

RULES AND REGULATIONS OF CASA BONITA GRANDE ASSOCIATION

- 1. All renter occupants must have a Board approved Lease Application completed and on file with the Association, including the processing fee of \$250, submitted no less than 20 days prior to arrival.**
- 2. All trash must be placed in plastic bags, closed and secured tightly before disposal.**
- 3. All recyclable items, including newspapers, magazines, cardboard, as well as cans and glass/plastic bottles should be recycled. All cardboard must be cut up or collapsed and flattened; the cans and bottles should be rinsed. These items may be placed together and disposed of in the recycle bins on the north and south side of the building. Do not toss them in the trash chutes.**
- 4. Do not sunbathe in front of the first floor units, except in the pool area.**
- 5. No mops, carpets, etc., should be shaken outside of the units. No rugs, towels, bathing suits or other apparel are to be hung on the walkway railings.**
- 6. Major renovation projects must be completed between May 1st - September 30th. Major Alterations Forms must be completed and submitted to the Board of Directors for review and approval prior to commencement of renovations.**
- 7. Service calls, repairs and construction work are allowed only during the hours of 8 AM - 5 PM, Monday through Saturday, except in an emergency, i.e., water leaks, electrical outages, etc.**
- 8. Do not remove tables, chairs, lounges or umbrellas from the condominium decks.**
- 9. All owners must have unit assigned ID decals on their personal vehicles and unit assigned guest tags are to be hung on their rental cars. Owners must also provide guest tags to be displayed on vehicles belonging to guests, family, personal employees and the renters of their units. Guests visiting for the day must also display a guest parking pass, obtained from the owner, who must be present in order to have any daily guests.**
- 10. Do not park motorhomes in the parking lot. Small motorized watercraft on trailers are permitted by owners only when in residence. Only one parking space may be used for these items.**
- 11. Fire Code prohibits any items being left or stored in the hallways. All shoes, bicycles, beach and pool accessories, as well as any other items, are to be stored inside of the unit or in personal vehicles.**
- 12. The main water valve in the utility room of every unit MUST be turned to the off position whenever occupants leave for 24 hours or more.**
- 13. No children under the age of 8 are permitted outside of their unit without an adult present; no youths under the age of 15 are permitted in the exercise room without supervision by an adult.**
- 14. No more than six (6) overnight occupants are allowed.**
- 15. Observe quiet hours (10 PM - 8 AM) by not making noise such as banging doors, vacuuming, pounding, dumping trash, as well as keeping TVs, music or parties at reasonable levels during these hours.**
- 16. The use of separate sub-woofer audio speakers in our building is prohibited at all times due to the propensity of these low frequency sounds to easily disturb neighboring units**
- 17. Owners should inform guests or delivery personnel to park only in designated guest areas labeled with numbers of 900+.**

18. Owners only may keep one domesticated household pet on premises, weighing less than 30 pounds. Pets must be on a leash and pet waste must be cleaned up immediately.
19. No smoking is allowed in any walkways or inside common areas of the building. If smoking within a unit, both front door and lanai sliders must be firmly closed.
20. All pool and spa rules and hours are posted in the pool/spa area and need to be followed. Hours are 9 AM to dusk. Absolutely no one should be in the pool/spa area after dusk.
21. It is important to clean feet and shoes before entering common areas of the building in order to avoid sand, as well as water dripping and wet feet on carpeted and tiled areas.
22. No barbecues are allowed in the units. Only use the common barbecue grill located on the 2nd floor deck. **IT IS IMPORTANT TO TURN THE GRILL OFF PROPERLY AND TO CLEAN THE GRILL GRATES AFTER EACH USE. REPLACE THE COVER ON THE GRILL WHEN COOL AFTER USE.**
23. Owners are responsible for any damage or cleanup necessitated as a result of activities by you, your guests, renters or workers. Cleanup must be current and all contractor materials must be removed from the premises. (See more contractor and handyman guidelines attached.)
24. **ONLY THE NORTH ELEVATOR IS TO BE USED FOR LARGE DELIVERIES (FURNITURE, APPLIANCES, ETC., AS WELL AS CONSTRUCTION MATERIALS OF ANY KIND). IT IS THE RESPONSIBILITY OF EVERY OWNER TO MAKE SURE THAT PROTECTIVE PADS (STORED IN THE LOCKER ROOM) ARE USED AT ALL TIMES AND RETURNED TO THE STORAGE ROOM WHEN DELIVERIES ARE COMPLETED. DELIVERS TO THE BUILDING ARE TO BE MADE THROUGH THE NORTH SIDE DOOR ONLY AND NOT THROUGH THE RESIDENTS' MAIN FRONT ENTRY DOORS. THE DELIVERY SIDE DOOR IS LOCATED NEXT TO THE DUMPSTER STORAGE DOORS. A NON-COMPLIANCE FEE OF \$100 WILL BE ASSESSED TO ANY OWNER IF THE PROTECTIVE PADS ARE NOT USED DURING PERSONAL DELIVERIES OF LARGE ITEMS AND/OR CONSTRUCTION MATERIALS WHETHER OR NOT THE OWNER IS IN RESIDENCE.**

Please do not contact board members for your mechanical or electrical problems unless other units are affected, or the concern involves common areas. Also, if a problem arises with a neighbor, you should try to resolve it between yourselves. If assistance is needed for any reason, you should contact the Condo Manager, Robert Hourigan of HomeRiver Group. His email address rhourigan@homeriver.com and his telephone number is 239-489-4890. He, or a member of his team will be able to assist you with any questions or concerns that you may have.