

PARKWOOD VILLAS II
Property Rules and Regulations

1. Units are to be owner occupied or **leased to a single family only**. (Total of 4 persons maximum). Purchase/Rental Notifications must be completed & delivered to the management company prior to occupancy for Board of Director review.
2. If a unit is used as a rental, the **minimum rental period** is six months (180 days). Tenants are not permitted to sublet & must follow all rules and regulations.
3. Units are **NOT** to be used for any business or commercial purposes.
4. **PARKING OF HOUSE TRAILERS, MOTOR HOMES, CAMPERS, UTILITY OR BOAT TRAILERS** may not extend off the owners' private driveway. **NO PARKING on grass permitted**. All vehicles must be able to fit within the carport.
5. **CARPORTS ARE FOR VEHICLES and CONTAINED STORAGE ONLY**. Use as a "patio" is permitted if the area is kept neat and orderly and does NOT impede the adjoining neighbor's enjoyment. NO Grilling or live flames are permitted in the carport.
6. **NO** outside storage is permitted on the exterior other than in the carport.
7. Each villa may only have one dog (up to 40 lbs.) OR 2 cats. If it is a small dog (20 lb. or less) one dog and one cat are allowed. (If a current owner/resident does not fit these guidelines, their current pet is grandfathered in, but no out of guidelines for future pets.)
8. Owners, tenants or guests **SHALL NOT WALK PETS OR ALLOW PETS** on the common ground. When walked or exercised, the **FLORIDA PET LEASH LAW WILL BE ENFORCED. (REGULATIONS AS CITED BY THE LEE COUNTY ANIMAL CONTROL.)** Pets must be on a leash held by a responsible person. No animal is to disturb other residents or create a nuisance or discomfort. The ground must be cleaned up after the pet has relieved itself **IMMEDIATELY!!**
9. Any permanent structure to be added to an existing villa must be submitted to the Board of Directors for approval prior to changes. **NO** changing of front lines of units is permitted.
10. No use of clotheslines will be permitted.
11. All **rubbish or other waste** must be kept in sanitary containers in appropriate areas. Trash may be placed at the curb line after 5 pm on the day prior to pick up.
12. **NO parking of vehicles on the grass or in common area.**

13. Owners, tenants or guests **shall not** create any undue noise including high frequency loud music or other types of disturbance to other residents.

14. **NO planting** is permitted on the common grounds. (Unless approved by the Board of Directors.) 3ft perimeter around the Villa is the responsibility of the owner to maintain.

15. **To ensure uniformity**, in color of the outside of the Villas, the paint may be obtained from Sherwin Williams. Contact Management Professionals for the color pallet.

16. Property owners/tenants are responsible for any **damage** incurred by their guests. This includes all areas, namely the common ground, villas, bath house, pool area and all equipment.

17. **Sports Activities** such as frisbee, ball playing, running games, etc. **are only permitted in the large green spaces and are not to impede any individual's villa area.** This is **AT YOUR OWN RISK.**

18. **ALL** estate, garage, moving and yard sales require prior approval by the Board of Directors.

19. **All Owners** are welcome to attend the Board of Directors meetings. A specific time will be allowed to owners for questions and comments of a reasonable length of time.