

GRAND BAY CONDOMNIUM ASSOCIATION  
991 N. BARFIELD DRIVE  
MARCO ISLAND, FL 34145

**SUMMARY OF RULES**

1. The units shall be used and occupied as single-family residences only. Limit of 6 persons per 2-bedroom unit; 8 persons per 2-bedroom/den unit/3-bedroom.
2. Units may be rented or leased once a month, to one party for 30 days or less. **Leases of 6 months or more must be approved by the board of Directors.**
3. No immoral, improper, offensive, or unlawful use shall be made of the condominium property or of any unit or any part thereof.
4. Unit owners may be privileged to keep one (1) small pet of a normal domesticated type, such as a cat or dog, in the unit. The pet must be less than 20 lbs. in weight and the pet must be leashed at all times while on the condominium property outside of the unit. Owner of pet is responsible for any damage to persons or property caused by their pet and for the removal and disposal of their pet's body waste. No pets are permitted upon the common elements (recreation or pool areas). **No pets are permitted in leased units.**
5. The personal property of unit owners and tenants must be stored in their respective units or storage lockers. All bicycles must be stored in the units, storage lockers, bike racks (behind dumpster area), or in designated storage areas next to the elevators, and should be limited to 2 bicycles per unit. No bikes are to be kept on walkways.
6. No garbage cans, supplies, shoes, or other articles shall be placed on the common elements. No lines, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles shall be shaken or hung from any of the windows, doors, fences, balconies, terraces or other portions of the condominium property. All unit owners and other residents shall deposit any garbage for garbage collection, bagged and tied in the dumpsters provided and place recyclable materials in the proper receptacle.
7. No unit owner shall ever, at any time, permit, keep or store, explosive devices, highly flammable liquids or other dangerous items or substances, gasoline or other combustible materials whatsoever in, on or about his unit or the condominium property, or do anything which would increase the rate of fire insurance upon the building or condominium property.
8. No nuisance shall be allowed upon the condominium property, nor shall any practice be allowed which is a source of annoyance to residents or which will interfere with a peaceful possession and proper use of the condominium property by residents. Smokers should be considerate of others and should use the receptacles provided for cigarette and cigar butts. When using cell phones on the lanais and walkways voices should be modulated so as not to disturb neighbors. Cell phone use at the pool is limited to the upper deck or the club house. Quiet hours will be observed between 10:00 P.M and 8:00 A.M.
9. The main water valve is to be turned off if the unit is vacant 48 hours or more. Air conditioning must be left on when unit is vacant 48 hours or more.
10. All covered parking spaces are assigned so please park in your assigned space only. Any additional owners and guest's cars must use the uncovered spaces, unless given permission to use another owner's assigned space. The Management Company must be notified. Only owners, their guests, and tenants may park on Grand Bay property.

11. No major repair of motor vehicles shall be made on the condominium property, including oil changes and greasing. Repairs of flat tires and dead batteries are acceptable.
12. No unit owner or renters shall store any equipment, vehicles, (except passenger cars, motorcycles, and pick-up trucks), boats or trailers, in unassigned parking spaces on the common elements or limited common elements, including without limitation any outside parking spaces, in full compliance with the Rules and Regulations of the Association. No wheeled vehicles, other than automobiles, motorcycles, bicycles, and pick-up trucks in good operating condition with inflated tires and current license tags shall be kept in or on condominium property. Large pick-up trucks and large vans should be parked in the street-side parking lots (**no 8-foot-long truck beds**). Each unit owner, for himself and his guests, agrees that any violation of the foregoing rules shall subject the equipment to be towed without notice at the unit owner's sole expense. Neither the association, nor its respective agents and/or employees shall be liable for any damages arising as a result of towing; alternatively, each violating unit owner agrees to indemnify (to include attorneys' fees) the association for any liability that may be imposed on them
13. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the condominium property and including full compliance by them with these rules and regulations and all other rules and regulations of the association. Loud noises will not be tolerated. All children under ten (10) years of age must be accompanied by a responsible adult when entering and/or utilizing the recreational facilities.
14. Unit owners shall be responsible for all intentional and negligent acts and omissions of themselves, their family members, tenants, guests, servants, invitees, and licensees while upon the condominium property, and shall hold the association harmless from all loss, damage and liability resulting there from.
15. The Association has an irrevocable right of access to the units for the purposes of protecting, maintaining, repairing, and replacing the common elements proportions of a unit to be maintained by the Association, and as necessary to prevent damage to one or more units. The Association's right of access includes, without limitation, entry for purposes of pest control and preventive maintenance of safety equipment as well as the right, but not the duty, to enter under circumstances where the health or safety of residents may be endangered. The Association shall retain a passkey to all units; all units shall be keyed to the master system. No unit owner shall alter any lock, nor install a new lock, which prevents access when the unit is unoccupied. Should the locks to a unit be altered, preventing access, the unit owner shall pay all costs incurred by the Association in gaining entrance to the unit, as well as all damage to his unit caused by gaining entrance thereto, and all damage resulting from delay in gaining entrance to his unit caused by the lock alteration.
16. Every owner and occupant shall comply with these rules and regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declarations, Bylaws and Articles of Incorporation of the Association, as amended from time to time. OWNERS MUST MAKE A COPY OF THE RULES AND REGULATIONS AVAILABLE TO ANY RENTERS OF THEIR UNIT AND ARE RESPONSIBLE TO SEE THAT THESE RULES AND REGULATIONS ARE FOLLOWED BY THEIR RENTERS. Failure of an owner or occupant to so comply shall be grounds for actions which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. The Association shall have the right to suspend voting rights and use of recreational facilities in the event of failure to so comply. In addition to all other remedies, in the sole discretion the Board of Directors of the Association, a fine or fines may be imposed upon an owner for failure of an owner, his family, guests, invitees, lessees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, Articles of Incorporation or Bylaws, provided the following procedures are adhered to:

- (a) Notice of fine sent to infraction violator describing the violation with minimum 14 days to pay or file appeal (appeal form included).
- (b) The fine cannot exceed \$100 per day, per violation, or \$1,000 in the aggregate.
- (c) If the infraction violator appeals, then the filled-out appeal form should be sent to Appeals committee c/o Property Management Company within 14 days with request for in person appeal or remote.
- (d) The Appeals committee (when there is an appeal) reviews the response and, mutually sets a review date with infraction violator preferably within the 14 days. Once the appeal has been heard, the committee will either uphold the appeal and no fine will be required or the appeal will be denied, and the infraction violator will have 5 days to pay the fine or be declared delinquent. The Appeals committee's decision is final.
- (e) If the fine is delinquent beyond 90 days, then the infraction violator can be restricted from use of any of the Condo's common elements.

February 9, 2023

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**POOL RULES**

1. NO DIVING.
2. No animals in pool or on pool deck.
3. Glass containers are not allowed in the pool area.
4. Shower before entering the pool.
5. Bathing load 15 people.
6. Pool hours 8 A.M – 9 P.M
7. No night swimming.
8. Emergency Medical Service – 911. Nearest telephone is by the elevators
9. Warning, no lifeguard on duty.
10. Children under 10 years of age must be accompanied by an adult.
11. Pool depths are measured in feet.
12. Proper bathing attire required.
13. All music devices must be used with ear buds.
14. Please lower umbrellas at the end of the day.

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**SPA RULES**

1. Temperature of spa water not to exceed 104 deg F. or 40 deg C.
2. No animals in spa or on spa deck.
3. Glass containers are not allowed in the pool area.
4. Shower before entering.
5. Bathing load 5 persons.
6. Spa hours 8 a.m. - 9 p.m.
7. No night swimming.
8. Emergency medical service: telephone 911. Nearest telephone in the elevators.
9. Warning, no lifeguard on duty.
10. Children under 12 years of age must be accompanied by an adult.
11. Spa depths are measured in feet.
12. Proper bathing attire required.
13. Children not toilet-trained must wear plastic pant.
14. Pregnant women, small children, people with health problems and people using alcohol, narcotics and other drugs that cause drowsiness should not use spa pools without first consulting a doctor.
15. Maximum use is 15 minutes.

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