

BELLA CAPRI CONDO RULES

1. GATE FOR BEACH ACCESS AND DUMPSTER TO BE LOCKED AT ALL TIMES.
2. VISITOR PARKING IS FOR VISITORS. UNIT OWNERS ARE NOT TO PARK IN VISITOR PARKING.
3. ALL HOMEOWNERS ARE TO BAG AND TIE TRASH AS PER CONDO DOCUMENTS.
4. UNIT OWNERS TO NOTIFY MANAGEMENT IF NON RESIDENT WILL USE THEIR RESIDENCE WITHOUT THE OWNER BEING PRESENT.
5. RULES OF CONDO ASSOCIATION MUST BE POSTED IN RENTAL UNITS.
6. POOL FURNITURE MUST BE PLACED BACK AFTER USE AND UMBRELLA RETRACTED & TIED.
7. MAINTENANCE IN VESTIBULE AREA IS UNIT OWNERS RESPONSIBILITY INCLUDING LIGHT BULBS.
8. UNIT OWNERS ARE TO PROVIDE A KEY TO MANAGEMENT FOR EMERGENCIES.
9. UNIT OWNERS ARE RESPONSIBLE FOR ALL THEIR OWN KEYS. IF LOCKED OUT FOR ANY REASON CALL A LOCKSMITH AT YOUR OWN EXPENSE.
10. RENTERS ARE ONLY TO HAVE A KEY TO THE UNIT, POOL, DUMPSTER AND BEACH ACCESS.
11. MAINTENANCE MAN HAS A CONTRACTED SCOPE OF WORK FOR THE ASSOCIATION ONLY. INDIVIDUAL REQUESTS MUST BE DIRECTLY WITH HIM AT UNIT OWNERS EXPENSE.
12. PLEASE LEAVE OUR SAND ON THE BEACH. WASH OFF BEFORE ENTERING POOL AREA.
13. GRILL TO BE CLEANED, RECOVERED AND GAS TURNED OFF AFTER USE.
14. TURN OFF MAIN WATER VALVE & WATER HEATER IF UNIT NOT BEING OCCUPIED FOR PERIOD.
15. \$200 DEPOSIT AND THREE WEEK NOTICE FOR PARTIES/FUNCTIONS ON POOL DECK.
16. PLEASE CLEAN UP AFTER YOUR DOGS. NO DOGS ALLOWED IN ATRIUM OR ON POOL DECK.

BELLA CAPRI CONDOMINIUM ASSOCIATION INC.

RULES AND REGULATIONS

The Board of Directors publishes the rules and regulations set forth below for information and guidance of all residents.

Your cooperation in observing the rules listed below will ensure that our condominium community continues to be a pleasant and attractive place in which to live.

ALL UNIT OWNERS MUST INSTRUCT THEIR GUESTS AND TENANTS TO OBEY ALL RULES AND REGULATIONS OF BELLA CAPRI CONDOMINIUM ASSOCIATION. Unit owners who rent or lease their unit are responsible for the conduct of their tenants. Any infraction of the rules shall be directed to the owner of the unit.

TENANTS MUST BE FURNISHED A COPY OF THE RULES AND REGULATIONS.

No unit owner shall make any alteration, decoration, repair, replacement, change of paint, glass panes, or other enclosures on balconies or any other part of the units, common elements or any condominium building without prior written approval from the Board of Directors. Thus, the Board of Directors of the Association must approve installation of storm doors, floor covering on balconies and hurricane enclosures. The board will consider written requests specifying the color and materials specifications.

Rule Changes – The Board of Directors reserves the right to change, revoke, revise, or add to the existing Rules and Regulations.

GENERAL

- 1) All owners/residents must complete and return to the Association a PURCHASE/LEASE DATA SHEET and must be approved by the Association.
- 2) No articles shall be placed upon the common elements of the condominium property.
- 3) The common elements of the condominium property shall not be obstructed in any manner and shall be kept free and clear of rubbish, debris, and other unsightly or unsanitary material.
- 4) Fire exits shall not be obstructed in any manner.
- 5) No articles shall be hung or shaken from any unit onto the common elements of the condominium property.
- 6) No unit owner shall throw, sweep, or allow to fall any article or water from his unit onto the common elements of the condominium property.
- 7) No article shall be attached to, erected upon, installed, or affixed to the exterior walls, exterior doors, or roof of a unit or upon the other common elements of the condominium property.

- 8) Employees of the Association shall not be sent off the condominium property by any unit owner at any time for any purpose, nor shall any unit owner direct, supervise, or in any manner attempt to assert any control over the employees of the Association.
- 9) Unit owners' complaints regarding the maintenance and operation of the condominium shall be made in writing to the Board of Directors of the Association.
- 10) Children of guests shall at all times be supervised by a responsible adult.
- 11) Those unit owners who violate these rules shall be responsible for all costs incurred by the Association, including court costs and a reasonable attorney's fee, in the process of rectifying the non-compliance. These costs shall also include the removal of all articles, vehicles, and substances from the condominium property, which were placed thereon in violation of these rules.
- 12) Each unit owner requesting to speak or comment on any specific item listed in the agenda for any meeting of the Association shall submit, in writing, to the Board of Directors, at least twenty-four (24) hours prior to the opening of the meeting, the statement or comment he/she desires to make at the meeting. The speaker will be allowed a maximum of three (3) minutes for his/her comments.
- 13) Excessive noise and/or nuisance by owners, residents, their guests and workers is prohibited.
- 14) Everyone is requested to control loudness of group gatherings, TV, radios, and/or stereos, especially during evening and night hours when windows are open, as sound carries. Wind chimes are not permitted outside the units.
- 15) Feeding of birds, squirrels, or other small animals is not permitted.
- 16) Skateboards are not permitted on roadways. Walkways are strictly for foot traffic.
- 17) Any unit owner desiring to lease his/her unit must submit an application accompanied by a check in the amount of \$100.00 made payable to Bella Capri Condominium Association, Inc. at least ten (10) days prior to the effective date of the proposed lease or sale.
- 18) NO FOR SALE, FOR RENT, OR FOR LEASE signs or any other sign shall be posted on the premises of any unit.
- 19) Any request for condominium records must be in writing, with the agreement that the requestor will pay \$.25 per page, plus postage.
- 20) Children are not to play in the elevators.
- 21) A \$200.00 Moving Fee will be required prior to initial move-in and should be made payable to Bella Capri Condominium Association, Inc. Hours for moving in or out are from 8:00 A.M. to 8:00 P.M. and prior arrangements must be made with management to install pads in the elevator Monday through Friday. No moving is allowed on weekends

or holidays without Manager's approval. Any damage to the elevator interior is the responsibility of the person moving in or out and will be charged to the unit owner involved.

- 22) Eligibility for service on the Board of Directors is restricted to members of the Association only (except for developer representatives during the period when the Developer is in control of the Association).

POSTING OF MEETING DATES

All meeting notices will be placed in the glass-enclosed board in the lobby.

LANAIS AND WALKWAYS

- 1) No floor coverings shall be applied to the lanai deck unless approved by the Association.
- 2) Laundry, rugs, towels, bathing suits, mops or other similar articles shall not be hung or spread on the common elements of the condominium property where it would be visible from outside the condominium. Articles of any sort shall not be beaten, cleaned or dusted by handling or extending same from any window, door, or over railings. Items shall not be placed on the grass area for cleaning or painting.
- 3) Cigarette butts must be disposed of appropriately.
- 4) No flowers of any kind are to be planted in the ground around the edges of the buildings, without the prior authorization of the Board of Directors.
- 5) The use of grills on lanais is prohibited, except for a unit equipped with an outdoor kitchen by the Developer.

POOL RULES AND REGULATIONS

- 1) Every unit owner must know the pool rules and instruct their guests or renters accordingly. Safety is the first consideration.
- 2) All persons wearing diapers must wear a protective covering to not allow spillage into the pool.
- 3) The pool & spas shall close at 10 PM on the weekdays and 11 PM on the weekends and holidays.
- 4) Radios around the pool are forbidden, except when earphones are used.
- 5) Everyone must shower before entering pool. Suntan lotions and oils must be removed before entering the pool.
- 6) Children not toilet trained must wear a swim diaper. No disposable diapers are to be worn in the pool.
- 7) Conventional swimsuits must be worn in the pool. (NO CUT-OFF JEANS)

- 8) Glass containers are not allowed in pool area.
- 9) No rafts, fins, balls or any other toys are allowed in the pool.
- 10) If chairs or lounges are moved, they must be put back before leaving the pool area.
- 11) No dogs are to be in the pool area.
- 12) No running or horse play.
- 13) No smoking in the pool or on the pool deck.
- 14) Children under 13 years of age must be supervised by an adult at all times.

PARKING

- 1) Residents should advise their guests of the visitor parking locations.
- 2) Only designated parking spaces should be utilized for parking.
- 3) Each Unit Owner shall only be entitled to have a maximum amount of cars equal to the amount of enclosed garages and one car in the driveway per enclosed garage space. If a Unit Owner leases his or her Unit in accordance with the Declaration, the tenant may only utilize the Unit Owner's assigned parking spaces, and may not use the visitor parking spaces nor any other Unit Owner's assigned parking space.
- 4) NO OVERNIGHT PARKING OF THE FOLLOWING; Trailers, commercial vehicles, motor homes or any vehicles which bear any markings visible from outside or any vehicle which carries commercial equipment, tools, ladders, paint cans, or supplies within the bed, with fifth wheel set-up, dual rear wheels, with camper provisions for external hook-up and/or other living accommodations, any pick-up that extends beyond the boundaries of a parking space or overhangs the curb. Pick up trucks that are used as personal transportation shall be permitted. Under no circumstances may a van or other vehicle be lived in overnight.
- 5) No vehicle which cannot operate on its own power shall remain on the condominium property for more than forty-eight (48) hours.
- 6) No vehicle shall be repaired on the condominium property.
- 7) Also prohibited are: boats, motorcycles, water equipment, bicycles, sails, canoes or rafts stored on or attached to parked cars unless parked in a garage, and vehicles with raised or lowered suspension that emit excessive noise, fluids or smoke. No non-operational, unlicensed vehicles or those with expired license may be parked for repair or restoration.
- 8) Vehicles in violation will be towed at the owner's expense.
- 9) All garage doors must be closed when not in use.

SECURITY

- 1) Keep building entrance doors closed at all times except to depart and enter.

TRASH

- 2) All garbage and refuse should be contained in tightly tied plastic bags.
- 3) All boxes and cartons should be flattened by cutting the corners and folding, or thoroughly crushing to reduce bulk and should be placed in the trash container.
- 4) Refuse and garbage shall be deposited in the trash container provided for said collection.

PETS

- 1) Pets are to be walked in the designated area only.
- 2) Pets shall be limited to two pets per unit, with strict behavioral criteria. All pets shall be registered with the Association. Pets are limited to owners only.

Pet Behavior Criteria

- 1) The pet shall not make disturbing noises such as barking or crying that interfere with other residents' quiet enjoyment of the property.
- 2) The pet shall not be permitted to damage any common or limited common area of the property.
- 3) The pet shall not be permitted to defecate except in permitted areas. When using Permitted areas, owners must clean up after their pets every time without exception.
- 4) The owner will obey any and all use and health regulations concerning pets on the Property. No pet shall be allowed on the pool deck.
- 5) Whenever outside the residence, pets must be on a secure leash. No pet shall be allowed to run free for any amount of time.
- 6) No pet shall be permitted to behave in any fashion that could reasonably disturb the enjoyment of the property by other owners and their guests.

Aggressiveness, viciousness, biting or any behavior causing injury to any person shall be grounds for immediate removal of the pet from the property without the notice requirements below.

If an owner's pet behaves in a fashion which violates the behavioral criteria, the Board is permitted to exercise the following remedies:

- 7) On the first offense: the Property Manager/Association will send written notice to the homeowner via registered mail asking that the behavior be changed.

- 8) If a second behavioral problem occurs during any twelve-month period, the Board of Directors may vote to order the pet removed via a simple majority of the Board, which vote may be held at any regularly scheduled meeting.

Owners are to have no more than two pets. Renters are not allowed pets, Owners only.

THESE RULES AND REGULATIONS WILL BE STRICTLY ENFORCED.

In the case of any inconsistencies between the terms of the Declaration of Condominium for Bella Capri and these rules and regulations, the terms of the more restrictive provisions shall control, unless such terms of these rules and regulations are prohibited by the Declaration of Condominium and, in that event, the terms of the Declaration of Condominium shall control.