play upon or permit to be operated a phonograph, television, radio or musical

instrument in such a manner as to unreasonably disturb or annoy other occupants of the Condominium between the hours of 10:00pm and the following morning at 8:00am if the same shall disturb or annoy other occupants of the condominium.

(g) No exterior radio or television antenna installation, or other wiring, shall be made without the prior written consent of the Board of Directors, except as otherwise provided by law. Installation is to be installed securely so as to not become a safety hazard.

(h) 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 elements or common elements by any unit owner or occupant without written permission of the Association, except that flags may be displayed in accordance with subsection 10.7 of the Declaration.

(i) No inflammable, 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.

(j) Unit owners, residents, their families, guests, servants, employees, agents, or visitors shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof of the building.

2. **ALTERATION OF CONDOMINIUM:** 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, and is also subject to prior approval of the Association. For example, no unit owner may install screen doors, 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 such additions, changes or alterations must be presented in writing to the board of Directors for approval, accompanied by written plans when requested or drawings and specifications. The Board of Directors shall approve such requests only if the Association is protected against, or indemnified as to construction liens and/or claims arising from such work.

3. **EMERGENCIES IN OWNER'S ABSENCE:** In order that proper steps and procedures may be taken in a minimum amount of time during an emergency situation, the Association shall retain pass-keys to all units. The locks of each unit are not to be changed or altered without providing the Association or management company with a duplicate key.

Any unit owner who plans to be absent from his unit for an extended period of time must prepare his unit prior to his departure in the following manner:

- (a) By removing all furniture, plants and other objects from 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 owner's aforesaid designated caretaker.
4. **PETS:** Harboring pets is prohibited under Section 10.2 of the Declaration.
5. **PARKING OF VEHICLES:** Vehicle Parking is restricted under Section 10.5 of the Declaration. Parking is not intended for the storage of boats, motorcycles, recreational vehicles, motor homes, trailers, semitrailers, house trailers, campers, truck campers, trucks, non-operational or invalidly licensed automobiles. No repairs or maintenance of vehicles may be performed, except emergency repairs. Any vehicles parked in violation of the parking restrictions are subject to towing, with the owner of the vehicle responsible for all costs of towing.
- (a) No parking on the lawns or right-of-ways;
 - (b) Each parking space is for the exclusive use of the unit to which it is assigned;
 - (c) Visitors should park in guest spaces only;
 - (d) Guest spaces may be used by residents parking on a first come, first served basis.
6. **BARBEQUE GRILLS:** Cape Coral regulations forbid the use of any type of barbeque grill or cooker on the lanai of condominium units. Equipment, when in use, must be placed 10 feet from any structure as required by the Fire Department. Residents will be responsible for paying any fines levied by the City with regard to barbeque grills.
7. **POOL USE:**
- (a) Use of the swimming pool shall not be permitted between 10:00pm and 9:00am. No children under the age of sixteen (16) shall be permitted in the pool unless accompanied by an adult AND NO CHILDREN ALLOWED IN THE POOL AFTER 7:00PM.
 - (b) No running, ball playing, skateboards, scooters, or "horse play" is permitted in the pool area.
 - (c) All swimmers and/or users of the pool must be wearing swimsuits. No street clothing is allowed in the pool.
 - (d) Please wash off suntan oil or lotion before entering pool.
 - (e) If you bring personal items to the pool, please remove the items when you leave the area. Do not leave personal items overnight at the pool as they will be discarded by maintenance if found.
 - (f) Use of floats, rafts, and/or toys are not to be used to cause an inconvenience to other people using the pool.

(g) Glass containers are NOT permitted in the pool area.

8. **OWNERS' RESPONSIBILITIES:** Prospective purchasers or tenants are required to fill out an application form (secured from the Board of Directors or Management Company) for approval as required by the Association Bylaws. There shall be deposited with the Association or the management company, simultaneously with the submission of notice of intention to sell, lease, or rent, an application fee in the amount of Fifty Dollars (\$50.00), or such greater fee as may be required by the Florida Condominium Act as amended from time to time. It is the Owner's responsibility to see that this form is submitted before any rental or sales contract is finalized.

(a) In the absence of the Owners, all house guests of unit owners shall be registered by the owner with the management company or Board of Directors.

(b) Local guest (Lee County residents) must be accompanied by an owner when using condominium facilities.

(c) The activities and behavior of all children when on the condominium property shall be regulated by an adult.

(d) Guests or temporary occupants of a unit, who do not comply with the Rules and Regulations, may be asked to vacate the premises upon notification by the Board of Directors of the Association.

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