

Bayfront Place Condominium Association, Inc.

Rules and Regulations

Revised – February 15, 2021

1. The sidewalks, private roads, parking areas, entrances, passages, and like portions for the common elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the condominium property; nor shall any carts, bicycles, carriages, chairs, tables or any other objects be stored therein without approval of the Board of Directors. The personal property of the unit owners and occupants must be stored in their respective units. This includes all articles of clothing and shoes. Plants shall be permitted in catchment trays subject to regulation by the Board. No skateboarding, rollerblading or roller skates on premises except for public sidewalks.
2. No garbage cans, supplies, or other articles shall be placed on any common element. No linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind or other articles shall be shaken or hung from any windows, doors, fences, balconies, terraces or other portions of the condominium property.
3. No unit owner or occupant shall permit anything to fall from a window or door of the condominium property, nor sweep or throw from the condominium property any dirt or other substance into any part of the building or the common elements. No power washing of any of the common elements or lanais is allowed.
4. No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association. The requirements from time to time of the City of Marco Island or County of Collier, Florida as applicable, for disposal or collection shall be complied with. All equipment for disposal of such materials shall be kept in a clean and sanitary condition. All normal condo garbage must be divided between the following two categories. Glass, metal and plastic and broken-down cardboard shall be placed in the recycle bins. **No plastic bags shall be thrown in these bins** as it clogs the

recycling machinery. All other condo owner waste to be disposed of from the condo, storage unit or garage, including floor and wall replacement debris, kitchen replacement items, window and slider covering replacement items, mattress replacement, furniture and light fixtures, sporting equipment, collectable items, electronic devices – televisions, etc. and such other non-garbage items shall not be disposed of in the association waste facility. The above type of items can be disposed using the municipal waste/recycling facility, donating items to not-for-profit groups, or other facilities not related to Association property. All of the above-mentioned articles shall be left in the owner's unit until taken to the waste disposal area. No items of any nature are to be left outside of the trash bins.

No clothing, shoes, garbage bags, wagons, shall be left in the common walkways. Nothing shall be outside the unit that will interfere with emergency access to the unit.

5. No unit owner or occupant shall make or permit any disturbing noises, nor permit conduct that would interfere with the rights, comforts or conveniences of the unit owners or occupants. No unit owner or occupant shall play or permit to be played any musical instrument, operate or permit to be operated a phonograph, compact disc player, television, radio or other similar device in such a manner as to disturb or annoy other residents. No unit owner or occupant shall conduct vocal or instrumental instruction at any time which disturbs other residents.

6. No radio, television or electronic installation may be permitted in any unit which interferes with the television or device reception of another unit.

7. No sign, advertisement, notice or other graphics or lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the condominium property, except signs used or approved by the Board of Directors. Additionally, no awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or roof of the building or on the common elements, without Board approval.

8. No clothes lines shall be allowed on any of the condominium property.

9. No structure of a temporary character, nor trailer, tent, mobile home or recreational vehicle shall be permitted on the condominium property without permission from the Board of Directors. None of the above shall be used on the condominium property at any time as a residence either temporarily or permanently. No commercial vehicle shall be permitted on the condominium property other than in a garage or designated service vehicle area except while repairs are being performed in a respective unit by the commercial vehicle's owner's agent, but in no event shall the commercial vehicle be permitted to park overnight.

10. Maintenance and /or repairs of vehicles shall be in designated garages or parking spaces only. No vehicles leaking any fluids shall be parked on condominium property. Washing of vehicles shall be limited to the north and south parking spaces of the tower.

11. Air conditioning units and hot water heaters shall be installed by Florida licensed technicians only. New air conditioning units may not block/obstruct the view of any unit window. It is the responsibility of the unit owner to inform the Management Company of such documentation.

Water heaters are to be replaced every 10 years.

12. No exterior antenna or satellite dish shall be permitted on the condominium property or improvements thereon without Board approval, provided that the Association shall have the right, but not the obligation, to install and maintain community antenna, radio and television cables and lines, and security and communication systems. No aerial, satellite dish antennae or solar panels shall be installed, caused or permitted to be installed to any unit owner or any other person upon any unit, the limited common areas, common areas or any part of the condominium property or improvements thereon without Board approval. Any newly installed or replacement screen doors or locksets must be of like kind to the existing screen doors and locksets approved by the BOD. **Changes to any unit door, garages and storage unit's locks must be keyed to the condominium master key.**

13. Garage doors shall be kept closed at all times except for entry or exit of vehicles. Garage doors shall not be removed, nor shall garage doors be permanently fixed so as to serve as a wall.

14. Children shall be the direct responsibility of their parents or legal guardians, which includes full supervision of them while within condominium property and includes full compliance by them with these Rules and Regulations. All children under twelve (12) years of age must be accompanied by a responsible adult when entering and /or utilizing the recreational facilities.

15. Dogs, cats, fish and other animals commonly owned as pets, but not including birds, reptiles and amphibians, shall be permitted according to paragraph 16.7 of the Declaration of Condominium. In no event shall a pet ever be allowed to be walked on common element property or taken about any recreational facilities contained within the condominium property. In no event shall a pet be permitted to be outside in a limited common element (lanai) overnight. Dogs shall not be walked on common element property. **No renters, guests or family members are allowed to have pets on the property.**

16. Employees of the Association are not to be sent out by unit owners or occupants for personal errands. The Board of Directors shall have sole authority to direct and supervise employees or contractors of the Association.

17. The common dock area is an LCE. No owner or renter may permanently moor a boat at the common dock. Temporary moorings are to be limited to a maximum period of 24 continuous hours, unless registered with the Management Company. Registered moorings are further limited to no more than 72 hours, continuous duration. The Board of Directors may make exceptions to this rule. The Board of Directors may make exceptions to this rule at the request of an owner.

18. Boat lift owners shall be charged a monthly fee to cover operation costs as designated by the Board of Directors.

19. An area north of the tower building will be created and designated for off-season plant storage. Owners may place plants there at their own risks and will be responsible to clean up after their own plants. The Board of Directors reserves the right to remove dead or unsightly plants as it sees fit.

20. Renters must pass a background check administrated by the Management Company. **Rentals must be for a minimum of thirty (30) days. Renters must register with the Management Company within 24 hours of arrival.**

Telephone number for Volhr Management Company is-239-389-3600

21. Every unit owner, family and guests, and renters and guests shall comply with these Rules and Regulations as set forth herein, and all Rules and Regulations which from time to time may be adopted and the provisions of the Declaration, Bylaws and Articles of Incorporation of the Association, as amended from time to time. Failure of an owner to so comply shall be grounds for action, which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. The Association shall notify the owner or occupant of any infraction or infractions. Included in the notice shall be a date and time of the next Board of Directors meeting at which time the owner shall present reasons why Board action should not be pursued. **It is the responsibility of the owner to inform family members, guests, renters and their guests of the Rules and Regulations.**

22. The Board of Directors shall be permitted (but not required) to grant relief to one or more-unit owners from specific Rules and Regulations upon written request. Good cause shown shall be at the sole discretion of the Board of the Directors.

23. No barbecuing or outdoor cooking is permitted on lanais, walkways, patios or any portion of the buildings except where a summer kitchen is installed. The Board of Directors has established a designated area where barbecuing may take place. Users will be responsible for any cleanup costs, or costs related to the maintenance and repair of the grill, its parts and surrounding grill area.

Owners will use the outdoor cooking area at their own risk and will indemnify the Association.

24. Parking for owners, occupants and renters is to be in designated parking areas only. No parking is allowed in front of the entrances and exits to the tower garage and in front of the villa garages.

Due to limited parking availability, owners are strongly urged to park in their designated parking spaces or garages at all times, but, most especially during the months from January 1 to March 31. Owners and renters are asked for their full cooperation in this matter.

Designated parking spaces in the tower garage and individual villa garages are not to be used as storage units which interfere with the ability to use the space as parking for the owner's /renter's vehicle.

In accordance with state regulations, owners must provide their designated spaces or garages for use by their renters.

25. The glass enclosed bulletin board affixed on the wall outside of the elevator shall be the communication for the Home Owners Association. **It is the responsibility of the owners and renters to be informed of notices and postings on said board.**

Pool / Spa Rules and Regulations

1. Pool/Spa Hours: 9:00 A.M. to dusk
2. NO DIVING
3. No glass or animals in pool/spa area or under Tiki.
4. Jumping in the pool is at the individual's risk and the Association shall not be held liable for injuries occurring as a result of such actions. Jumping shall in no way cause disturbance to other bathers or Bayfront Place owners.
5. Children under three years of age must wear commercially approved swim diapers. Incontinent adults must wear commercially approved swimwear for incontinence.

6. Florida law prohibits persons with open cuts, sores, or communicable diseases from entering the pool.
7. Children under twelve (12) years must be accompanied by an adult.
8. **Tiki lights and / or fans must be turned off after use.**
9. Toys, floats, flippers etc. are not permitted by use of children unless supervised by an adult. Use of the aforementioned articles shall not cause disturbance to other bathers or other people using the pool lounge area.
10. Running, pushing, screaming, rough play or obnoxious disturbances are not permitted.
11. Pool furniture: **All pool chairs must be covered with a towel when being used.** Chairs may not be reserved. Personal items left in your absence will be removed. Furniture may not be removed from the pool area and must be returned to its customary location and position after use. **Table umbrellas must be lowered by the user when the user departs the pool area.**
12. Beverages must be in non-breakable containers. **Food is restricted to the Tiki hut area.** The Tiki hut may not be reserved by an owner during special calendar holidays. Reserving the Tiki hut for personal use must be approved by the Board of Directors.
13. All media devices may only be used with headsets and must not disturb others. Out of consideration to other people, **cell phone use shall be restricted to texting in the pool/spa/Tiki area and on the common docks.**
14. **No smoking in the pool/spa area / Tiki Hut or common docks.**

Additional Spa Rules

1. Maximum water temperature is 104 degrees. **(Owners are prohibited from changing the temperature.)**
2. Children under 12 must have adult supervision.
3. Pregnant women, small children, or people with health problems and people using alcohol, narcotics, or other drugs that may cause drowsiness should not use the spa pools without first consulting a doctor.
4. Maximum use is 15 minutes.

Renovations

1. All renovations shall require plans, permits, date of proposed completion and a Unit Modification Form to be submitted to Volhr Corporation for approval BEFORE any work commences.
2. Common walkways to the elevator in the Tower and common walkways in the Villa are to be covered by the contractor with sufficient material to prevent damage to such walkways. Repairs to condominium property will be at the owner's expense. Unit Owner is responsible for contacting Volhr Corporation to be sure elevator pads are used during construction. They are to be removed on weekends.
3. A \$2,000 deposit shall be submitted by the owner to Volhr Corporation payable to Bayfront Place Condominium prior to the commencement of construction. The deposit will be refunded to the owner at the end of construction provided that there has been no damage to the common elements.
4. Contractors must provide for the disposal of all construction debris. Construction dumpsters must be placed only in the location indicated by Volhr Corporation and only for an approved duration of time. No construction debris is to be placed in the Association dumpster. Construction is only permitted from May 1 through October 31.