

Revision AA
General Rules for
Grande Isle Towers I & II, A Condominium
Effective March 31, 2022

Unless otherwise defined in this document, all defined terms shall have the same meaning as used in the *Declaration of Condominium*. In the event the Association has not contracted with a Management Firm for the operation and management of the Condominium Property, all references herein to the term “Management Firm” shall be deemed to refer to the Association. These Rules shall apply equally to Unit Owners, their families, Guests, staff, invitees and Renters. These Rules do not purport to constitute all of the restrictions affecting the Condominium Property. Reference should be made to the Condominium Documents. These Rules are in addition to *Section A, General Rules, Initial Rules and Regulations* referenced in Article XIX of the By-Laws.

The Rules identified here are intended to support Policies of the Grande Isle I & II Board of Directors and to guide the behavior and attitude of residents in situations arising in day-to-day living. “Exceptions to any of the rules can only be granted via a waiver request to the Board.”

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Definitions:

“Owner(s)” are persons who possess legal title to the Unit.

“Owner(s) in good standing” with the Association are Owner(s) determined by the Board of Directors and/or the Management Firm not to be delinquent or in violation of any financial obligation

“Renter(s)” are those who are residing in a Unit in exchange for consideration (rent, cash, in-kind, housing exchanges, etc.). Lease term must be one month or longer and Renters must be registered with the Association.

“Guest(s)” are persons who are not Renters but are staying overnight in a Unit with the permission of an Owner or Registered Renter. Guests must be registered if the Owner/Renter is not residing in the Unit.

“Day Guests” are persons who are not Renters but are invited onto Condo Property by an Owner or Registered Renter, are not visiting for commercial activity, and are not staying overnight in a Unit.

“Amenities and Common Elements” are the main entrance foyer and lobbies, kitchen, Fitness Room, men’s and women’s lockers, Sauna, Steam Room, restrooms, Theater, Club Room, Pool, Spa, and BBQ decks and surrounding areas, garage and interior parking areas, Ping Pong area (Garage 2), Aerobic Studio (across from Tower 1 mail boxes), all exterior hallways and stairways of the complex, outside car wash and vacuum facilities (south end of parking lot), bike racks, kayak racks, and the small meeting room/library (Tower 2, 1st floor, south end).

Associa Website is located at <https://app.townsq.io/associa/signup>. You can register here to view the confidential Association Documents. Your Account number can be found on your coupon book or statement. If you cannot find it, you can call 844-281-1728 or email support@townsq.io. After you have registered, the link is <https://app.townsq.io/login>.

1. **Smoking:** No smoking is permitted in any Amenity or Common Element or Area except in any area designated by the Board of Directors.
2. **Use of Amenities:** is restricted to Owners and registered Renters. Guests and/or Day Guests may also use the amenities with the permission of an Owner or registered Guest, except where expressly restricted under a Rule associated with a specific amenity. Any Board-scheduled event at any amenity shall preclude use of said amenity by an Owner, Renter, or Guest except as established by the Board.
3. **General Rules:**
 - 3.1. No nuisance of any type or kind shall be maintained or permitted upon Association property.
 - 3.2. Illegal practices are prohibited.
 - 3.3. Nothing shall be done or kept in any Unit, Lanai, Terrace or Storage Unit or in the Common Elements which will increase the rate of insurance on the Building or contents thereof or upon any portion of the Condominium Property. No Unit Owner shall permit anything to be done or kept in his Unit or in the Common Elements which will result in the cancellation of insurance on the Building, or contents thereof, or which would be in violation of any law or building code.
 - 3.4. To maintain harmony of the exterior appearance of the Building, no one shall make any changes to, place anything upon, affix anything to or exhibit anything from any part of the Condominium Property or Association Property visible from the exterior of the Building or from the Common Elements without the prior written consent of the Board. All curtains, shades, drapes and blinds shall be white or off-white in color or lined with material of these colors. The Board must approve balcony tile and floor covering material and color. To receive this approval, submit, in writing, your desire for color and material preference to the Architectural Review Committee. Upon ARC approval, they will submit the request to the Board for approval. These actions must occur prior to installing or causing to install items covered by this section. Condominium Owners or Renters who do not follow these procedures may be asked to remove any items for which they did not have proper authorization at their own expense. Also, please be aware that rules governing Hurricane Shutters have been adopted by the Board (contact the Property Manager for current versions).
 - 3.5. Do not drill holes in the ceiling or floor as serious damage may occur. Owners will be responsible for any damages caused by drilling whether caused by themselves, Renter, agent or contractor. The ceilings and floors in Grande Isle Towers 1 & 2 contain cables, or "tendons" (post-tensioning), which, if broken or drilled improperly, can cause serious injury and significant damage.)
 - 3.6. Open Houses by either the Unit Owner or his/her Licensed Real Estate Agent are not allowed without consent (telephone or email) from a Board member. Prospective purchasers are to be escorted by either the Unit Owner or his/her Licensed Real Estate Agent at all times while on Condominium Property. No "For Sale" or "For Rent" signs are allowed on the property-
 - 3.7. Under no conditions should gates, outside doors, Club Room doors or garage doors be blocked open in such a way as to allow unrestricted access to Grande Isle Towers I & II. This rule specifically includes the prohibited practice of leaving doors open during Open Houses.

- 3.8. Owners are financially responsible to the Association for damage to the Common Elements caused by themselves, their agents, contractors, Renters, Guests and family members.
 - 3.9. No commercial activity is permitted on Condominium Property unless authorized by the Board of Directors. "Commercial activity" shall include advertising, solicitation, promotion, demonstration, presentation, offer, sale or delivery/performance of goods and/or services.
 - 3.10. Commercial activity by Residents is permitted within Units provided that such activity does not involve customers, patients, or clients being granted access to the Condominium Property.
 - 3.11. The following commercial activities also are permitted:
 - 3.11.1. Real Estate listing activities, except for Open House activity which is allowed only under conditions approved by the Board of Directors
 - 3.11.2. Outside contractors acting primarily within a Unit
 - 3.12. Antennas/Satellite Dishes: No exterior radio, television or data reception antenna or any exterior wiring for any purpose (including any devices permitted under law) may be installed without the prior written consent of the Board and approved by the ARC. Current installations of such devices shall be allowed to continue.
 - 3.13. All water heaters and expansion tanks must be replaced every seven (7) years from the later of the date of manufacture or previous installation. The main water line serving the unit and the breaker for the hot water line must be turned off when the unit is to be unoccupied for more than seventy-two hours.
 - 3.13.1. Tankless water heater units will no longer be approved by the ARC for replacement of conventional hot water tanks. Any tankless water heaters currently in service must have an approved ARC application on file. All copper and copper alloy components of a tankless water heating system must be replaced every seven years from the previous installation and/or replacement date. Any alloy replacement must be approved by the ARC and the owner must abide by any conditions set by the ARC relative to life-cycle of components. Existing units must contain a drip pan or device to catch water leaks from the water heated that collects the leakage and diverts the water flow to a drain. Note; THE DOMESTIC WATER SUPPLY TO Grande Isles is known to be corrosive to copper and copper alloy materials.
4. **Passkey:** The Association shall retain a passkey to the Units, individual mail boxes, and storage Units, and the Unit Owners shall provide the Association with a new key whenever locks are changed. Duplication of Unit Owners' keys to Common Element facilities is prohibited. Such keys shall be duplicated only with the assistance of the Management Firm or the Board. All changing of locks must be done through the Association's recommended locksmith (name available through the Maintenance Manager) with Board approval to assure consistency with the master lock system. Costs shall be borne by Unit Owners. Lock source/vendor and model numbers are available through the ARC Chair. Cipher locks are prohibited. Any exceptions previously permitted at the sole discretion of the Board shall be hereby grandfathered in unless revoked by order of the Fire Marshal, or applicable Florida law.

5. **ARC Rules:** Repair, construction, decoration or re-modeling work shall only be done Monday through Friday, between the hours of 8:00 A.M. and 5:00 P.M. and Saturday between the hours of 8:00 A.M. and 1:00 P.M. Any addition, alteration, or improvement to a condo unit must be approved by the Architectural Review Committee. Comprehensive ARC Rules can be found at the Associa Website (<https://app.townsq.io/login>) and in the Library opposite Unit 101 in Building II.
- 5.1. Any addition, alteration, or improvement to any element in an owner's unit and limited common element requires the owner to submit an application to the ARC. This includes but is not limited to hurricane shutters, lanai tile, lanai fans, window coverings, sun shades, HVAC modifications, electrical and/or plumbing modifications, and any floor coverings.
- 5.2. For contractors and all sub-contractors, application must include a current Florida business license, a Certificate of Insurance of general liability for no less than \$1,000,000 per occurrence, proof of Worker's Compensation coverage and, evidence of insurance for all vehicles, unless Owner/Contractor signs a waiver. The Grande Isle Towers I & II Condominium Association Inc. must be shown on the certificate as also insured.
- 5.3. Owners are subject to fines if work or construction is commenced before obtaining an approved ARC application.
6. **Moving Notice:** Persons moving furniture and other property into or out of Units must notify the Maintenance Office in advance so elevator padding can be installed. Moving must occur Monday through Friday between 8:00 A.M. and 5:00 P.M. and Saturday between the hours of 8:00 A.M. and 1:00 P.M. Vans and trucks used for this purpose shall only remain on the Condominium Property when actually in use. Please note that the carts furnished for residents' usage to move small items are not to be removed and used in the parking lot.
7. **Private Work:** Prohibition: The Condominium and Property Management Staff, including hourly workers are not permitted to do private work for Unit Owners, their families, Renters or Guests.
8. **Renter Security Deposit:**
- 8.1. Owner shall be required to post a deposit of \$1000 to cover any damage caused to the common areas by their renter(s) or any Board-imposed fine levied against the owner as a result of actions by their renter(s).
9. **Occupancy of Units:**
- 9.1. All persons occupying Units other than the Individual Owner, Married Couple Owner(s), or voting member, as the case may be (hereinafter the "Authorized Owner"), shall be registered with the Management Firm or other designate of the Association at or before the time of their occupancy of the Unit. This includes Renters, Family Members, Friends and Guests or anyone other than the Authorized Owner (Registered Persons).
- 9.2. Units may not be rented to Renters for periods of less than thirty (30) days at a time. A Renter MUST register any Guests staying in a Unit. The Authorized Owner or the Authorized Owner's

Agent MUST give a copy of these Rules to the Renter. The Authorized Owner or Renter is also responsible to inform all Registered Persons of the current Rules and make a copy of the current Rules available. These rules will be on the website.

- 9.3. No Unit may be permanently occupied by more persons than the number of bedrooms times two, nor may persons, including Guests, occupy a Unit overnight more than the number of bedrooms times two, plus two. For the purpose of the Rule, the definition of a bedroom includes a separate room or rooms that have been designated as either a bedroom, an office or a library, per Lee County zoning ordinance.

10. Facilities & Storage Garages provide for the private ownership as well as Association contracting (for a fee) of vehicle parking spaces. The garages also provide for Association-provided space for storage of other assets (primarily bicycles, kayaks, and golf carts). Facility Storage includes use of Storage Cages located near the garages and also Storage Rooms distributed throughout the GI I & II buildings. A brief summary of important Rules is provided here. **However, it is incumbent on all Owners, their families, Guests and Renters to understand and follow all the Rules regarding these Grande Isle I & II assets.** Comprehensive FS rules “GI I & II Storage Facilities: Policies and Rules” can be found at the Associa Website (<https://app.townsq.io/login>) and in the Library opposite Unit 101 in Building II.

- 10.1. **REGISTRATION:** Registration, including the display of a GI I & II registration sticker, is required for all non-automobile assets stored in the garages and outside parking lot spaces, including golf carts, kayaks, bicycles, and Board-approved oversized vehicles. Completion of a form containing liability information is required for GCs, kayaks, bicycles and Board-approved oversized vehicles utilizing Association-provided space.
- 10.2. Owners need to communicate their automotive vehicle barcode sticker number (provided by BSM Security) to the FS Committee to help identify the vehicle owner should it be involved in an incident or need to be moved to accommodate Association projects.
- 10.3. **PARKING SPACE USE:** Owners can use their parking space(s) themselves, have their Renters use it, rent it, or, if they own two parking spaces, sell one of them to another GI I & II Owner. Owners of parking spaces are required to notify additional users of their parking space(s) as to all applicable rules and regulations regarding the storage of assets in the garages. This includes registering all allowable assets utilizing the garages (other than cars and motorcycles). While most parking spaces will be used for cars, an Owner can use his/her space(s) for certain other vehicles as well, including a golf cart, kayaks (maximum of 2 and only if on a trailer), motorcycle, and small water vehicle. Certain items (e.g., hazardous or odor causing materials, those involving safety issues) will be removed from GI I & II property and disposed of by the Association at the Owner’s expense. No separate storage of containers of pressurized gases, flammable liquids (e.g., gasoline), or other hazardous materials is permitted in the garages or other GI 1 & 2 common areas. If such a storage need exists, the Maintenance Supervisor shall be contacted for instructions on availability and use of a specifically designated and protected area.
- 10.4. **VEHICLE SIZE:** Any vehicle, as well as any individual authorized assets in garage parking spaces, regardless of type, (e.g., pick-up truck, 2 kayaks on a trailer) can be no longer than 228 inches, to include any trailer, trailer hitch, bicycle rack, or other vehicle add-on equipment, and can be no wider than 82 inches, with Board-approved oversized vehicles and attachments limited to 232 inches in length and no greater than 82” in width in outdoor parking spaces.

The only permitted exceptions being in the outside lots for commercial vehicles as noted in Sect. 10.6 below and Owner's daytime visitors. No overnight exceptions are permitted. All motor vehicles must be currently licensed, be in operable condition, and display either a BSM issued barcode sticker or a parking pass when on GI I & II property. When attached mirrors exceed 82" vehicle width, mirrors must be retracted when parked. While one vehicle per parking space is the normal usage of a parking space, some configurations involving multiple smaller assets in a parking space are permitted. Assets may only include motorcycles, golf carts, wave runners on trailers, and kayaks on trailers, such that the total space occupied by the assets, including space between assets, does not exceed 228 inches in length or 82 inches in width for garage parking and 232 inches in length and 82 inches in width for outside Board-approved parking of oversized vehicles. An Owner/Renter wishing to park an oversized vehicle (228" – 232" in length with an 82" width maximum) must apply for authorization from the FS Committee for parking said vehicle in an Association-owned outside parking space. Specific FS Committee procedures are required in this application process.

- 10.5. **VEHICLE MAINTENANCE:** Maintenance, such as oil changes, engine tune-ups and spray painting are prohibited on the Condominium Property.
- 10.6. **OTHER VEHICLES:** Items such as ATVs, campers, motor homes and oversized vehicles are not permitted to park in the parking garages or in the outside parking lots, with the exception of loading and unloading operations. Commercial vehicles are permitted in the outside lots during normal working hours, Monday through Saturday, for loading and unloading and as needed for Association and Owner projects.
- 10.7. Owners of electric vehicles (EVs) need to: check with the Maintenance Committee as to the availability of a suitable recharging circuit, provide their own equipment for monitoring electric use, and pay for recharging the electricity they use.
- 10.8. **WATERCRAFT:** Small boats and other watercraft can be stored in Owner parking areas in the garages, but several additional rules apply, including size restrictions.
- 10.9. **LOSS OF GARAGE SPACE PRIVILEGE:** If an Owner is delinquent in paying for assessment(s), the use of any Association-provided garage spaces may be cancelled upon written notice from the Board of Directors.
- 10.10. **KAYAKS:** No kayak shall be brought on-site until the Maintenance Supervisor or FS Committee has indicated a kayak rack space is available and has assigned the owner a specific rack to use. If a Kayak Wait List exists, an Owner's assigned kayak rack space(s) is only guaranteed to continue if he/she is in-residence at least three months of each year and is actively using his/her kayak(s) while in-residence. Generally, no more than two kayaks per Owner will be permitted in the garage. Kayaks owned by Renters for which temporary garage storage is desired while they are in-residence, also need to be registered with the FS Committee. Renters cannot store kayaks in the garage when not in-residence.
- 10.11. **GOLF CARTS:** Due to limited garage capacity, an Owner can be assigned an Association-owned golf cart parking space only if he/she spends at least 3 months in-residence at GI I & II during the year and actively uses his/her golf cart. Association-provided golf cart parking is NOT intended for long term storage of unused golf carts. Owners must check with the FS Committee to ensure the availability, and assignment of, a golf cart storage space before bringing a purchased or rented golf cart onto the property, especially if desiring to use Association-provided golf cart parking spaces. An Owner, including anyone he/she rents to, will have no more than one Association-provided golf cart space in the garages in-season (even if an Owner owns more than one Unit). The parking area outside the GI I & II buildings

can be used for those registered golf carts without an assigned Association-provided garage parking space. A community golf cart recharging station (with a 12-hour time limit per use) is available in the GI I & II outside lots for such golf carts to recharge their batteries; however, users will need to provide their own recharging equipment. Golf carts utilizing Association-provided garage spaces should be no larger than 8 ft. x 4 ft. For Golf Carts between 8 ft. and 9 ft. in length, refer to Section 5.1 of the Facility Storage Rules.

- 10.12. **BICYCLES:** Association-provided bicycle racks, located in various places in the GI I & II garages, exist for the storage of bicycles. Use of individual rack spaces is not assigned, so use is on a first come, first served basis. Use of security cables is permitted. Renters can only use bicycle racks while they are in residence.
- 10.13. **OUTSIDE PARKING LOTS:** Use of outside parking is primarily for temporary parking of cars and golf carts for Owners and their Renters and Guests. The lots are not to be used for long term continuous parking of unused vehicles (i.e., over 1 month). Parking of boats (including kayaks) and boat trailers, personal watercraft, ATVs, commercial vehicles, campers and motor homes is NOT permitted in the exterior parking areas of GI I & II. The only exception is for loading and unloading of commercial vehicles, campers, or motor homes.
- 10.14. **STORAGE ROOMS:** There are 27 non-air-conditioned rooms that exist in the GI I & II buildings (2 per floor in each building) which are available for Owners to contract on an annual basis. Sharing of a storage room among multiple owners is permitted. However, only one Owner will be designated as the "responsible" Owner to sign the contract, take custody of the room key, and pay the rental fee.
- 10.15. **STORAGE CAGES (BINS):** An air-conditioned room exists near the garage level (between GI I & II) that contains one 3 ft. x 3 ft. cage (bin) for each GI I & II unit. No volatile, explosive, hazardous or illegal materials are permitted in the cages. No items can be stored in the aisles outside the cage (bin) units.
- 10.16. **HOUSEKEEPING:** Unit residents may NOT use the garage floors or shelves to store any personal items (e.g., golf clubs, fishing gear, coolers, beach equipment, etc.), as these are common areas used and viewed by all. Such items should be stored in Units, car trunks, golf carts, storage cages, or contracted storage rooms. Also, no electrical equipment or exposed electrical connectors may exist on the garage floors for tripping and electrical safety reasons. E.g., any golf cart or car recharging equipment must be on a shelf or otherwise elevated above the floor.

11. Lanai and Terrace Rules:

- 11.1. The following items are prohibited from the lanais and terraces of all Units: wind chimes, fishing poles and coolers, bicycles and any other items that in the opinion of the Board are either unsightly or annoying to other Unit Owners or Renters. Towels, bathing suits, laundry, rugs and other similar items are prohibited from being displayed or exposed to view from the lanai or terrace. Cooking appliances of any kind, whether electric, gas or charcoal are not permitted on any lanai or terrace.
- 11.2. Loud and disturbing noises are prohibited. All radios, televisions, tape machines, compact disc players, stereos and speakers are prohibited. The use of these items with headphones or earphones is allowed. Singing and playing of musical instruments are also prohibited from lanai and terrace areas.

- 11.3. No exterior wiring may be added for any purpose; except for Rule 47 C.F.R.R. Section 1.4000, wiring may be installed either temporarily or permanently with prior written consent of the Board.
- 11.4. No removeable floor coverings are permitted on lanai floors. These coverings hold moisture which can rust the reinforcing rods under the floor, leading to structural damage.
12. **Exterior Unit Entryways:** The exterior entryway for each Unit must continuously remain free of obstruction or impediments including furnishings or decorations to allow instant access in case of fire or other emergency. One floor mat, not to exceed thirty-six inches wide by forty-six inches long (36" x 46") is permitted. In addition, a decoration that is placed on the door will be permitted as long as the decoration is hung from the top of the door by a device that is attached to the top of the door without the use of any glue, tape, nails, screws, etc. Surveillance devices (such as Ring Door Bells) are not permitted to observe outside of unit. Screen doors are prohibited.
13. **BBQ, Pool & Spa, Club Room, Fitness Room, Sauna, Steam Room, and Ping Pong:** Rules for each of these areas are conspicuously posted close by the amenity.
14. **Lost & found:** The Association cannot assume responsibility for items lost or left behind in the common areas. Found articles may be brought to the on-site Maintenance Manager's office located on the 1st Floor of Building 2 (opposite Unit #101).
15. **Pets:**
- 15.1. Dogs and cats not exceeding a total of two (2) in number (for example one of each), and no more than two (2) birds, tropical fish and other customary non-exotic (snakes are prohibited) household pets not being kept or raised for commercial purposes shall be permitted in a Unit.
- 15.1.1. No animal shall be allowed to annoy residents unreasonably, to endanger the life or health of other animals or persons, or to substantially interfere with the quiet enjoyment of others.
- 15.2. Pet Owners shall be deemed in violation if their pets:
- 15.2.1. Consistently or constantly make excessive noise;
- 15.2.2. Cause damage to or destruction of another's property;
- 15.2.3. Cause unsanitary, dangerous or offensive conditions, including the fouling of the air by offensive odor emanating from excessive excrement; or
- 15.2.4. Create a pest, parasite or scavenger control problem which is not effectively treated.
- 15.3. Leashes/Hand Carry for Dogs – When you walk your dog, you must leash or hand carry it at all times. Requests for muzzles will be handled on a case-by-case basis. The area along the Marina Walk is a designated pet walk. Disposal receptacles for pet waste are located behind Building I along the Marina Walk, in the parking lot at the south end of Building I and the north end of Building II. Remember, you must pick up and dispose of ALL pet waste deposited on Condominium Property. Please be certain that your pet's waste bag is tied when you drop it down the trash chute or place it in a waste container, as the odor from the waste will escape the bag and become unpleasant to all residents when they open the trash chute to deposit their daily trash. If you notice someone not taking care of their pet's waste, please remind them that they are required to comply with the waste removal rules.

- 15.4. Pets are not permitted in the Club Room, theater, kitchen, foyer, steam room, sauna and exercise room, on the pool, spa and BBQ decks or in the pool or spa, with the exception of ADA authorized service animals. The Americans with Disabilities Act (ADA) means persons with disabilities are entitled by federal law to be accompanied by their service dog anywhere a non-disabled person could go. Therapy dogs and Emotional Support Animals (ESAs) have no more rights than other pets.
16. **Landscaping:** No Unit Owner, Renter, Guest or maintenance person may alter, move or add to the landscape, lawn, or other exterior plantings without permission from the Landscape Committee or the Board. All landscape or other exterior plantings will be maintained so as not to interfere with the entrance and exit doors of Common Elements.
17. **Child Supervision:** Children shall be under the direct control of a responsible adult over the age of eighteen (18) at all times. Children under the age of twelve (12) may not use the pool unless accompanied and monitored by an adult, nor shall they be permitted to run, play tag or act boisterously on any Condominium Property or Common Elements. Skateboarding, "Big Wheels", roller-skating or other similar activities are not to be permitted on the complex including the garage and parking areas. No loud toys or other objects that emit noises are to be used on the lanai or terrace areas as noise carries and may subject other Unit Owners and Renters to unwanted interference when using their lanai or terrace. (Note: Florida law prohibits children under the age of 14 from driving golf carts).
18. **Garbage & Trash:**
- 18.1. Disposition of garbage and trash shall be only by use of trash chutes or by use of garbage disposal Units. The trash chutes are to be used for the disposal of general trash. Boxes and other items too large to be placed down the trash chutes must be placed to the side of the trash doors on the parking garage level. Please knock down all boxes and either tie them or tape them flat so they may be easily handled. Do not block the doors, as they swing outward. Remember to ask all the furniture companies, contractors and any other company delivering to or working in your Unit to remove their own trash. If they brought it, they can take it away much more easily than we can deal with the trash.
- 18.2. Recycle: By order of Lee County our Association participates in a recycle program for clean cardboard, paper, glass, plastic and metal items. Recycle bins marked for those noted items are located in the garage level near the elevator lobby entrances. Please do not dispose of food or garbage in these bins.
19. **Owners' Project Room (OPR) Rules**
- 19.1. Use of the Owners' Project Room, located just inside the garage entrance to Building 2, is restricted to Residents over 21 years old, or minors accompanied by Residents. Contractors may not use OPR or borrow equipment.
- 19.2. Use of OPR must be preceded by a one-time signing of the Waiver of Liability and Release Form available in the office of the Maintenance Supervisor.
- 19.3. Use of equipment requires proper training. Should a resident require training, one of the Maintenance Committee members should be contacted.

19.4. To use sharp tools and power equipment, the access key must be obtained from the Maintenance Staff. This key must be returned immediately after use or the cost of replacing and rekeying will be at the expense of the borrower.

19.5. Tools may be borrowed if they are signed out and returned daily. Sign-out sheet is posted on back of entry door to OPR.

20. Hurricane Preparation Rules:

20.1. If there is a Hurricane Warning for Lee County remove all items from your lanai and terrace including chairs, tables, plants, decorations, etc.

20.2. If there is a Hurricane Warning for Lee County, either remove installed fans or remove the blades. Fan blades will not survive the force of a hurricane.

20.3. Any damage caused to the Common Elements, Limited Common Elements, or other owned Units by the failure to comply with this rule may cause fines to be levied on the Unit Owner responsible for the damage. If you are going to leave for an extended period of time during the Hurricane Season, please perform these tasks yourself, or make arrangements for a condo watcher, neighbor or other person to perform these tasks in your absence.

20.4. Unit Owners who have properly secured Board-approved Hurricane Shutters in the closed position for hurricane protection do not need to remove articles from the lanai or terrace.

20.5. All occupants must sign in. Sign-in sheets will be posted in each elevator and outside of the Manager's Office on the first floor of Building 2.

20.6. All occupants are encouraged to abide by all directives from law enforcement concerning evacuations and to consult the FEMA website <https://www.fema.gov/mobile-app>. A disaster plan can be found at http://www.floridadisaster.org/getaplan/special_needs.aspx. More information can be found at www.mysafeflorida.org.

21. **Fining/Suspension Committee:** The Board of directors approved a Resolution on Sept. 27, 2017 establishing a Fining/Suspension Committee and Creating Fining/Suspension procedures regarding violations of the within Rules.

22. **Notices of Board Meetings:** Notices of all Board meetings are to be posted at the bulletin boards located beside the ground floor elevator doors in Towers I & II (4 locations).

23. **Sections B and C** of the Initial Rules and Regulations, referenced in Article XIX of the By-laws of the Association remain in effect.
