

ROYAL HAWAIIAN CLUB CONDOMINIUM ASSOCIATION, INC. Rules and Regulations

These are the Amended and Restated Rules and Regulation of Royal Hawaiian Club Condominium of Cape Coral Condominium Association, Inc. As approved by the Board of Directors (date).

These Rules and Regulations do not reflect the full responsibility of condominium ownership or residency. Refer to the Declaration of Condominium, Articles of Incorporation and Bylaws for complete information.

Introduction

Condominium living is unique. In our complex we have 126 units, some occupied year around and some for shorter periods of time. These families are living very close together with varying lifestyles. Many people here have invested in property, some of which they own in common, as well as their unit, which they own individually. What each of us does, in some way affect all of us.

Therefore, to provide for individual and mutual rights, property protection and value, and to help maintain comfortable, healthy, and congenial living conditions, the following rules and regulations are promulgated.

OCCUPANCY AND USE

1. Each unit shall be used for single-family residential purposes only.
2. The maximum number of permanent residents shall be:
 - A. One bedroom unit – 3 persons
 - B. Two bedroom units – 4 persons
3. No more than four people may occupy a one-bedroom unit, no more than six persons in a two-bedroom unit for periods in excess of fourteen (14) days.
4. There shall be no restrictions as to the minimum age of children who may live in or visit the condominium. It is well recognized, however, that children may become a source of annoyance to adults. For this reason, the activities and behavior of all children are the responsibility of the unit owner, when upon the condominium property, shall be regulated by an adult including physical supervision where necessary. The owners, or their representative shall at all times have the authority to ask that the resident, guest or other adult responsible for a particular child remove him/her from any common area if the child's conduct is such that they believe this action is necessary. Children 14 years and under must be accompanied by an adult in the pool area.
5. All guests or tenants occupying units for periods in excess of two weeks, other than owners, shall register with the board at or before the time of occupancy of the unit. This may be done by addressing a letter to the Board through the mail slot of the shed.
6. Units may not be rented for periods of less than thirty days.
7. Written notice must be give to the Association by the owner of his/her intention to lease or sell the unit. The Association has an application, which must be filled out before occupancy and submitted to the board with other required information plus \$100.00 per applicant that is non-refundable. Occupancy of a unit by a prospective tenant, before approval, may be denied and withdraw any further consideration of the unit by the tenant is unauthorized and prohibited. A copy of the rules and regulations must be given to and acknowledge in writing by prospective tenants.
8. No For Sale signs may be posted when selling a unit. When an agreement to purchase has been reached to ensure timely processing of all necessary paperwork, you must contact the Association. This must be done immediately. The buyer must contact the board to set up an interview.

9. No improper, offensive, hazardous or unlawful use shall be made of the property and all laws and ordinances of governmental bodies must be observed.
10. When you pick up your mail please dispose of your junk mail in the proper place. Do not put your junk mail in the outgoing mailbox. Please include your unit number on your return address and all your incoming mail.
11. Maintenance fee is due on the first of each month and any fees not paid by the 10th of each month may be subject to a \$25.00 late fee. NSF (insufficient fund checks) will also be charged \$25.00 fee.

PARKING AREAS AND VEHICLES

1. Each unit is assigned one parking space and only the current resident may use the designated space. If a second parking space is needed a guest spot may be used. Extra spaces are available, especially along the front of the complex along Pondella Road.
2. Passenger automobiles, vans and light pickup trucks that do not exceed the size of one parking space may be parked in the parking area. No trucks over $\frac{3}{4}$ tons or motorcycles are permitted.
3. The following types of vehicles are not allowed on the condominium property: Campers Mobile Homes, Boats, Boat Trailers, "High Wheeler" Trucks, or vehicles in poor condition and in need of repair. The following types of vehicles are not allowed on the property for more than 24 hours: any type of Commercial Vehicle (lettered or otherwise), motorcycles, any truck or van with a carrying capacity of more than $\frac{3}{4}$ ton.
4. A vehicle not currently licensed (current license tag) shall not remain on the premises for more than twenty-four (24) hours without prior approval of the Board and no repair or mechanical work of vehicles shall be made on the premises. All motor vehicles must be pulled into their designated parking spaces. **NO BACKING IN!**
5. All owners and tenants will obey parking regulations which may be posted at the parking areas and driveways and any other traffic regulations promulgated in the future for the safety, comfort and convenience of all unit owners.
6. Faulty mufflers must be repaired within 10 days upon notice of the Board.
7. The prohibition of parking shall not apply to vehicles used for delivery or service to individual units during reasonable hours. No delivery or service vehicle shall be driven on the grass.
8. Oil and gasoline drippings from motor vehicles destroy blacktop. All residents must keep vehicles in good repair to avoid this. Any damage may be the responsibility of the unit owner whether cause by owners, tenants or guests.
9. Vehicles in violation will be removed at the vehicle owner's expense.
10. If a resident leaves for an extended period please leave a key for your car with someone. We may need this to move your vehicle in your absence for an emergency.
11. Bicycles are permitted but riding is not permitted on sidewalks or lawn areas. Riding is permitted on the asphalt, but at the rider's own risk. No bicycle riding, skateboarding, roller blading, scooter riding, or riding of similar items will be allowed after dark. No roller blading on stairs, hallways or balconies will be allowed.

BUILDING AND GROUNDS

1. Pursuant to F.S. 718.111 (5) Florida Statutes, the Association has the irrevocable right of access to each unit during reasonable hours, when necessary for maintenance, repair, or replacement of any common elements or for making emergency repairs. The Association may retain a master key to each condominium unit. No owner shall alter any lock or install a new lock on any door leading into the unit of such owner without the prior written consent of the Association. If the consent is given, the owner shall provide a key for the use of the Association. Failure of an owner to provide a key to the Association may result in a \$25.00 fine. If the unit must be entered because of an emergency the unit owner will be responsible for cost of repairs.
2. The unfinished floor surfaces of all units must be properly covered. Covering will consist of carpeting and padding or tile/wood. Tile/wood, if installed on the second floor, must be installed with adequate sound deadening material to limit transmission of noise. Board of Director's approval is required for tile installation on all second floor units.
3. No radio or television antenna or wiring for any purpose may be installed on the exterior of a building without the written consent of the Board of Directors.
4. No sign, advertisement, notice, object, awning, screen, or enclosure shall be exhibited, painted or affixed by any resident on any part of the condominium property visible from the exterior of the building or from the common areas without the written consent of the Board of Directors to maintain a uniform exterior appearance.
5. All window coverings visible from the exterior of the building shall be white, off white or light beige in color. Window tinting is permitted with written permission from the Board of Directors.
6. No article shall be placed upon the outside window sills of the condominium units. Wreaths (24" max) are permitted on doors all year. Any decorations are permitted on windows at the holiday season – Dec. 1st through January 15th only.
7. Screened lanais are an extension of the living area and as such may contain only appropriate furniture, decoration, and personal items. No storage, long term hanging of laundry or accumulation of "stuff" is allowed that detracts from the esthetics of the community, except such storage as may be approved by the Board of Directors. No items may be left on windowsills when visible from the exterior.
8. No owner or tenant shall sweep or throw from, or from the doors or windows thereof, any dirt or other substance.
9. No owner or tenant shall bring into his/her condominium unit any flammable oils or fluids, such as kerosene, naphtha or benzene, or other explosives or articles which may be extra hazardous to life, limb or property.
10. No smoking on outside carpeted areas will be permitted.
11. There shall be no exterior or exposed clotheslines or laundry drying racks nor be any drying of clothes, or the line on bushes or tree limbs.
12. To prevent damage during storms and hurricanes lanais must be cleared of all items when the unit is occupied or left vacant.
13. No bicycles, scooters, baby carriages or similar vehicles or toys or other personal articles shall be allowed to stand in any of the walk ways, common areas, or driveways, except in areas specifically designated by the Board of Directors. You are to keep all personal items inside your condo.
14. No open fires, barbecue grilling or similar cooking procedures are allowed in any unit, lanai or entranceway. Barbecue grilling is allowed at designated grill areas only. If you desire to use your own barbeque grill please see a board member first. Propane grills are permitted in first floor units for storage ONLY. When using them you must 15' from the building.
15. Use of pool and pool areas are governed by special rules. Please see pool rules at the end of this booklet and signs at each pool. The association or any of owners may enforce pool rules.

16. Use of recreation facilities and common areas must be in such a manner as to respect the rights of other residents.
17. Disposition of garbage and trash shall be only by use of receptacles approved by the association or by use of garbage disposal units. All garbage must be disposed of in securely closed plastic bags. Trash containers at pools are for incidental pool use only. Recycling is important for our environment and also the economy of operation of the Association, so please RECYCLE. No linoleum/padding, carpet/padding, tile or any other contractor-generated waste is to be disposed of in the trash receptacles. Discarded appliances and/or furniture must be arranged to be picked up by unit owner or tenant at the unit owner and/or tenant's expense. The fine for illegal dumping may be up to \$100. per item.
18. In fairness to all unit owners all car washing is prohibited on our grounds.
19. No person may make alterations or additions to the trees, shrubs or landscaping without approval of the Board of Directors. All fruit trees in common areas belong to all unit owners.
20. Complaints on defective streetlights, hall lights, sprinkler heads, etc. should be reported to the board in writing and put through mail slot of shed. You must include your name, unit number and phone number, in case there are any questions. These items cannot be corrected unless reported.
21. No owner or tenant shall request or cause any employee of the Association to perform any private business of the owner; except in case of emergency.

PETS AND PET OWNER'S RESPONSIBILITY

1. Owners may keep one (1) domestic, household dog no larger than twenty (20) pounds and one (1) domestic, household cat or the alternative no dog and two (2) cats in his or her Unit. Additionally, an owner may also keep two (2) domestic, household birds, and tropical fish in reasonable numbers in or her unit. Absolutely NO attack dogs.
2. If the Board of Directors determines any pet is a nuisance to other residents, the pet must be removed from premises within 15 days.
3. Unit owners shall keep all pets on a leash, or shall carry such pets, when they are in common areas of the condominium. Pet owners must pickup after their pets when walking pets in permitted areas and dispose of it properly in the trash. Anyone not doing this may be fined \$25.00 for each occurrence.
4. Under no circumstances may a guest be permitted to keep a pet in the unit/common grounds unless special permission is give by the Board.
5. Feeding or watering of free roaming or feral animals is prohibited.
6. All unit owners' pets must be fed inside the unit. Outside feeding is prohibited.

GENERAL PROVISIONS

1. No resident shall make or permit disturbing noises in the building whether made by himself/herself, his/her family friends, guests, or pets, nor do or permit anything to be done that will interfere with the rights, comforts and conveniences of other residents.
2. No resident may play or allow to be play any musical instrument, CD player, phonograph, radio, or television set between the hours of 10:00 PM and the following 8:00 AM if the same disturbs other residents
3. Every owner and resident shall comply with the rules and regulations herein stated and all rules and regulations which from time to time may be adopted.
4. Each unit owner is responsible for any damages to the common elements, or to any other unit, caused by the owner, his/her family, tenants or guests.

5. No soliciting is allowed. If someone is soliciting please call the Sheriff at 477-1000 and report them as trespassers.
6. Failure of an owner or resident to comply with these rules and regulations shall be grounds for action to recover sums for damages, and/or injunctive relief. The association has the right to levy fines as provided by Florida law.
7. When leaving for the season and/or vacation owners shall turn off main water valve and remove all objects from lanais.

SWIMMING POOL RULES

1. Pool is opened from 8:00 AM to 10:00 PM
2. Maximum capacity of pool at any one time if fourteen (14).
3. Each unit is allowed a maximum of four guests at anyone time in the pool area. The unit resident must be present with any guests that are not houseguest. You must arrange for larger groups by obtaining permission from the Board of Directors in advance. Please see Maintenance personnel to schedule family picnics/gatherings of over ten people so we have no conflicts.
4. Shower before entering the pool.
5. Cover lounges or chairs with a towel when using oils or lotions.
6. After the use of oils or lotions shower before entering the pool.
7. Wear no hairpins, clips or curler in the pool.
8. No flotation devices in pool. The exception being for supportive swimming devices for infants and disabled people and noodles are approved. The owner or tenant must be with children under the age of 14 years. Please store noodles in designated area when not in use.
9. Remove your towels and all personal items from pool deck if you will be gone for more than 30 minutes.
10. Wear appropriate and proper attire in the pool area. No thong swimming suits.
11. No running, diving or jumping.
12. Please wear personal headphones to listen to radios, tape decks or CD players so there will be no disturbing noises in the pool area.
13. No food, glass container or alcoholic beverages are permitted in the pool area. No coolers or barbecues allowed within the pool area.
14. No animals in or on pool deck.
15. Keep all pool furniture in the pool area unless you obtain permission from the Board of Directors in advance.
16. Children 14 years or under must be accompanied by an adult who is responsible for their safety and liability.
17. All persons use the pool at their own risk, as there is no lifeguard on duty.
18. Report any rule infractions to the Board in writing.
19. In case of an emergency call 9 1 1.

Note:

The above are just a few of the fines to be enforced. Anyone that is charged with any violation may appeal to the Board of Directors of Royal Hawaiian Club Condominium (RHCC). This appeal must be in writing and received with the allotted time stated in the Notice of Violation. Owners please note that any unpaid fines may be assessed on your unit per the RHCC documents: "The Board of Directors may levy reasonable fines against units who owners commit violations of the Condominium Act, the provisions of the condominium documents or the Association rules and regulations, or condone such violations by their family members, guests, or lessees."

Every owner should have received a copy of the Docs when they purchased their unit. Renters have received a copy of the Rules and Regulations when they were interviewed by the association. If you need a copy of the Docs and/or Rules and Regulations, you can mail your request to: RHCC Attn: Board of Directors. 1100 Pondella Rd, Cape Coral, FL 33909 and we will gladly help you (copy/mailling fee may apply).