

Pavilion Club Condominium Association, Inc.  
Rules and Regulations Handbook  
**2024 – 2025**

For Use by Owners



Pavilion Club Condominium Association, Inc.  
806 Gulf Pavilion Drive  
Naples, Florida 34108  
239-566-8010

Please Keep for Reference

## **FORWARD**

The following rules and regulations have been compiled for easy reference. All have been adopted by the Board of Directors or taken directly from the Association's Declaration of Condominium and Bylaws. References to the Declaration of Condominium ("DOC") and Bylaws are only summary in nature; therefore, the Association's recorded condominium documents should be referred to for full and complete language. The Appendices contain various forms required when doing renovations or leasing, loaning, or selling your unit.

Rules and regulations are an essential part of condominium living and they are developed to help promote a harmonious relationship between residents in a dwelling area where the homes are not separated by broad lots but are as close to one another as the common area walls and floors separating the units. Sometimes it is difficult to forget all the freedoms we have had as a single-dwelling homeowner and accept the conditions that come with condominium life. Living harmoniously in a condominium community requires a little effort on the part of all residents to be courteous and respectful of others. Most issues can be avoided by practicing good judgment and adhering to the community guidelines.

Some issues that are of particular concern to condominium life are proper trash disposal, pool area decorum, noise and other nuisances, vehicle usage, parking, and general maintenance of the units and common elements. Please take the time to familiarize yourself with the policies and procedures relating to these issues.

Owners should keep a copy of this document with their important papers as an aid in answering many questions that may arise from living at the Pavilion Club. Owners who loan their units to family members/guests and/or rent their unit are responsible for informing their guests about the community guidelines. A Renters' Rules booklet is available to assist with this process.

Thank you for your cooperation.

Board of Directors



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## **EMERGENCY NUMBERS & OTHER CONTACT INFORMATION**

**ALL EMERGENCIES: 911  
(Police, Fire & Ambulance)**

**You must stay on the line after calling this number**

Collier County Sheriff's Office (Non-Emergencies) (239) 774-4434  
Poison Information Center: 1-800-222-1222

### **IN CASE OF FIRE**

Each of the 12-unit buildings (815, 821, 828, 845 & 876) is equipped with fire alarm pull stations, fire alarm buzzers in each unit, as well as fire extinguishers in various locations outside the units. The 8-unit buildings are equipped with fire extinguishers only, and smoke detectors in the individual units. In the event there is a fire in your unit, you should vacate the apartment, activate one of the fire alarms pull located outside the unit (this will signal other residents in the building that there is a fire) shout "FIRE" and alert someone to immediately call 911 to report the fire and its location.

**The fire alarm that sounds when the fire alarm pull station is activated is a local alarm only -- it is not monitored by the Fire Department. Therefore, you must call 911 in order to let the Fire Department know there is a fire.**

All residents should familiarize themselves with the locations of fire extinguishers, pull stations and other emergency equipment.

### **IMPORTANT ASSOCIATION CONTACT INFORMATION**

Manager: Chris Stinauer

Office Phone: (239) 566-8010

Non-Urgent Inquiries: e-mail [Manager@pavilionclubnaples.com](mailto:Manager@pavilionclubnaples.com)

Manager is on-site Monday-Friday.

FOR ASSOCIATION-RELATED EMERGENCIES DURING OFF HOURS:  
Call Office Phone Number which will forward call to Manager Cell Phone.

Owners' Secure Website: [PC.myHOAST.com](https://PC.myHOAST.com)

Public Website: [www.PavilionClubNaples.com](http://www.PavilionClubNaples.com)



## **CODE OF CONDUCT**

The owners of the Pavilion Club community desire to create a safe, inviting, and friendly community atmosphere. We recognize that we are a diverse community in different stages of life, with multiple interests, desires and needs. The purpose of this code of conduct is to allow each owner, guest and/or renter to maximize his or her experience at the Pavilion Club. To accomplish this, we have developed a code of conduct for common areas to foster mutual respect and enjoyment for the common good of all. Please be mindful of those around you by:

- Refraining from loud boisterous comments/conversations
- Refraining from the use of profanity
- Refraining from smoking, vaping, and use of electronic cigarettes in common areas
- Observing all common area rules

## **RULES ENFORCEMENT & COMPLAINTS**

A code of rules is useless unless enforced. The rules apply to everyone without exception. Care must be taken to ensure that everyone on Pavilion Club property is aware of the rules and regulations; therefore, ignorance is no excuse. The primary purpose of the enforcement procedure is to encourage rule compliance for the benefit of all owners, guests, and renters, not to be punitive.

1. When a violation occurs, the Manager may issue a verbal or written warning to the violator.
2. Further repetition of the offense will result in a certified letter to the offender. A dated memo of the violation will be filed with the Board.
3. Annually a three-person violations committee will be established and appointed by the Board of Directors. Members of the violations committee must not be related to any board member.
4. The Board of Directors may suspend privileges or levy a fine against any unit owner for failure of the owner, his/her guests, lessee, or invitees to comply with the document restrictions or the rules and regulations of the Association. The party against whom the suspension or fine is sought to be levied shall be afforded an opportunity for a



- hearing before the violations committee and shall receive notice of such hearing no less than 14 days prior to the date of that hearing. (Bylaws 8.1)
5. An owner and/or lessee/renter who receives a fine citation from the manager shall have, in accordance with applicable Florida statute, 14 days from the date of the citation notice to appeal in writing to the violation committee.
  6. If the offense continues because the fining process was not effective for whatever reason, the matter will be referred to the Association's Attorney for additional enforcement action.
  7. Parents are responsible for their children's adherence to the rules.
  8. Unit owners are responsible for their renters and/or guests' adherence to the rules.
  9. **COMPLAINTS REGARDING OTHER RESIDENTS MUST BE PUT IN WRITING TO THE MANAGER**
  10. In accordance with Florida Law 718.303(5), at least 90 days before an election, the association must notify a unit owner that his or her voting rights may be suspended due to a non-payment of a fee or other monetary obligation.

## **GENERAL RULES**

1. **The main water valve must be shut off whenever the unit is unoccupied overnight or longer.** Also, dishwashers and washing machines should not be left unattended while turned on. Please operate these machines only while the unit is occupied.
2. The owner of an unoccupied unit may not allow anyone to use the common elements or recreational facilities in their absence. (DOC 10.2) (C)
3. Common hallways, stairways and other common elements shall not be obstructed, littered, defaced, or misused in any manner. Balconies, patios, lanais, walkways, and stairways shall be used only for the purpose intended, and they shall not be used for hanging or drying clothing, for outdoor cooking, for cleaning of rugs or other household items, or for storage of bicycles or other personal property. (DOC 10.9)
4. No owner may alter the landscaping of the common elements in any way without prior Board approval. (DOC 9.5)



5. No gas grills of any kind may be used, except for the vented Jenn Air grills originally installed on lanais. (Fire Code)
6. Any glass, screen, curtain, blind, shutter, awning or other modification, addition or installation which may be installed where visible from outside the unit is subject to regulation by the Board of Directors. (DOC 9.5). **See Appendix B.**
7. All occupants under 18 years of age shall be closely supervised at all times by an adult to ensure that they do not become a source of unreasonable annoyance to other residents. (DOC 10.5)
8. No person may post or display "For Sale", "For Rent", "Open House" or other similar signs anywhere within the Condominium or on the condominium property. (DOC 10.8)
9. Owners and occupants of units should exercise extreme care to minimize noise so as not to disturb others, especially between the hours of 10:00 PM and 8:00 AM. Repairs or improvements to a unit shall only be performed between the hours of 8:00 AM thru 6:00 PM, Monday thru Saturday except in an emergency. (DOC 10.7)
10. All garbage shall be bagged, tied, and deposited into the dumpsters provided for such purposes. Recycle all empty bottles, jars, and containers, made of metal, plastic, and glass. Recycle cartons, paper, and flattened cardboard. **NO BAGGED RECYCLABLES.** Empty recyclables directly into the cart in our trash area. **DO NOT RECYCLE:** plastic bags or film, Styrofoam cups & containers, items containing food waste & liquids, electronics, batteries, and needles. **ALL BOXES MUST BE FLATTENED.** No large appliances, furniture, mattresses, hazardous materials, or construction debris may be dumped or left at the dumpsters.
11. No material alterations or substantial additions to a unit, the common elements or association property, or a change in any manner to the exterior appearance of any portion of the condominium shall be made without first obtaining written permission of the Board of Directors. (DOC 9.5). **See Appendices A.1 – A.4.**
12. The Association has an irrevocable right of access to the units for the purposes of protecting, maintaining, repairing, and replacing the common elements or portions of the unit to be maintained by the Association, and, as necessary, to prevent damage to one or more units. The Association must be given a key and/or other method of access (i.e., code combination, etc.) to all units. If the Association is not provided a key to the unit, the owner shall pay all costs incurred by the Association in gaining entrance to



the unit and shall also be responsible for any damage done to the unit in gaining entrance thereto. (DOC 9.8)

## **UNIT SALES/TRANSFERS OF OWNERSHIP (DOC 14)**

1. A unit owner may put his/her unit up for sale without prior Board approval; however, once a buyer is secured, the buyer must be approved by the Board. No unit owner may dispose of a unit or any interest in a unit by sale or gift without written approval of the Board of Directors. If an owner acquires title by inheritance or gift, the transferee has no occupancy or use rights until and unless approved by the Board.
2. Owners intending to make a sale or gift of their unit, or any interest therein shall give to the Board of Directors, or its designee written notice of such intention at least twenty (20) days before the intended closing date, together with the name and address of the proposed purchaser or donee, a copy of the executed sales contract, if any, and all other information the Board may reasonably require. **See Appendix C.** The Association may charge a preset fee for processing the application, such fee not to exceed the maximum amount allowed by law. The Board may require a personal interview with any purchaser or donee and his/her spouse, if any, as a pre-condition to approval.
3. Within ten (10) days after receipt of the required notice and all information or interviews requested, the Board shall approve or disapprove the transfer.
4. The Board may only deny approval with good cause. Approval of the Association shall be withheld for good cause only if a majority of the Board so votes, after receiving a written opinion of counsel that good cause exists.
5. No person may acquire title in any manner, which would result in that person owning legal or beneficial title to more than two (2) units in the condominium.
6. Any sale or transfer which is not approved, or which is disapproved pursuant to the terms of the Declaration shall be void unless subsequently approved in writing by the Board.

## **GUESTS USE**

1. A "guest," as defined in the Declaration of Condominium, means a person who is not the owner or a tenant of the unit, and is not a member of the owner's or lessee's immediate family, who nevertheless is physically present in, or occupies the unit on a





temporary basis, at the invitation of the owner or lessee, without payment of valuable consideration. (DOC 4.10)

2. Occupancy in the Absence of the Owner: Owners must register any family members or guests with the Property Manager in writing prior to their arrival. (DOC 10.2) (A) The total number of occasions for guest occupancy shall be limited to 6 in each calendar year. Upon arrival, the guest must sign a statement that the guests are non-paying guests. (DOC 10.2) (B). **See Appendix E.**
3. Owner violations shall be subject to a fine.

## **RULES FOR RENTING AND LEASING THE UNIT**

In order to foster a stable residential community and prevent a motel-like atmosphere, leasing and licensing of units is restricted in Section 13 of the Declaration of Condominium.

1. Entire units, but not less than entire units, may be leased provided the occupancy is only by the lessee and his or her family and guests. No rooms may be rented, and no transient tenants may be accommodated. No unit may be used on a "time share" basis. Advertising a unit for daily or weekly lease or license on website such as Airbnb.com, Craigslist.com, Flip-Key, Tripping.com, House Trip, Luxury Retreats, HomeAway, VRBO.com or other similar sites, regardless of whether the arrangements are classified or described as something other than a lease, is prohibited.
2. No unit may be leased more often than five (5) times per calendar year, with a minimum lease term being not less than thirty (30) days. No lease may be for a period of more than one (1) year; however, the Board may approve the same lease from year to year. No subleasing or assignment of lease rights by the lessee is allowed. All lessees shall register with the Association within 48 hours of their arrival. (DOC 13.2)
3. Only one family shall occupy each unit at a time, as a residence and for no other purpose. No unit shall be permanently occupied by more than 2 persons per bedroom as permitted by County code. No business or commercial activity shall be conducted in or from any unit. No pets of any kind are permitted in leased units, nor may guests bring pets into the condominium. (DOC 10.1)
4. All leases of units must be in writing. A unit owner may only lease the entire unit, and then only after receiving the approval of the Association. (DOC 13.1)



5. An Owner intending to lease his/her unit shall forward to the Association a fully executed copy of the proposed lease, an application form completed by the proposed tenant and preset application fee (not to exceed the maximum amount allowed by law) ten (10) days prior to the first day of occupancy. The application process applies to all tenants, even those who may be "repeat" tenants and have leased previously. After receiving all the required information, the Board shall have ten (10) days in which to review the proposed lease. (DOC 13.1) (A) (B) & (DOC 13.7). **See Appendix D.**
6. If proper notice is not given, the Board at its election may approve or disapprove the lease. Any lease entered into without approval may, at the option of the Board, be treated as a nullity. (DOC 13.1) (C) (D)
7. Grounds for disapproval by the Board include, but are not limited to the following: the unit owner is delinquent in the payment of assessments at the time the application is considered; there is a history of the owner leasing his unit without obtaining approval or leasing to troublesome tenants; the owner's real estate company or agent has a history of screening tenants inadequately, recommending undesirable tenants, or entering into leases without prior Association approval. (DOC 13.1) (C)
8. It is the owner's responsibility to see that their tenants have available to them keys and/or access codes to the residence and mailbox, a Guest Pass (unique entry code) for the front entry gate, and codes for the pedestrian and pool gates. Rental agents are required to provide a complete set of keys and access codes for their tenants.
9. Ultimate responsibility for renter and guest compliance with these rules and regulations and for any type of damage caused by his or her tenants or guests rests with the unit owner. This owner responsibility cannot be passed off to the rental agent, manager or other representative.
10. All the provisions of the condominium documents and the rules and regulations of the Association shall be applicable and enforceable against any person occupying a unit as a lessee or guest to the same extent as against the owner. A covenant on the part of each occupant to abide by the rules, designating the Association as the owner's agent with the authority to terminate any lease agreement and evict the tenants in the event of breach of such covenant, shall be deemed to be included in every lease agreement, whether specifically expressed in such agreement or not. (DOC 13.6)
11. Each renter/lessee should be provided a copy of the Renters' Rule Book prior to execution of the lease. Each renter/lessee shall sign a document indicating that they



have read, understand and agree to abide by all Pavilion Club Rules and Regulations.

**See Appendix D.**

12. Failure to register renters in accordance with Association rules and regulations and/or to abide by rental/lease rules, regulations and protocols may result in the loss of rental privileges for up to one (1) year.

## **OWNER MAINTENANCE RESPONSIBILITIES (DOC 9.2, 9.3 & 9.5)**

**UNIT BOUNDARIES** - The upper boundary of a unit is the horizontal plane of the undecorated, finished ceiling of the unit. The lower boundary of a unit is the horizontal plane of the undecorated, finished floor of the unit. The parametrical boundaries of the unit shall be the vertical planes of the undecorated or unfinished inner surfaces of the walls bounding the unit as shown in Exhibit "A" of the documents. A unit shall include a balcony or patio, the boundaries of which shall be the exterior surface of the railing. Windows, doors, screens, and all framings are included within the unit. (DOC 5.2) Owners are responsible for the following:

1. Maintenance, repair and replacement of screens, windows and window glass, and related frameworks, hardware, and locks.
2. The entrance door to the unit and its interior surface, and related entrance door frameworks, hardware, and locks.
3. All other doors within or affording access to the unit, related door frameworks, hardware & locks.
4. The electrical, mechanical, and plumbing fixtures, switches, valves, drains, and outlets (including connections) located partially or entirely within the unit or located outside the unit but serving only the unit. It is recommended that Owners have a plumber check their water hoses and toilet tank flappers periodically.
5. The circuit breaker panel and all electrical wiring going into the unit from the panel.
6. Appliances, water heaters, smoke alarms, dryer vent fans and dryer vents. Owners are to replace water heaters every 10 years.
7. All air conditioning and heating equipment, thermostats, ducts, and installations serving the unit exclusively whether located within or outside the unit, except as otherwise provided in Document Section 9.4.



8. Carpeting and other floor coverings.
9. Shower pans serving the unit.
10. The main water supply shut-off valve inside your unit. It is recommended that this valve be a "ball" type valve.
11. Other facilities or fixtures, which are located or contained partially or entirely within the unit or located outside the unit but serve only the unit.
12. All interior, partition walls, which do not form part of the boundary of the unit.
13. The storage area and its interior surfaces.
14. All drywall, lath, plasterboard, furring and similar materials in the perimeter walls and ceilings of the unit.
15. No balcony or lanai may be carpeted, covered or enclosed in any way without prior approval of the Board of Directors.
16. All unit owners above the ground floor who desire to install in place of carpeting any hard surface floor covering (e.g., marble, slate, ceramic tile, porcelain tile, parquet, etc.) shall also install a sound absorbent underlayment with specific minimum rating standards to effectively eliminate the transmission of noise to adjoining units and obtain written approval of the Board prior to any such installation. (DOC 9.3 (C) **See Appendix A.**
17. Owners are responsible for the installation, maintenance, repair, and replacement of hurricane protection. Owners wishing to install hurricane shutters or new windows must follow the specifications adopted by the Board and obtain written Board approval prior to installation. Any maintenance, repair or replacement of the shutters or windows shall be the responsibility of the unit owner. (DOC 9.11) **See Appendix B.**
18. Toilets - An owner who wishes to install or replace a toilet in his/her unit shall install one that uses 1.6 gallons per flush or less, in accordance with the EP Act of 1992, and any amendments thereto.
19. Shower Heads - An owner who desires to install or replace any shower head in his/her unit shall install a shower head with a flow rate below 2.5 gallons per minute (gpm).
20. Water Supply Tubing - Owners shall install braided stainless-steel flexible tubing for the water supply lines to toilets and the washing machine. Use of other materials for



these connections is not permitted. All property damage related to a failure of non-compliant connectors will be the offending owners' responsibility. It is always recommended that the shutoff valves for the washing machine be shut off (closed), except when operating the washing machine. Periodic inspection of toilet and washer connectors will be conducted at the discretion of the Board and Property Manager.

21. Dryer lint trays should be cleaned out before each use of the dryer to avoid fire or overheating.
22. The manager shall be informed and shall review all requests for interior unit construction projects other than for minor or emergency repairs or routine replacement of mechanical equipment or appliances to determine conformity to Association Rules and Regulations. The owner submitting the request is responsible for all permits, applicable architectural and/or engineering requirements, and code compliance and to ensure that contractors are properly licensed in Collier County, Florida for the work to be performed. The manager shall submit all construction projects that require Board approval to the Board. The Board will follow its protocols for a timely review and/or to request additional information as deemed necessary to make a timely decision. (DOC 9.5) **See Appendix A.**
23. Dumpsters are not permitted on Pavilion Club property without written authorization from the manager. Any authorization that is granted shall be for no more than five (5) continuous days except that dumpsters may not be left on Pavilion Club property on Saturdays or Sundays.

## **EXTERIOR UNIT CONFORMITY REQUIREMENTS**

1. **DOOR HARDWARE STANDARDS** — Owners may use their own judgment on the type of finish when replacing exterior door hardware providing it conforms to the colonial style "pitcher" door handle and deadbolt combination originally installed.
2. **FRONT DOOR REPLACEMENTS** - Upstairs, end-unit front entry doors should be a "15-lite" style with colonial grids, of fiberglass construction meeting county & state building codes. All other doors must be consistent with the current style with the exception that they must be of fiberglass construction.
3. **HURRICANE SHUTTERS** — As required by law, the Board has adopted hurricane shutter specifications (**See Appendix B**) that comply with applicable building codes. The Board may not refuse to approve the installation or replacement of hurricane



shutters by any unit owner if the installation conforms to the specifications approved by the Board. Technical specifications are as follows:

- Type of Shutter: Roll Down
  - Material: Aluminum/or other Miami/Dade approved material. Color: White
  - Attaching hardware must be non-rusting fasteners; shutters must be installed on the exterior of the building. On lanais or porches, installation must be the inside of the screen enclosure.
  - Spaces above second floor exterior mounted shutter "hoods" must be enclosed to keep birds from building nests.
4. WINDOW FILMS - When 3-M window film is installed on windows, it must be light tinted and non-reflective.
  5. WINDOW REPLACEMENTS - Effective September 1, 2019, upon replacement, all exterior windows must conform to the standards specified in **Appendix B** of this Handbook, which in addition to other specifications, omits the use of 'grids' in windowpanes. Owners are encouraged to upgrade their windows to hurricane resistant quality and to remove the existing metal grids prior to replacement to promote a more uniform and "updated" appearance of our buildings.
  6. OWNER INSTALLED VIDEO DOORBELLS - Prior approval by the Board of Directors is required to install a video doorbell of any type that is visible from the outside or attached to the exterior of a unit. **See Appendix A.4.**
  7. PERMITS - Owners are responsible for ensuring that all permits and inspections are obtained. All replacement windows must meet applicable building code requirements.

## **PET RULES & RESTRICTIONS (DOC 10.6)**

1. No pets of any kind are permitted in leased units, nor may guests bring pets into the condominium.
2. The owner of the unit may keep (1) cat or (1) dog or (1) small, caged bird in the unit. Aggressive dog breeds such as Rottweilers and pit bulls will not be allowed on the property. The manager must be informed prior to arrival and pets must be registered at the office. **See Appendix G.**



3. The ability to keep a pet is a privilege, not a right, and the Board of Directors is empowered to order and enforce removal of any pet which becomes a source of unreasonable annoyance to other residents.
4. Pets must be caged, leashed or carried at all times when in the condominium property outside the units.
5. Each pet owner is responsible for the cleanup of their pet's messes or droppings and dispose of such directly into the garbage waste disposal containers.
6. Pets are not permitted in the pool or social areas.
7. No reptiles, monkeys, rodents, amphibians, poultry, fish tanks (over 2 gallons) or livestock may be kept in the Condominium.
8. There are specific documentation requirements to have a Service Animal on Pavilion Club property. The Property Manager should be contacted in advance to obtain the details.

## **VEHICLE AND PARKING AREA RULES (DOC 10.10)**

### **SPEED LIMIT-15 MPH**

1. All owners, tenants and guests must register their vehicles with the Office within 48 hours of their arrival and display an ID on the rear bumper or window of the vehicle. An ID sticker will be issued to owners and renters/lessees for each appropriately registered vehicle up to a maximum of two (2). For short-term overnight guests/visitors of a week or less a hanging mirror pass may be issued at the manager's discretion.
2. Parking areas shall be used to park conventional passenger automobiles and vans only. No pick-up trucks. "Conventional passenger automobiles and vans" shall include "mini-vans" such as Dodge Caravan, Honda Odyssey, and other vehicles of similar size and configuration, plus passenger vans. Sport Utility Vehicles such as Jeep Cherokee, Nissan Pathfinder, and other vehicles of similar size and configuration shall also be included in this classification.
3. Except for service vehicles temporarily present on business, no pick-up trucks, motorhomes, recreational vehicles, off road vehicles, motorcycles, trailers, campers,



boats or boat trailers, jet skis, jet ski trailers, swamp buggies, buses, tractors or semi-trucks shall be parked, stored, or left standing on the Condominium property.

4. No commercial trucks or deliveries after 6:00 P.M. or on Sundays.
5. One numbered, covered parking space has been deeded for the exclusive use of each unit in front of the building. (DOC 8.1(B). **See Appendix F.**
6. Only one additional, unmarked, uncovered space may be occupied on a permanent basis by any one unit except for temporary, non-overnight parking by day guests. Visitors shall use uncovered parking spaces marked "GUEST." No owner/lessee shall be permitted to register or maintain more than two (2) vehicles on Pavilion Club property.
7. No vehicle repair or maintenance work is permitted on the premises except for emergency repairs, such as changing a flat tire.
8. Washing of vehicles shall not be permitted due to cost and conservation of water.
9. Any vehicle which is improperly licensed or untagged, wrecked, junked, partially dismantled, in an inoperative or abandoned condition, whether attended or not, is not permitted on the property.
10. No motor vehicle shall be parked anywhere on the Condominium property other than the paved areas intended for the use as parking spaces. No vehicle shall be parked in such a manner as to impede or prevent access to any other parking space.
11. Keys for vehicles left by unit owners during extended periods of time must be deposited with the Manager in case of emergencies.
12. Bicycles should be identified by building & unit number and registered with the office. Unidentified bikes may be removed and disposed of at the discretion of the Manager. Bicycles are not to be kept in parking spaces or tied to carports. Use bicycle racks provided and make sure to always secure your bike with a lock.





13. Upon prior written approval from the Association, a unit owner or his/her tenant may use a truck to move personal property to or from the unit for a period not to exceed 48 continuous hours.
14. Upon prior written approval from the Association, a unit owner or his/her tenant may use a "POD" on the premises, not to exceed 24 hours to load and 24 hours to unload.

**IMPROPERLY PARKED OR UNAUTHORIZED VEHICLES MAY BE TOWED AT THE  
VEHICLE OWNER'S EXPENSE**

**POOL RULES & DECORUM**

The use of the Pavilion Club pool shall be consistent with Florida State and Local laws. Pool and pool area users are expected to use common sense and to be mindful of other users. All owners, renters, and guests are expected to become familiar with these rules and to abide by them.

1. Swim at your own risk; no lifeguard is provided. Swimming alone is not recommended.
2. The pool is for exclusive use of owners, renters and their guests.
3. Owners who rent their residence are not entitled to use the recreation facilities while the unit is rented or leased.
4. Pool hours are posted in the pool area.
5. Pool capacity is 27 persons. (State law)
6. Do not swallow pool water - it is recirculated. (State Law)
7. Shower before entering the pool. (State law)
8. No animals in the pool or on the pool deck. (State law)
9. Do not use the pool if you are ill with diarrhea. (State Law)
10. Use suntan lotion only, no oils.
11. Food and beverages are prohibited in the pool and on the pool-wet deck. (State law)
12. Glassware is prohibited in the fenced pool area. (State law)
13. Any person who is incontinent or not potty trained must wear appropriate waterproof clothing when entering or being carried into the pool.
14. For all electronic listening devices, headsets or earphone devices must be used, except for board approved social functions.



15. A beach towel should be used on chairs and lounges to prevent stains from suntan lotions. Tables, chairs, or lounges may not be reserved while users are absent from the pool area.
16. No jumping or diving into the pool.
17. Floating objects such as inner tubes, rafts, balls, and water toys are not permitted in the pool. Safety devices and swimming aids are permitted.
18. No running, throwing balls, Frisbees etc., riding, of bikes, rollerblading, skateboarding or roughhousing is permitted in the pool or pool area.
19. The Clubhouse facility is not to be used for pool picnics unless in accordance with use rules.
20. Appropriate swimwear must always be worn.
21. Vacate the pool and the pool area during electrical storms.
22. Smoking and vaping are prohibited in the fenced in pool area and clubhouse (Includes all tobacco and electronic smoke devices including but not limited to E-cigs.)

## **CLUBHOUSE RULES**

1. A reservation is required for the use of the Pavilion Club Clubhouse and pool area for private parties and is restricted to members of the Pavilion Club Association. Notice must be posted at least 48 hours in advance of the activity.
2. Only adults may reserve the Clubhouse and must be present for the entire duration of the event.
3. The exclusive use of the pool is not included in the Clubhouse reservation.
4. The Clubhouse may not be rented for commercial purposes or for the benefit of any outside agency.
5. A \$100.00 deposit is required to reserve the Clubhouse. The deposit must be received in advance. Fifty percent (50%) of the deposit will be retained for the Clubhouse Maintenance Fund. The remaining fifty percent (50%) of the deposit will be refunded five (5) days after the event if no damage has occurred and no cleanup is required. However, the withholding of this portion of the deposit will not release the member from full responsibility for costs incurred for any repairs or cleanup in excess of the \$50.00 withheld.



6. Member's signature on the application will indicate acceptance of the above conditions. However, it must be understood that any event may be canceled should circumstances beyond our control occur. In the event of an "Act of God," a power failure or other condition beyond the control of Management that renders the Clubhouse temporarily unusable, neither the Management nor the Board of Directors may be held liable for any loss incurred due to the cancellation of the event.
7. The Clubhouse facilities are not to be used for pool picnics or by people in wet bathing suits.
8. The Clubhouse hours are from 8:00 AM to 10:00 PM.
9. Turn off all lights when leaving the Clubhouse.
10. The privilege of using the wireless internet access in the Clubhouse is only available when Association activities are not scheduled.



## **OWNER'S PARTICIPATION AT BOARD MEETINGS**

### 1. BOARD MEETINGS

#### A. Attendance at Board Meetings

Every unit owner shall have the right to attend board meetings, except as may be provided by law. No other person other than a unit owner may be permitted to attend such meetings, except for persons invited or permitted to attend by the board chairperson.

#### B. Participation at Board Meetings

Every unit owner shall have the right to ask questions at meetings, subject to the following rules:

- 1) No unit owner shall speak until recognized by the chair. The chairperson shall give the floor to any unit owner desiring to speak prior to the discussion and vote of the board upon agenda items. A unit owner may speak once on each agenda item and the owner's statement shall not exceed three (3) minutes. After unit owners have had a chance to speak, the chairperson shall announce that owner statements are concluded, thereby ending owner discussion on that agenda item.
- 2) Each speaker shall speak only to the chair. There will be no cross discussions with other members, board members or other attendees.
- 3) Unit owners may not make or second motions, may not participate in discussions after owner discussion is concluded on that subject, and may not vote.
- 4) In addition to agenda items, time will be set aside at the end of each meeting for owners to ask questions on any topic relevant to the operation of the Association. Questions should be limited to a maximum of three minutes.

### 2. RECORDING MEETINGS

Tape recording or videotaping of meetings is subject to the following restrictions:

- 1) Attendees are to be informed that the meeting is being recorded and devices should not produce distracting sounds or light emissions.
- 2) Equipment shall be assembled and in position in advance of the meeting.
- 3) Anyone videotaping or recording a meeting shall not be permitted to move about the room.

### 3. ENFORCEMENT OF MEETING RULES

#### A. Ejection

- 1) Any person not a member of the association, or not lawfully holding the proxy of a member, shall be prohibited from attending meetings and may be ejected.



- 2) Any unit owner who fails to comply with these rules shall be subject to ejection at the sole discretion of the chairperson. The chairperson shall give any non-complying person one warning regarding ejection and thereafter may call for immediate ejection.
- 3) The chairperson may appoint a sergeant-at-arms who at the discretion of the chairperson shall either remove the unauthorized person or contact a law enforcement representative to remove such person.

B. Fines - The Board of Directors may levy a fine against any person who fails to comply with these rules.

C. Legal Action - The Board of Directors may take whatever action appropriate by law or in equity against any person who fails to comply with these rules.

D. Amending Rules - The Board of Directors reserves the right to amend these rules from time to time as deemed necessary.

NOTE: The "official" location for the posting of Board & Membership Meeting notices is on the Clubhouse bulletin board and at each of the mailbox bulletin boards on the grounds.



## **Appendix A.1. Pavilion Club Construction Procedure**

*(Revised 12.15.2023)*

When planning any material alteration or addition to a unit, owners should discuss the project with the Property Manager to determine if a Construction Notice form is required (see Appendix A.2.) This form is used to obtain the necessary approval for the project per the Association's governing documents.

Note: Routine or emergency repairs or replacing of appliances, water heaters, air conditioning units, toilet or light/fan fixtures, or other interior elements necessary for occupancy are not Material Changes or Alterations.

Examples of various construction projects:

<b><u>Material Changes/Additions – Approval Required</u></b>	<b><u>Other Projects – No Approval Required</u></b>
Replace front door, storage door or lanai screen door.	Wallpapering, paneling, or painting interior walls, ceilings, trim or floors.
Replacing carpet with hard flooring or replacing existing hard flooring with another variety, 2 <sup>nd</sup> floor units.	Replace toilet, sink, faucets, disposal.
Installing or modifying a vent through an exterior wall or roof.	Replace kitchen cabinets, counter tops, floor covering 1 <sup>st</sup> floor units, and/or ceiling.
Moving interior walls or doorways.	Replace grout.
Modifying the common drain/vent pipes in kitchen or bathrooms.	Replace light fixtures, ceiling fans, outlet locations.
Modifying the electric service panel.	Install shelving, other "built-ins", or interior carpentry projects.
Changing any glass, screen, curtain, blind, shutter, awning or other item that may be visible from the outside. Curtains or blinds <b>that are not</b> white (or of a neutral color) or are abnormal in shape or configuration will need approval.	Renewal of blinds or curtains which meet <b>Neutral</b> color & standard shape requirements.
Installing a lanai enclosure or hurricane shutter.	Install crown or baseboard molding.
Changing any common area or feature, front entryway, main water pipe, attic area, central fire alarm apparatus. Installation of Video Doorbell.	

Owners who fail to obtain approval are liable for correcting any unapproved material alteration or addition to a unit, association property or the exterior appearance of any part of the condo. For the courtesy of residents and renters, construction projects, done either by the unit owner or a building contractor, are limited to Monday through Saturday from 8:00 AM to 6:00 PM.



## **Appendix A.2. Pavilion Club Construction Form**

In accordance with the Pavilion Club's Declaration of Condominium (9.5) "No material alteration or substantial additions to a unit...shall be made without first obtaining the written approval of the Board of Directors". This includes the removal/installation of hard flooring, kitchen or bath replacement, etc. and any glass, screen, curtain, blind, shutter, awning, or other changes that might be visible from outside. Note: this form is not required when repairing or replacing an existing fixture or essential unit component such as a water heater or air conditioning unit that is broken or malfunctioning. This form must be filled out entirely and submitted to the property manager for Board approval prior to work commencement. Once approval has been granted work may begin. For the courtesy of residents and renters, construction projects, done either by the unit owner or a building contractor, are limited to Monday through Saturday from 8:00 AM to 6:00 PM.

Unit Building: \_\_\_\_\_ Unit Number: \_\_\_\_\_ Unit Owner: \_\_\_\_\_

Date of Request: \_\_\_\_\_ Start Date: \_\_\_\_\_ Expected End Date: \_\_\_\_\_

1. Brief Description of work: (Please include sufficient details of materials to confirm compliance with specifications listed in Appendix A.3)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Name/Address/Telephone of Contractor, if any questions: (Owner should obtain copy of contractor's certificate of liability insurance and general workman's compensation insurance and be named as a certificate holder and as an "additional insured" on the policy.)

\_\_\_\_\_  
\_\_\_\_\_

3. Acknowledgement: Approval is hereby requested to make the alterations as described above. I have read and agree to comply with the Pavilion Club's governing documents. In requesting approval of these alterations, I acknowledge full responsibility for the contractor's performance and compliance with Pavilion Club's governing documents and accept responsibility for any damage resulting from the work done at my unit.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

4. Manager's Recommendation: (For Association Use Only)

Approve

Deny  Date \_\_\_\_\_

Conditions for Approval or Reason for denial:

\_\_\_\_\_

Board Approval: \_\_\_\_\_

Date: \_\_\_\_\_



## **Appendix A.3. Pavilion Club Construction Specifications**

The following is an extract of items contained in the Pavilion Club Declaration, By-laws, and Owners' Rules and Regulations Handbook.

### **Unit Exterior**

#### **Windows**

- Hurricane resistant
- Manufacturer: PGT, Jeld-Wen or similar.
- Either single or double hung.
- Window configuration must be the "50/50" style.
- Frames may be of either white aluminum or vinyl.
- No "colonial grids" in the windows.
- Window tint: light gray or Low E glass
- Bathroom windows on end units must be privacy glass.
- Screens: Full or half, depending on window style, color of screen: Charcoal
- Window Films - must be light tinted and non-reflective
- Curtains or blinds white or neutral color, not abnormal in shape or configuration

#### **Front Doors**

- Must be white, consistent with the current style, must be of fiberglass construction, and meet county & state building codes.
- Front Doors Second Floor End Units must be white, of fiberglass construction with "15-lite" colonial grids, and meet county & state building codes.
- Exterior door hardware must conform to the colonial style "pitcher" door handle and deadbolt.

#### **Front Entryway**

- Painted concrete (color matching exterior stairways/balconies)
- Original developer-installed pea gravel/rock in coral or sand dune color (beveled to walkway at height not to exceed ¼ inch).

#### **Video Doorbells**

- The video doorbell must only be directed at the walkway directly in front of the unit.
- The video doorbell must not be directed at vehicles or other units (windows or doors).
- A "snapshot" view from the device must be supplied following installation to confirm view & range.
- The video doorbell must not record audio.
- The device must not contain a light or otherwise illuminate the outside.
- The video doorbell size must not exceed specified dimensions:
  - 6.5 x 2.44 x 1.17 inches (165mm x 62mm x 30mm)
- The video doorbell must be installed in an approved location - see Owner Installed Video Doorbell Policy.
- Only one video doorbell per unit is allowed.
- As a condition of approval, owners must sign a certification acknowledging that they have received, reviewed, and agree to be bound by the provisions of the Association's policy concerning video doorbells. See Owner Installed Video Doorbell Policy for Acknowledgement Form. Attach completed acknowledgement form to Construction Form.





## **Appendix A.3. Pavilion Club Construction Specifications (continued)**

### **Patio & Balcony Enclosures**

Screen frameworks - white aluminum

Screen material - grey

### **Hurricane/Wind Abatement Systems**

The original sliding doors must be retained unless approved hurricane proof doors or roll-down shutters are approved for installation.

#### **Hurricane Shutters**

- Must be white aluminum, roll down or other Miami/Dade approved material, i.e. kevlar screen, "gray" or charcoal/tan in color.
- Attaching hardware must be non-rusting fasteners.
- Spaces above second floor exterior mounted shutter "hoods" must be enclosed to keep birds from building nests.

### **Apartment Interiors**

#### **Floor Covering – Second Floor Units**

Non-carpeted areas must have installed a sound absorbent underlayment with a minimum rating of IIC-STC 70 "virtually soundproof", according to the (STC) Sound Transmission Class from the American Society for Testing and Materials (ASTM) E336/E413 and (IIC) Impact Isolation Class ASTM E492-90 and E989-89 ratings, or the current versions of these standards.

**Walls** – replacement sheetrock/wallboard material must be similar in size and composition to that originally installed.

#### **Plumbing & Fixtures**

- Replacement water pipe materials must be compliant with the current building code
- Ground floor units – any alteration of the common drain pipes servicing the upstairs unit must be made by a licensed contractor.
- Upstairs units – any alteration of the common vent pipe(s) that extend through the roof must be made by a licensed contractor.

**Water Supply Pipes** – braided stainless-steel flexible tubing for water supply lines to toilets, washing machine, faucets, and other appliances.

#### **Electrical**

- Relocation or removal of originally installed smoke detectors must be performed by a licensed contractor.
- The central fire alarm system in 12-unit buildings must not be altered in any renovation.

**Lanai Grills** – Only the vented Jennaire grills originally installed are allowed.



## **Appendix A.4. Pavilion Club Owner Installed Video Doorbell Policy & Acknowledgement Form**

### **Pavilion Club Owner Installed Video Doorbell Policy**

**December 15, 2023**

#### Background

Over the past several years, "Ring-type" doorbells have become commonplace throughout the country. These devices are useful to determine who is at the door, to detect when deliveries are made, and to observe entryway activity. There are laws governing the use of video devices (primarily to protect the privacy of individuals) which apply equally to private property and condominiums, however the installation of video devices in condominiums must conform with governing documents as well. Technically, since these devices are installed on the outside of apartments, a members' vote is needed to approve the modification to the common area. Legally any such device should only record images in the outside area directly in front of a unit and audio recordings of any kind would not be allowed.

In order to manage the installation and use of owner installed video doorbells, the following policy was adopted.

#### Policy

Prior approval by the Board of Directors is required to install a video doorbell of any type that is visible from the outside or attached to the exterior of a unit. This includes the "Ring" type video doorbell and other brands/models.

Video doorbells must conform to the following specifications and designated locations:

- The video doorbell must only be directed at the walkway directly in front of the unit.
- The video doorbell must not be directed at vehicles or other units (windows or doors).
- A "snapshot" view from the device must be supplied following installation to confirm view & range.
- The video doorbell must not record audio.
- The device must not contain a light or otherwise illuminate the outside
- The video doorbell size must not exceed specified dimensions - see Exhibit A.
- The video doorbell must be installed in an approved location - see Exhibit B.
- Only one video doorbell per unit is allowed.

As a condition of approval, owners must sign a certification acknowledging that they have received, reviewed, and agree to be bound by the provisions of the Association's policy concerning video doorbells - see Exhibit C.

Violations of this policy are subject to a fine of \$100 per day up to the maximum allowed by law.

The Association reserves the right to inspect a video doorbell's operation at any time.

In the event of a dispute, owners may be asked to turn over footage from the device should it be requested by the Association, law enforcement, or it is otherwise subject to a lawful subpoena.

The ownership, operation, and maintenance of any video doorbell approved for installation is the sole responsibility of the unit owner.

Any replacement or modification of an existing video doorbell must be submitted for approval by the Association.



**Pavilion Club Owner Installed Video Doorbell**

Exhibit A. Video Doorbell dimensions:

6.5 x 2.44 x 1.17 inches ( 165mm x 62mm x 30mm)

Exhibit B. (Location Areas)







Exhibit C. Acknowledgement Form

Pavilion Club Association Owner Installed Video Doorbell Policy Acknowledgement

(To be completed by each unit owner)

I, \_\_\_\_\_, owner of unit \_\_\_\_\_ in building \_\_\_\_\_, hereby acknowledge that I have read and I understand the Pavilion Club Owner Installed Video Doorbell Policy. I agree to comply with all the requirements of the policy and I accept full responsibility for the purchase, operation, and maintenance of the device. I also agree, upon request by the Association, to allow inspection of the device and to provide footage of any recordings captured.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

---

I, \_\_\_\_\_, owner of unit \_\_\_\_\_ in building \_\_\_\_\_, hereby acknowledge that I have read and I understand the Pavilion Club Owner Installed Video Doorbell Policy. I agree to comply with all the requirements of the policy and I accept full responsibility for the purchase, operation, and maintenance of the device. I also agree, upon request by the Association, to allow inspection of the device and to provide footage of any recordings captured.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_



## **Appendix B.1. Hurricane Protection Specifications**

# **P A V I L I O N C L U B**

806 Gulf Pavilion Dr.  
Naples, FL 34108  
email: Manager@pavilionclubnaples.com  
239-566-8010

### **HURRICANE PROTECTION SPECIFICATIONS**

**The adoption of the Pavilion Club Condominium Associations Hurricane Shutter Specifications is in compliance with the Florida Condominium Statutes, Section 718.113 (5) which provides in part:**

“Each board of administration shall adopt hurricane shutter specifications for each building within each condominium operated by the association which shall include color, style, and other factors deemed relevant by the board. All specifications adopted by the Board shall comply with the applicable building code.”

#### **GENERAL REQUIREMENTS**

A condominium unit owner wishing to install hurricane shutters, impact windows or wind abatement system must seek approval of the Board of Directors of the Pavilion Club Condominium Association, Inc. prior to any such installation by submitting the attached “*Owner Request for Hurricane Protection Installation*” form. The Board may not refuse to approve the installation or replacement of hurricane shutters, impact glass, code-compliant windows or doors, or other types of code-compliant hurricane protection by the unit owner as long as such installations conform to the specifications adopted by the Board.

Maintenance of the shutter(s), impact window(s) or wind abatement system and related hoods, framing, tracks, etc. are the sole responsibility of the unit owner, including, but not limited to, cleaning, lubricating, repairing and painting. If such maintenance is not performed by the unit owner within thirty (30) days after receipt of written notice from the Association to the owner, the Association will be authorized to order the necessary repairs made at the expense of the unit owner.

As in accordance with the Association's condominium documents, all contractors must be licensed and insured. The contractor is also responsible to see that all the necessary county permits are obtained.

The Board may, but is not obligated to, operate shutters, impact glass, code-compliant windows or doors, or other types of code-compliant hurricane protection without permission only if such operation is necessary to preserve and protect the condominium and association property.

All hurricane shutter assemblies must meet or exceed the Federal, State and/or Florida Building Code and must carry one of the following labels: ASTM 1886, ASTM E 1996 or Miami-Dade TAS 201, 202 or 203.

The original sliding doors must be retained unless approved hurricane proof doors or roll-down shutters are approved for installation.



# PAVILION CLUB

806 Gulf Pavilion Dr.

Naples, FL 34108

email: Manager@pavilionclubnaples.com

239-566-8010

## **HURRICANE SHUTTERS**

- Hurricane shutters must be of the "Roll-Down" style. No other style is permitted.
- All shutters must be constructed of aluminum and be white in color.
- Shutters may contain one row of "viewports"
- All shutter framework and hoods must be white in color.
- All fasteners must be of stainless steel and or aluminum.
- Patio and Balcony shutters must be installed on the inside of the patio or balcony opening.
- Second floor unit window installations must install a shield or extend the shutter hood to eliminate any spaces between the top of the shutter hood and underside of the soffit on the building in order to help prevent accumulation of nesting materials by birds.

## **WIND ABATEMENT SYSTEMS**

- "Wind Abatement Systems" such as roll-down Kevlar or polypropylene-woven screen panels which meet or exceed Florida Building Code may be used for new installations or as a replacement for roll-down aluminum shutters on the inside of the patio or balcony opening only.
- Related frame work must be constructed of white aluminum and fasteners must be stainless steel or aluminum.
- The fabric material must be gray or black/tan in color.

## **IMPACT WINDOWS**

- Window manufacturer: PGT, Jeld-Wen or similar.
- Windows may be either single or double hung.
- Window configuration must be the "50/50" style.
- Frames may be of either white aluminum or vinyl.
- No "colonial grids" in the windows.
- Window tint: light gray or Low E glass
- Bathroom windows on end units must be privacy glass.
- Screens: Full or half, depending on window style, color of screen: Charcoal





## **Appendix B.2. Hurricane Protection Installation Form**

# **P A V I L I O N C L U B**

806 Gulf Pavilion Dr.  
Naples, FL 34108  
email: [Manager@pavilionclubnaples.com](mailto:Manager@pavilionclubnaples.com)  
239-566-8010

### **OWNER REQUEST FOR HURRICANE PROTECTION INSTALLATION**

I, \_\_\_\_\_, owner of unit \_\_\_\_\_ in building \_\_\_\_\_  
(please print)

located in the Pavilion Club, a condominium, do hereby request approval for the installation of the following hurricane protection for my unit:

\_\_\_ Roll Down Hurricane Shutters

\_\_\_ Impact Windows

\_\_\_ Wind Abatement Roll-down Screen (patio or balcony opening only)

The following items must accompany this application:

1. Proposed material and specification sheet
2. Copy of Contractor's license
3. Contractor's proof of liability insurance
4. Contractor's proof of workman's compensation insurance

I have read and fully understand the Hurricane Shutter Specifications and thereby agree to abide by them as set forth by the Pavilion Club Condominium Association, Inc.

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

Please return completed form to: Pavilion Club Condominium  
806 Gulf Pavilion Dr.  
Naples, FL 34108  
[Manager@pavilionclubnaples.com](mailto:Manager@pavilionclubnaples.com)

.....  
**(For Office Use Only)**

Approved \_\_\_ Disapproved \_\_\_

By \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

Reason for Disapproval \_\_\_\_\_



## **Appendix C. Purchase Application Form**

# PAVILION CLUB

Dear Applicant,

Thank you for applying to the Pavilion Club! Prior to the start of a lease or sale of any unit, a completed application, signed contract/agreement, application fee, and background check is required.

**All required documents must be received at least 10 days prior to the start of the lease or transfer of ownership to allow time for completion of the background check prior to the start of the lease or sale.**

You must complete the following steps:

1. Complete the application form on paper or on-line.
2. Obtain a copy of the signed lease agreement or sales contract.
3. Scan the completed application and lease or sales contract, and email them to

[pcnapplications@comcast.net](mailto:pcnapplications@comcast.net)

4. All applications require a \$150 non-refundable application fee per applicant. Spouses or a parent or parents and any dependent child are considered one applicant. Please send a check payable to Pavilion Club Condo Association for \$150.00 to Pavilion Club Condo Association, 806 Gulf Pavilion Drive, Naples FL 34108. Please put the unit number in the memo section of the check. If the check doesn't have the applicant's name on it, please provide that information in the memo section also.
5. When the Association receives the application, a copy of the fully executed rental or sales contract, and the application fee, a confidential-secure link will be sent via email to each applicant to begin the background check process. Please click on the link in the email you receive to provide the necessary information. The process is secure and confidential. Personal information such as SSN or date of birth is not shared with Pavilion Club.

Once the required information has been received, the Association has ten (10) days in which to approve or disapprove the proposed lease or purchase. You will be notified via email when the process has been completed.

**If you do not complete this process at least 10 days prior to the proposed lease or sale it may result in a delay in the processing of the application and possible grounds for disapproval by the Association.**

If you have questions about this process or about submitting the check, please call Kathy Walker at 203-885-9382.



# PAVILION CLUB

806 Gulf Pavilion Dr., Naples, FL 34108  
Email: [Manager@PavilionClubNaples.com](mailto:Manager@PavilionClubNaples.com)  
(239) 566-8010

## **APPLICATION FOR APPROVAL TO PURCHASE**

I hereby apply for approval to ***purchase*** unit \_\_\_\_\_ in building \_\_\_\_\_ at the Pavilion Club Condominiums, and for membership in the Condominium Association.

**A complete copy of the signed purchase agreement is attached.**

I represent that the following information is factual and correct, and agree that any falsification, misrepresentation or incomplete information in this application will justify its disapproval. I consent to your further inquiry concerning this application, particularly to the references given below and a criminal and financial investigation into my background.

PLEASE TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION:

**\*\*\*For Corporations, Partnerships or Trusts -- See page 3 information\*\*\***

1. Principle Applicant #1: \_\_\_\_\_  
Date of Birth: \_\_\_\_\_ Driver's License # and State: \_\_\_\_\_
2. Principle Applicant #2 (if any): \_\_\_\_\_
3. Home Address: \_\_\_\_\_  
Telephone: Home: ( ) \_\_\_\_\_ Business: ( ) \_\_\_\_\_ Cell: ( ) \_\_\_\_\_
4. Social Security number of Applicant: \_\_\_\_\_  
Social Security number of Spouse: \_\_\_\_\_
5. Nature of Business or Profession: \_\_\_\_\_
6. Company or Firm name: \_\_\_\_\_
7. Business address: \_\_\_\_\_
8. The condominium documents of the Pavilion Club Condominium restrict units to use as single-family residences only. Please state the name and relationship of all other persons other than the applicant who will be occupying the unit on a regular basis.  
\_\_\_\_\_  
\_\_\_\_\_



9. Name of current or most recent landlord: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_ Zip \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

10. Two personal references (local if possible):  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_ Zip \_\_\_\_\_ Phone: ( ) \_\_\_\_\_  
  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_ Zip \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

11. Two credit references (local if possible):  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_ Zip \_\_\_\_\_ Phone: ( ) \_\_\_\_\_  
Account Number: \_\_\_\_\_  
  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_ Zip \_\_\_\_\_ Phone: ( ) \_\_\_\_\_  
Account Number: \_\_\_\_\_

12. Person to be notified in case of emergency:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_ Zip \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

13. Motor vehicle to be kept at the Condominium:  
Make & Model: \_\_\_\_\_ Year: \_\_\_\_\_  
License Plate Number: \_\_\_\_\_ State: \_\_\_\_\_

14. Mailing address for notices connected with this application:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_ Zip \_\_\_\_\_

15. I am purchasing this unit with the intention to (please check the following that apply):  
 reside here on a full-time basis;  
 reside here part-time  
 lease the unit.

16.  I am aware of and agree to abide by the Declaration of Condominium of the Pavilion Club Condominium, the Articles of Incorporation and Bylaws of the Association, and any and all properly promulgated rules and regulations. I acknowledge receipt of a copy of the Association rules.



The prospective purchaser will be advised by the Association office within a 10-day period from the date of receipt of the application and all information and appearances requested, of whether this application has been approved.

The Association charges a preset non-refundable \$150 fee per applicant for the purpose of defraying costs of checking references, background investigation, directory updating, and other expenses related to the processing of this application. Spouses or a parent or parents and any dependent child are considered one applicant.

Upon completion of this application, please scan and email it, along with a fully executed copy of the proposed sales contract to: [PCNapplications@comcast.net](mailto:PCNapplications@comcast.net).

DATED \_\_\_\_\_  
\_\_\_\_\_  
Applicant (Prospective Purchaser)  
\_\_\_\_\_  
Applicant (Prospective Purchaser)

**\*\*\*For Corporations, Partnerships or Trusts \*\*\***  
DECLARATION OF CONDOMINIUM, Section 14 - OWNERSHIP OF UNITS

14.1 (C) Ownership by Corporations, Partnerships or Trusts. A unit may be owned in trust, or by a corporation, partnership or other entity which is not a natural person, if approved in the manner provided elsewhere herein. The intent of this provision is to allow flexibility in estate, financial or tax planning, and not to create circumstances in which the unit may be used as short term transient accommodations for several individuals or families. The approval of a trustee, corporation, partnership or other entity as a unit owner shall be conditioned upon designation by the owner of one (1) natural person to be the "primary occupant." The use of the unit by other persons shall be as if the primary occupant were the only actual owner. Any change in the primary occupant shall be treated as a transfer of ownership by sale or gift subject to the provisions of this Section 14. No more than one (1) such change will be approved in any twelve (12) month period.

14.1 (D) Designation of Primary Occupant. Within 30 days after the effective date of this provision, each owner of a unit which is owned in the forms of ownership stated in preceding subsections 14.1(B) and (C) shall designate a primary occupant in writing to the Association. If any unit owner fails to do so, the Board of Directors may make the initial designation for the owner and shall notify the owner in writing of its action. If the ownership of a unit is such that the designation of a primary occupant is not required, the unit owner may nevertheless, choose one (1) subject to Board approval.

\*\*\*\*\*

APPLICATION:      APPROVED \_\_\_\_\_      DISAPPROVED \_\_\_\_\_

DATE: \_\_\_\_\_      BY: \_\_\_\_\_  
Officer or Director or Authorized Representative



**DESIGNATION OF PRIMARY OCCUPANT**

Members of the Association are entitled to one (1) vote for each unit owned by them. The total number of possible votes is equal to the total number of units (156). The vote of a unit is not divisible. If a unit is owned jointly by two (2) or more natural persons who are not acting as trustees, that unit's vote may be cast by any one (1) of the record owners. For a unit owned by multiple persons (other than husband and wife), or units owned by trusts, partnerships, or corporations, this form, designating one (1) of the record owners, partners, officers or trustees as the primary occupant and voting representative for that unit, must be on file with the Association for purposes of determining voting and use rights.

We, the undersigned, being all of the owners of Unit\_\_\_\_\_, Building \_\_\_\_\_, at the Pavilion Club Condominium, do hereby certify that the following named one (1) of us is the designated "primary occupant" of the foregoing unit and shall remain so until this certificate is revoked by subsequent certificate:

PRINT NAME OF PRIMARY OCCUPANT\_\_\_\_\_

SIGNED NAME\_\_\_\_\_ DATED\_\_\_\_\_

**(Select the signature category for your form of ownership and sign in appropriate spaces)**

[ ] A. We are all NATURAL PERSONS who are owners of the above-described unit.

\_\_\_\_\_  
Owner Name (printed)

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Owner Name (printed)

\_\_\_\_\_  
Owner Signature

[ ] B. We are the President or Vice-president, Secretary or Assistant Secretary of the CORPORATION which owns the above-described unit.

\_\_\_\_\_  
President or Vice-president Name (printed)

\_\_\_\_\_  
President or Vice-president Signature

\_\_\_\_\_  
Secretary or Assistant Secretary Name (printed)

\_\_\_\_\_  
Secretary or Assistant Secretary Signature

[ ] C. I am a General Partner of the general or limited PARTNERSHIP which owns the above-described unit.

\_\_\_\_\_  
General Partner Name (printed)

\_\_\_\_\_  
General Partner Signature

[ ] D. I am the Trustee of the TRUST named \_\_\_\_\_ which owns the above-described unit.

\_\_\_\_\_  
Trustee Name (printed)

\_\_\_\_\_  
Trustee Signature



## **Appendix D. Rental Application Form**

# **P A V I L I O N** **— C L U B —**

Dear Applicant,

Thank you for applying to the Pavilion Club! Prior to the start of a lease or sale of any unit, a completed application, signed contract/agreement, application fee, and background check is required.

**All required documents must be received at least 10 days prior to the start of the lease or transfer of ownership to allow time for completion of the background check prior to the start of the lease or sale.**

You must complete the following steps:

1. Complete the application form on paper or on-line.
2. Obtain a copy of the signed lease agreement or sales contract.
3. Scan the completed application and lease or sales contract, and email them to

[pcnapplications@comcast.net](mailto:pcnapplications@comcast.net)

4. All applications require a \$150 non-refundable application fee per applicant. Spouses or a parent or parents and any dependent child are considered one applicant. Please send a check payable to Pavilion Club Condo Association for \$150.00 to Pavilion Club Condo Association, 806 Gulf Pavilion Drive, Naples FL 34108. Please put the unit number in the memo section of the check. If the check doesn't have the applicant's name on it, please provide that information in the memo section also.
5. When the Association receives the application, a copy of the fully executed rental or sales contract, and the application fee, a confidential-secure link will be sent via email to each applicant to begin the background check process. Please click on the link in the email you receive to provide the necessary information. The process is secure and confidential. Personal information such as SSN or date of birth is not shared with Pavilion Club.

Once the required information has been received, the Association has ten (10) days in which to approve or disapprove the proposed lease or purchase. You will be notified via email when the process has been completed.

**If you do not complete this process at least 10 days prior to the proposed lease or sale it may result in a delay in the processing of the application and possible grounds for disapproval by the Association.**

If you have questions about this process or about submitting the check, please call Kathy Walker at 203-885-9382.



# PAVILION CLUB

## RENTAL APPLICATION

806 Gulf Pavilion Dr., Naples, FL 34108 (239) 566-8010

Email: [PCApplications@comcast.net](mailto:PCApplications@comcast.net)

**A complete copy of the signed rental agreement/lease must accompany this form.**

I hereby apply for approval to lease/rent unit \_\_\_\_\_ in building \_\_\_\_\_ at the Pavilion Club Condominiums, for the period beginning \_\_\_\_\_ and ending \_\_\_\_\_.

I represent that the following information is factual and correct, and agree that any falsification, misrepresentation or incomplete information in this application will justify its disapproval. I consent to your further inquiry concerning this application, particularly to the references given below and a criminal and financial investigation into my background.

PLEASE TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION:

1. **Name Applicant #1:** \_\_\_\_\_

Driver's License State and # \_\_\_\_\_ Prior Pav. Club Rental Date: \_\_\_\_\_

I am an active service member as defined in Section 250.01 Florida Statutes.

**Name Applicant #2** (if any): \_\_\_\_\_

Driver's License State and # \_\_\_\_\_

2. Current Home Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

3. The unit is restricted to use as single-family residences only. Please state the name and relationship of all other persons other than the applicant who will be occupying the unit on a regular basis:

\_\_\_\_\_

4. Name of current or most recent landlord: \_\_\_\_\_

Address: \_\_\_\_\_

City/State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_

5. Two personal references (local if possible)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_

6. Person to be notified in case of emergency (Name): \_\_\_\_\_

Phone: ( ) \_\_\_\_\_ Address: \_\_\_\_\_





City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Motor vehicle to be kept at condominium:

Year/Make/Model: \_\_\_\_\_ Plate \_\_\_\_\_ State: \_\_\_\_\_

**COMPLIANCE AGREEMENT**

By signing this Compliance Agreement and taking occupancy in the above-described unit in Pavilion Club Condominium Association, Inc., I HEREBY ACKNOWLEDGE AND AGREE that I have received a complete copy of the Renters' Rules Book for the Pavilion Club Condominium Association, that I have reviewed the Rules in their entirety, that I understand the restrictions and obligations contained in the Rules and that I agree to abide by the Rules for as long as I reside in the unit. I have been told how and agree to shut off the main water control valve when vacating the unit overnight or longer.

I further ACKNOWLEDGE AND AGREE that the Pavilion Club Condominium Association, Inc. has the right to impose fines and/or suspensions or seek eviction or injunctive relief under legal proceedings if I continue to violate the Rules after receipt of a written warning from the Association. I understand and agree that the Association's Board of Directors, in its sole discretion, has the right to determine if a violation has occurred.

I, the lessee (tenant), also understand and agree that if the lease to the unit is approved and any special assessment or installment of a regular assessment for a unit remains unpaid for at least thirty (30) days after the due date and a Claim of Lien has been recorded against the unit, then upon written notice mailed to both the owner and the lessee of such delinquency, both the owner and I (tenant), agree that all future lease payments due under the lease shall be paid by the lessee (tenant) directly to the Association until such time as the Association notifies both the owner and lessee (tenant) that all sums due the Association have been paid in full. Such lease payments shall be funds of the Association to be utilized for any Association purpose at the discretion of the Board and shall only be remitted to the owner if full payment of all amounts due the Association have been paid by the owner and a Satisfaction of Claim of Lien has been recorded.

-----  
The Association charges a preset non-refundable fee of \$150 for the purpose of defraying costs of checking references, background investigation, directory updating, and other expenses related to the processing of this application, A separate application and fee is required for any unrelated applicants over the age of 18 who intend to occupy the unit on a regular basis. A fully executed copy of the proposed lease must accompany this application.

\_\_\_\_\_  
Applicant #1 Signature

\_\_\_\_\_  
Applicant # 2 Signature

When complete, sign and send this application and the proposed lease by email to:  
[PCNapplications@comcast.net](mailto:PCNapplications@comcast.net)

As the rental agent for the unit owner, the undersigned agrees to be responsible for immediate correction or prevention of any violations by the tenants of the restrictive covenants or rules applicable to the Pavilion Club Condominium Association, including termination of the lease and removal of the tenant.  
This application must be signed by the applicant(s) and by the realtor or other person acting as rental agent.

\_\_\_\_\_  
E-Mail Address of Rental Agent

\_\_\_\_\_  
Signature of Rental Agent

Rental Agent Name: \_\_\_\_\_

\*\*\*\*\* FOR ASSOCIATION USE \*\*\*\*\*

APPROVED\_\_\_ DISAPPROVED\_\_\_ BY: \_\_\_\_\_ Date: \_\_\_\_\_  
Association Officer, Director or Agent



### ***Pavilion Club Guidelines***

***(Please retain this page - do not return with application pages 1 – 2)***

The information contained herein is not intended to be a substitute for the Condominium document restrictions or the rules booklet but as a guideline for owners, guests and lessees to refer to for general information regarding basic rules and policies of the Pavilion Club. The items listed are only summary in nature. Rules booklets are available at [www.pavilionclubnaples.com](http://www.pavilionclubnaples.com) and in the office.

OFFICE: The Manager is on site, during business hours, Monday-Friday. The office number is 239-566-8010.

REGISTRATION: All owners and occupants must report to the office within 48 hours of their arrival to register their vehicles. For emergency and security purposes. Please notify the office of your arrival and departure dates.

RENTALS and GUESTS: Unit owners must notify the Association, in writing, of any person occupying their unit in their absence. An owner wishing to lease or rent his unit must forward to the Association an application form, fully executed copy of the lease and a processing fee at least ten (10) days prior to the first day of the proposed tenant's occupancy. No unit may be leased more often than five (5) times in any calendar year with the minimum lease term of no less than thirty (30) days. No sub-letting or assignment of lease is permitted. The total number of occupants is limited to two (2) persons per bedroom.

MINORS: Occupants under the age of 18 shall be closely supervised at all times by an adult to ensure that they do not become a source of unreasonable annoyance to other residents.

GATE ENTRY: Prior to the start of the rental, the unit owner should provide the Renter with a Guest Pass (unique entry code) that is valid for the duration of the rental. Upon arrival and throughout the stay, the Renter will use the Middle Lane and enter the code into the Terminal to open the gates. If the Renter does not have a Guest Pass (unique entry code) prior to arrival, the Renter will use the Middle Lane Terminal Directory to contact the owner upon their arrival so the owner can open the gate.

VEHICLES: All vehicles must be registered with the office and display a Pavilion Club decal. Pickup trucks, motorcycles, commercial work vehicles, motor homes, travel trailers, all watercraft, etc. are prohibited from being parked on the premises. Each unit has one (1) assigned, numbered space under a carport. Guests must use uncovered spaces marked "GUESTS." Unauthorized vehicles will be towed at the owner's expense. Car washing and repairs, other than changing a flat tire, are prohibited.

COMMON AREAS: Common stairways and walkways and other common elements shall not be obstructed, littered, defaced or misused in any manner. Balconies, patios, porches, walkways and stairways shall be used only for the purposes intended, and they shall not be used for hanging or drying clothing, for outdoor cooking, for cleaning of rugs or other household items, or for storage of bicycles or other personal property. Bicycles must be either stored inside or secured in the bicycle racks provided.

LAKE: No fishing or swimming in the lake is permitted.

PETS: Lessees and guests are not allowed to bring pets into the condominium.

SIGNS: No person may post or display "For Sale," "For Rent," "Open House," or other signs or banners anywhere within the condominium or on the condominium property, including posting in windows of buildings or vehicles.

NOISE: Exercise care to minimize noises and not disturb others, especially between the hours of 10 P.M. and 8 A.M.

POOL: Please review the rules that are posted in the pool area. No lifeguard is provided. Swim at your own risk and never swim alone. For your safety, no running in the pool area and no jumping or diving into the pool. No food or drink is permitted within 4 feet of the pool. No glassware in the pool area. Pets are not permitted in the pool area. No rafts, coolers, bicycles, skates or skateboards. Any person who is incontinent or not potty trained must wear appropriate waterproof clothing when entering or being carried into the pool. Appropriate swimwear only.

TRASH: All garbage shall be bagged, tied and deposited into the dumpsters provided for such purposes. Recycle all empty bottles, jars, and containers, made of metal, plastic, and glass. Recycle cartons, paper, and flattened cardboard.

NO BAGGED RECYCLABLES. Empty recyclables directly into the cart in our trash area. DO NOT RECYCLE plastic bags or film, Styrofoam cups & containers, items containing food waste & liquids, electronics, batteries, and needles. All boxes must be flattened. No large appliances, furniture, mattresses, hazardous materials or construction debris may be dumped or left at the dumpsters.

GRILLS: Portable gas grills may not be used, kept or stored on porches, sidewalks or balconies per the Fire Marshal.

LEAVING? The main water valve to the unit must be shut off when vacating the unit. If you plan to leave the unit overnight, the main water should be shut off. If you need assistance in locating the valve, please call the office at 239-566-8010. You may be held liable for any damage to property due to negligence. After closing the main water valve, the circuit breaker to the hot water heater and the arm in the icemaker should be placed in the "off" position.



## **Appendix E. Family Member or Guest Registration Form**

Pavilion Club Condominium Association, Inc.  
**FAMILY MEMBER OR GUEST REGISTRATION FORM**

Section 10.2 (A)&(B) of the Association's Declaration of Condominium requires the unit owner to notify the Association, in writing, prior to the arrival of any immediate family members or guests who intend to use the unit in the unit owners absence. In order to fulfill this requirement, this form should be completed and either mailed or faxed to the Pavilion Club office. If there is any payment of valuable consideration for use of the unit a rental application form, copy of the lease and application fee must be submitted for approval by the Association. **This is not a rental application form.**

PLEASE TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION

Bldg./Unit \_\_\_\_\_ Guest's relation to the Unit Owner \_\_\_\_\_

Guest's Name \_\_\_\_\_ Spouse's Name \_\_\_\_\_

Guest's Permanent Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Home Telephone ( ) \_\_\_\_\_

My Guest will occupy my unit from \_\_\_\_\_ to \_\_\_\_\_

The names and relationship of all other persons who will be occupying the unit during the visit.

Person to notify in case of emergency: \_\_\_\_\_

Day Phone ( ) \_\_\_\_\_ Night Phone ( ) \_\_\_\_\_

Year/Make of Car to be kept on the property \_\_\_\_\_

License Tag No. \_\_\_\_\_ State of Registration \_\_\_\_\_

**NO PICK-UP TRUCKS, BOATS, MOTORCYCLES, MOTORHOMES, ETC. ARE PERMITTED.**

All vehicles must be registered at the office and must display an Association parking ID.

All guests must register at the Manager's office within forty-eight (48) hours of their arrival.

No pets of any kind are permitted in leased units nor may guests bring pets into the condominium.

It is the unit owner's responsibility to ensure that their guests adhere to the Association's applicable rules and regulations.

**As provided in Declaration of Condominium, I hereby certify the aforementioned guests being permitted to use my unit in my absence are doing so without payment of valuable consideration.**

\_\_\_\_\_  
Unit Owners Signature

\_\_\_\_\_  
Guests Signature  
(To be signed at the time of check-in/registration)

NOTE: The unit owner may fax or mail this form with his signature to Pavilion Club, 806 Gulf Pavilion Dr., Naples, 34108. Phone/Fax number is (239) 566-8010.



## Appendix F. Assigned Parking Spaces

**Appendix F.**

**DEEDED PARKING SPACES**

BLDG	UNIT	SPACE#
<b>810</b>	201	58
	101	57
	202	56
	102	55
	103	54
	203	53
	104	52
	204	51

BLDG	UNIT	SPACE#
<b>815</b>	201	20
	101	21
	202	22
	102	23
	203	24
	103	25
	104	26
	204	27
	105	28
	205	29
	106	30
	206	31

BLDG	UNIT	SPACE#
<b>816</b>	201	73
	101	72
	202	71
	102	70
	103	65
	203	64
	104	63
	204	62

BLDG	UNIT	SPACE#
<b>821</b>	201	35
	101	36
	202	37
	102	38
	203	39
	103	40
	104	45
	204	46
	105	47
	205	48
	106	49
	206	50

BLDG	UNIT	SPACE#
<b>845</b>	201	166
	101	165
	202	164
	102	163
	203	162
	103	161
	104	159
	204	160
	105	155
	205	154
	106	153
	206	152

BLDG	UNIT	SPACE#
<b>834</b>	201	120
	101	119
	202	118
	102	117
	103	113
	203	112
	104	111
	204	110

BLDG	UNIT	SPACE#
<b>828</b>	201	105
	101	104
	202	103
	102	102
	203	101
	103	100
	104	97
	204	96
	105	95
	205	94
	106	93
	206	92

BLDG	UNIT	SPACE#
<b>822</b>	201	84
	101	83
	202	82
	102	81
	103	77
	203	76
	104	75
	204	74

BLDG	UNIT	SPACE#
<b>840</b>	201	140
	101	139
	202	138
	102	137
	103	135
	203	134
	104	133
	204	132

BLDG	UNIT	SPACE#
<b>851</b>	201	177
	101	176
	202	175
	102	174
	103	170
	203	169
	104	168
	204	167

BLDG	UNIT	SPACE#
<b>864</b>	201	199
	101	200
	202	201
	102	202
	103	205
	203	206
	104	207
	204	208

BLDG	UNIT	SPACE#
<b>870</b>	201	190
	101	191
	202	192
	102	193
	103	194
	203	195
	104	196
	204	197

BLDG	UNIT	SPACE#
<b>876</b>	201	291
	101	292
	202	293
	102	294
	203	295
	103	296
	104	301
	204	302
	105	303
	205	304
	106	305
	206	306

BLDG	UNIT	SPACE#
<b>881</b>	201	265
	101	266
	202	267
	102	268
	103	273
	203	274
	104	275
	204	276

BLDG	UNIT	SPACE#
<b>887</b>	201	255
	101	256
	202	257
	102	258
	103	259
	203	260
	104	261
	204	262

BLDG	UNIT	SPACE#
<b>893</b>	201	240
	101	241
	202	242
	102	243
	103	248
	203	249
	104	250
	204	251

BLDG	UNIT	SPACE#
<b>898</b>	201	219
	101	220
	202	221
	102	222
	103	225
	203	226
	104	227
	204	228



## **Appendix G. Pet Registration Form**

PAVILION CLUB CONDOMINIUM ASSOCIATION, INC.

### **PET REGISTRATION FORM**

BUILDING/UNIT# \_\_\_\_\_ APPROXIMATE AGE \_\_\_\_\_

TYPE OF PET/BREED \_\_\_\_\_ WEIGHT & COLOR \_\_\_\_\_

PETS NAME \_\_\_\_\_ LICENSE# \_\_\_\_\_

#### **PAVILION CLUB PET RESTRICTIONS**

**10.6 Pets.** The owner of each unit may keep one (1) cat or one (1) dog in the unit. Aggressive dog breeds such as pit bulls, rottweilers or any dog that is deemed “dangerous” in accordance with Collier County Ordinance 2018-33, as may be amended, will not be allowed on the Condominium property. The owner may also keep one (1) small caged bird, such as a canary, parakeet or cockatiel in the unit. The foregoing limitation shall not apply to owners keeping non-conforming pets as of the date this provision becomes effective, but the owner may not replace any non-conforming pet when it dies or is otherwise disposed of. Any pet must be carried under the owner’s arm, be leashed or be caged at all times while on the condominium property outside of the unit. Pet messes or droppings must be removed immediately by the unit owner or pet handler and disposed of directly into the garbage disposal containers. Owners’ pets are prohibited in the pool area or in the social areas. The ability to keep a pet is a privilege, not a right, and the Board of Directors is empowered to order and enforce the removal of any pet which becomes a source of danger or unreasonable annoyance to other residents of the Condominium. No pets of any kind are permitted in leased units, nor may guests bring pets into the Condominium. No reptiles, monkeys, rodents, amphibians, poultry, fish tanks (over two (2) gallons) or livestock may be kept in the Condominium. This provision shall not apply to assistance animals or emotional support animals, as the same is defined under the Federal Fair Housing Act of 1968, which have been determined as such by the Board.

I/We, the owner(s) of the above-named pet do hereby certify that I/We have read, understand and agree to abide by the Pavilion Club document restrictions regarding the keeping of a pet.

OWNERS NAME \_\_\_\_\_ Date \_\_\_\_\_

OWNERS NAME \_\_\_\_\_ Date \_\_\_\_\_

