

Golfside Village Condominium Association

P.O. Box 331, Lehigh Acres, FL. 33970

1. Automobiles may be parked only in the areas provided for that purpose. There is no parking on the grass. Only registered, operative vehicles may be parked and parking is restricted to two vehicles per unit. No parking is allowed on the driveway. No auto repairs are allowed on the premises. Each unit has a numbered parking space and is allowed to use another space for a 2nd car. No recreational vehicles are allowed. Unauthorized vehicles shall be towed at the expense of the owner, the speed limit is 10 MPH. Please comply.
2. No trailers or storage units may be kept on the premises. No clotheslines or other types of line may be hung outside in the common areas.
3. No signs, advertisements, notices or other lettering shall be exhibited, inscribed, painted or affixed by any owner or resident. Nothing shall be hung from the windows or put in the windows. Only normal curtains, drapes or blinds may be hung in the windows. Nothing is to be dropped from not items shaken from windows including rugs and mops.
4. All common areas inside and outside buildings will be used for their intended purposes and no articles belonging to owners or renters therein or thereon and such areas shall be kept free of obstruction. No alterations to the common grounds will be permitted such as additional foliage without prior written approval by the board.
5. All units, owned or rented, shall be used for single family residential purposes only. Neither sub-leasing nor sub-renting will be allowed without written permission from the owner and the Board of Directors.
6. All new owners or renters must complete an application and be approved by the Board of Directors. Applications are located at C & D Professional Management Inc. 2025 Golfside Village Dr. There will be a \$35.00 application fee for new renters and a \$50.00 application fee for new owners. If you want C & D Professional management to run a background check on new tenants the cost is \$50.00 per adult. Make check payable to C & D Professional Management.
7. Household pets consisting of dogs (not to exceed 20 pounds), cats, small birds and tropical fish may be kept on the premises. However, if the Board of Directors determines that any such pet has become a nuisance to other owners, or if the rules pertaining to having the animals is not adhered to, they may be removed from the premises. Pets shall be kept on a leash and under proper control of the owner when outside the unit. Pets shall be walked and exercised only in designated areas and no pets are allowed in or around the pool area. People walking their pets must carry the proper materials needed to pick up after the animal's excrement and place it in a proper receptacle immediately.
8. No owner or resident may make or permit any disturbing noises, improper, immoral or offensive use of the premises whether made by themselves, their family, friends and employees nor allow anything to be done by such persons that will interfere with the rights, comforts and convenience of other owners or residents. No owner or resident may play or allow to be played, any musical instrument, phonograph, radio or TV set in his unit between the hours of 11PM and 8AM if the same shall disturb or annoy other residents of the condo.

9. It is well recognized that children may become a source of annoyance to adults, particularly young children. For this reason any child on the property must be careful, watchful of an adult. They can and will be asked to leave common areas when behavior is not controlled by the responsible adult. Any toys, trikes or other items they are using shall be removed from sidewalks and common areas before dusk each day.
10. Nothing will be hung from balconies or placed on windowsills. Nothing is to be placed over balcony railings for the purpose of air drying. No awnings or other projections may be attached to roofs or outside walls of the buildings. A screen door may be installed keeping with the appearance of the existing screen doors. Balconies and sundecks may not be enclosed.
11. Bicycles may not be kept on common areas other than stored within a carport or inside the owners unit or designated area assigned by the board.
12. Attic access space is never to be used by a unit owner for storage of any kind. They are reserved for maintenance and repairs only.
13. Use of recreational facilities will be in such a manner as to respect the rights of all owners and residents. Swimming shall not be permitted in the pool between 9:00 PM and 8:00 AM. Under no circumstances can a person under the age of 17 yrs. Be at the pool alone. They must be accompanied by an adult from their unit. Babies and young children not as of yet potty trained must wear the special swim diapers made for that purpose. If not, the child and adults may be asked to leave the pool area. This is requested by the Board of Health in almost every state now.
14. No skating, bicycling, roller blading, skate boarding or scooters shall be allowed on the tennis courts or inside the pool area. Pool furniture is never to be placed in the pool. Only small floaters for children, small balls, etc. may be used in the pool if it interferes with other persons trying to swim. Consideration is the keyword here. **NO GLASS AT ANYTIME IS TO BE TAKEN INTO THE POOL AREA.** If you take bottled water or drinks in, please take them out when you leave. Umbrellas should be lowered after use to prevent damage. Help keep the pool area nice for everyone. No loud music. No one can use the pool for a party for others where residents would not have the availability of use. Tennis courts are available from 8:00 AM until dusk.
15. No satellite dishes are to be installed on the roofs of units. Any repairs or damage created from such installation shall be the responsibility of the unit owner. Please contact Management Company for proper placement.
16. Each owner is responsible for any damage to common property caused by themselves, any renters or guest. These rules and regulations shall apply to owners, guest or any other person using our facilities!!!

Occupant Signature _____

By signing this form you are agreeing to follow all rules that have been set forth in this document,

Board of Directors
Golfside Village Condominium Association
Amended August 2019