

SUNSET OF FORT MYERS CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

EXHIBIT "C" TO THE DECLARATIONS OF  
SUNSET ROYALE CONDOMINIUM

AUTHORITY

All unit owners, in addition to the obligations, duty, rights and limitation set forth in the respective Declarations of Condominium for Sunset Royale Condominium and Sunset Vista Condominium - B, the Articles of Incorporation and the By-Laws of the Association and the Florida Condominium Act, shall be subject to the following Rules and Regulations, which shall be applicable to all unit owners or occupants, guests, invitees (including domestic help), and tenants.

1. VEHICLES

- A. Vehicle maintenance, mechanical repairs or like activity are not permitted on the Condominium common elements. Rinsing of vehicles permitted at designated area.
- B. No trucks or vehicles which are primarily used for commercial purposes, other than those temporarily present for on site business, nor any trailers may be parked within the properties.
- C. Passenger automobiles, vans and trucks (used for personal transportation and never commercially) that do not exceed the size of one parking space may be parked in the areas provided for that purpose.
- D. Boats, campers and recreational type vehicles shall not be parked on the grounds for longer than 48 hours without approval of the Directors.
- E. Bicycles, motorcycles and mopeds shall be parked only in such areas as may be designated for that purpose.
- F. Only vehicles, bicycles, motorcycles and mopeds that are in operable condition, validly licensed (if required) and registered by a decal or permit from the Association may be parked overnight on Condominium property.
- G. The Association has the right to have, with cause, vehicles towed away at the owner's expense.

2. RECREATION FACILITIES

- A. Use of the recreational facilities will be in such manner as to respect the rights of other unit owners, and the Directors may regulate duration of play, hours of opening and closing and schedule their use.

- B. By authority of Lee County Health Department. Chapter 10D-5 Sanitary Code of Florida.

### **POOL RULES**

Hours 6 A.M. to 10:00 P.M. Bathing Load 16 Persons  
NO Pool Attendant or Lifeguard is provided  
EMERGENCY ASSISTANCE 9-1-1

### **NO DIVING**

1. Shower before entering pool.
2. No animals in pool or in pool area.
3. Juveniles 14 years and younger must be accompanied by an adult.
4. NO running or horseplay allowed in the pool area.
5. Swimsuits are required in the pool and NO person who wears a sanitary undergarment will be permitted in the pool without wearing tight fitting plastic or rubber pants. Untrained children must also wear a swim diaper.
6. Food and drink receptacles used in the pool area must be unbreakable.
7. Electronics sound devices are allowed only while using earphones.
8. Vacate pool whenever there is thunder or lightning in the immediate vicinity.
9. Cover pool furniture with a towel if you use lotion. Direct contact will stain the webbing.
10. Replace furniture to original location.
11. Place litter in garbage can.

These rules will be enforced by the Board of Directors or Management.

- C. Tennis Courts will be used on a first come basis. Users will turn off lights when finished. Court times are 6 A.M. to 10 P.M.
- D. Boats may **NOT** tie up to the fishing pier.
- E. Guests of residents may utilize the Association amenities, i.e. swimming pool, tennis courts, gazebo/cabana, lounges and pier provided they are accompanied by a resident or have in their possession a valid Guest Pass.

3. ANTENNA AND WIRING

- A. No radio or television antenna or any wiring for any purpose may be installed on the exterior of any building without the written consent of the Directors.

4. COMMON & LIMITED COMMONS AREAS The following items must have prior written consent of the Directors to maintain uniformity of exterior appearances.

- A. NO sign, advertisement, notice, object, awning, screen, plastic or glass enclosure shall be exhibited, inscribed, painted or affixed by any unit owner on any part of the Condominium property visible from common areas without prior consent of

the Directors.

- B. All common areas inside and outside the buildings will be used for their designated purpose and no articles belonging to unit owners shall be kept therein or thereon (with exception of items addressed in 4C and D) without prior approval of the Directors and such areas shall at all times be kept free of obstruction.
- C. Residents may display static items in the common area of their floor only, provided that other owners on that floor do not object. Static items must be removed by each resident during periods of cleaning / maintenance, during heavy storms or in the event of a hurricane. Should a resident plan to be away from the association for a length of time, all static items must be stored in the unit or in the unit's assigned storage area.
- D. Window sun screen, hurricane shutters, screen and security doors must be approved by the Directors prior to installation, and must be of a color, form, shape and texture as those formerly approved for installation by the Board.

5. PETS

- A. Each unit will be limited to the possession of two (2) domestic pets each not to exceed the maximum weight of 25 lbs at mature size. Birds must not be larger than a parakeet. Fish, gerbils and hamsters are acceptable. All pets may be kept, provided they are not bred or maintained for profit for any commercial use. Owners are responsible for maintaining their pets in compliance with all state, county and city laws and the regulations regarding licenses, health certificates, leash laws, etc. and are responsible for the immediate collection, clean up and proper disposal of any waste generated by their pet (s) anywhere within the property limits of the Association.
- B. Pets shall be carried and kept leashed or caged when outside of the unit.
- C. Pets are not permitted to be on the deck adjacent to the pool.
- D. Should any pet become an annoyance or nuisance, the Board shall have the right to require permanent removal of such pet from the Condominium complex, and shall be entitled to such relief as may be necessary to accomplish this order should the owner fail to remove such pet after receipt of notice from the Association to do so.

6. GARBAGE/REFUSE/RECYCLABLES

- A. Disposing of garbage, trash and recyclables shall be only by use of receptacles approved by the Board of Directors or by use of garbage disposal units.
- B. Disposing of trash, recyclable and garbage shall be only between the hours of 7 A.M. and 10 P.M.

- C. All garbage, trash and other disposed of items, except recyclables, shall be placed in sturdy, secured plastic bags and thrown down the trash chute. Larger items must be placed in the dumpster in the guest parking lot.
- D. Recyclables are metal cans, glass bottles/jars, rigid plastic containers, boxes and newspapers. These items are not to go down the trash chutes, but are to be placed in their respective containers in the recycling area at the North end of the Royale carport.

7. GUEST REGISTRATION

- A. A Vehicle Guest Pass will be issued by the Manager, Board Member or Security Guard for any guest parking in excess of one week. Any vehicle without the proper I.D. is subject to being towed at the owner's expense.
- B. Units in Sunset Vista Condominium-B may not be rented or leased for a period of less than six months plus one day. Units in Sunset Royale Condominium may not be rented or leased for a period of less than three (3) months plus one day. All such rentals must be to the same tenant/occupant for the noted time period.

8. UNIT PASS KEY

- A. The Association shall retain a pass key to the units, and the unit owner shall provide the Association with a new or extra key whenever locks are changed or added for the use of the Association pursuant to its statutory right to access the premises in the event of an emergency.

9. INTERIOR APPEARANCE

- A. Floor surfaces of all units (except foyers, bathrooms, kitchens, utility rooms, terrace or balconies) shall be covered with carpeting. Should surfaces that are normally carpeted be covered with other materials, (i.e. laminates, tile or wood), these applications must be installed with an underlayment of Proflex RCU-500 and adhered to the concrete & floor surface with Proflex RCU Adhesive. Management must approve all floor covering installations in writing prior to installation. Owners must submit the proper Unit Modification Form to obtain approval.
- B. Article 5.27 of the Declaration of Condominium for Sunset Vista - B, and Article 6.9 of the Declaration of Condominium for Sunset Royale, provide that unit alterations cannot be made which would jeopardize safety or soundness of the buildings. Board enforcement of these provisions of the Declarations requires that any owner undertaking a structural change to his or her unit must, at their expense:
  - a) Obtain a certificate from a Structural Engineer that has been approved by the Board of Directors, certifying that work being performed will not jeopardize the safety or soundness of the building. This certificate must be obtained by the owner and submitted to the board for approval prior to

- any work being performed.
- b) If any owner/resident does not obtain the proper Written Approval from the Board of Directors prior to the work being performed, the owner/resident will be required to reverse all such alterations and return the unit back to its original state. This will be done at the Owner's/Residents's expense.

10. CHILDREN

- A. There shall be no restriction as to the minimum age of children who may live in or visit the condominium. The activities and behavior of all children shall be regulated by an adult, including physical supervision where necessary. The Directors, or their designated representative, shall at all times have the authority to reasonably require that the owner, lessee, guest or other adult who is responsible for a particular child shall remove the child from any common area if the child's conduct is such that they believe this action is necessary. In no event shall children under the age of fourteen (14) be permitted in the pool area or along the sea walls or fishing pier unaccompanied by an adult.

11. NOISE

- A. Loud and disturbing noises are prohibited. All occupants of units shall exercise extreme care about loud and disturbing noises, including, but not limited to, automobile related noises, construction, household appliances, exercise equipment and pets. All radios, televisions, tape machines, stereos, singing and playing of musical instruments shall be regulated to sound levels that will not disturb other occupants. Noise created due to alterations or repairs to a unit shall be permitted between the hours of 8:00 AM and 8:00 PM for a period not to exceed 30 days annually.

12. COOKING GRILLS

- A. Use of propane or charcoal grills shall only be allowed in the area designated as the Cabana, by the swimming pool.

13. APPLICATION OF RULES AND REGULATIONS

- A. These Rules and Regulations are applicable to all unit owners or occupants, their family members, guests, licensees, invitees (including domestic help) and tenants.

14. SINGLE FAMILY USE

- A. This condominium is restricted to single-family living use only.

15. MOVING IN OR OUT OF UNIT

- A. Upon approval, the lessee or unit owner will be furnished with vehicle decals and their name entered into the Building Directory.

- B. No one may move in to or out of a unit without clearing said move with the Manager.
- C. Arrangement will be made for a maintenance employee to pad the elevator. Pads must be in place prior to moving in or out.
- D. Only one elevator and the utility door may be used for said purpose.
- E. Moving of furniture and appliances in and out of the unit premises must be supervised by lessee or unit owner and shall be limited to the hours between 8:00 A.M. and 9:00 P.M. It will be the responsibility of the lessee or the unit owner to clean halls and elevators of boxes and debris. A \$25.00 per hour charge will be assessed, if a maintenance person is called in to do the clean up.

16. ENFORCEMENT

- A. Complaints should be reported, in writing, to the Manager or Board.
- B. Minor infractions will be called to the attention of the person or persons involved by an officer of the Association or by the Manager. Repeated infractions and violations of a more serious nature will be referred to the Board for action.
- C. Disagreement concerning complaints will be presented to the Board for determination and appropriate action, with enforcement by civil legal process, if necessary.