

Fairways I Condominium Association, Inc.
A Senior Facility
343-349 Joel Blvd., Lehigh Acres, FL 33936

RULES & REGULATIONS

In addition to the other provisions of the By-Laws, the following house rules and regulations, together with such additional rules and regulations as may hereafter be adopted by the Board of Directors, shall govern the use of the condominium and units located therein, and the conduct of residents thereof. All of the restrictions and limitations as provided for in the Declaration of Condominium, dated February 25, 1970 are incorporated herein by reference, not by way of limitation.

- a) All condominium units shall be used for residential purposes only, for the owners thereof and for their immediate families. They may not be used for business or commercial use.
- b) Owners shall not use or permit the use of the premises in any manner that would be disturbing to or a nuisance to other owners, or in such a way as to be injurious to the reputation of the condominium.
- c) NO pets shall be permitted in any condominium unit.
- d) Common walks and/or areas shall not be obstructed, littered, defaced or misused in any manner. Bicycles must be kept under the stairwell at the end of your building, where they will not interfere with either the stairway or the mailboxes. Stairs shall be kept clear of any objects. No personal belongings shall be stored anywhere on condominium grounds other than in your own unit.
- e) No structural changes or alterations shall be made in any condominium unit unless the change has the approval of the Board of Directors.
- f) Condominium owners shall be liable for any damages to the interior of their units, and/or property of the Condominium Association which has been caused by the owner or such other person for whose conduct the owner is responsible.
- g) No signs shall be displayed in or upon any portion of the buildings or on the premises.
- h) No clothing, laundry or other articles shall be hung out on any part of the building or grounds.
- i) No radio or television antennae or any wiring for any purpose may be installed on the exterior of any building without the written consent of the Board of Directors.

SALES

The Board of Directors of Fairways I Condominium must be notified in writing by the owner of any unit their intention of selling the unit at least 10 days prior to the sales agreement. A Purchase Application form is available by contacting Management Professionals. The application must be completed by the purchaser and submitted with a copy of ID and a copy of the proposed sales agreement to Management Professionals to be approved by the Board of Directors. An application fee of \$100.00 must accompany all applications for purchase. It shall be the responsibility of the owner or his agent to furnish the buyer with a copy of condominium documents and rules and regulations. Buyers must acknowledge receipt of condominium documents on their application and agree to abide by them.

RENTALS

Rental applications must be submitted to the Board of Directors for approval at least two weeks prior to occupancy. All rentals shall be made for not less than two (2) months or for more than one (1) year. There can be no subleasing. A Leasing Application form is available from Management Professionals and must be filled out by the Lessee and returned to Management Professionals for approval from the Board of Directors. The form must include the persons to occupy the unit, a copy of the lease and a copy of ID. A copy of the Rules and Regulations must be supplied to the lessee by the owner or his/her agent. An application fee of \$100.00 must accompany all lease applications.

OCCUPANCY

A one bedroom, one bath unit shall not be occupied by more than two persons. A two bedroom, two bath unit shall not be occupied by more than four persons on an extended basis. Children under the age of eighteen are not permitted occupancy on a full time basis, except for visits. House guest under the age of 18 may visit owners or renter for a period not to exceed two (2) weeks. Additional lengths of stay must be approved by the Board of Directors.

GUESTS

A guest is defined as a friend or relative of the owner/renter who is stays **overnight**. People coming for the day are termed **visitors**. Guests and Visitors of owners or renters must obey all condominium Rules & Regulations.

POOL

Discretion should be used at all times by the owners or renters as to the number of guests/visitors invited to the pool and pool area. Visitors are limited to the use of the pool or pool area no more than twice a month and must be accompanied by owner/renter. No person may use the term "guest" of owner/renter simply to use the pool or pool area without their presence.

The pool area is to be left in clean condition. All posted pool rules must be followed.

If an owner/renter plans to have a party at the pool area, the permission of the Board of Directors is required in advance.

LAUNDRY ROOMS

The laundry rooms in each building are provided for the use of the owners/renters only. The costs for these facilities are paid for by the owners in their monthly maintenance fees. This includes the machines, electricity and water. They are not to be used for any commercial purposes or to do laundry for friends not residing at Fairways I Condominium. Please observe the following rules:

1. Do not use machines for fewer than 10 items of laundry.
2. Do not overload washers and dryers.
3. Clean filters after each use.
4. No feather pillows are to be placed in washers or dryers.
5. When doing laundry, please remove your items from the machines as soon as possible so as not to inconvenience others waiting to use machines.
6. Keep laundry room locked when not in use.
7. Report any malfunctions of machines to Management Professionals immediately.
8. We all must contribute to keeping the laundry room clean as the Association does not have a cleaning service. Don't leave empty boxes, bottles, etc. in the room. Leave the laundry room as clean as you would like to find it. Everyone's cooperation will reduce complaints.

ELECTRIC CONTROL ROOM

This room contains meters for all condominium buildings. It should be kept clean at all time and never used for private storage. It must never be locked.

PARKING

There is one parking space allotted to each condominium and owners/renters must use their assigned space. Guests must park in spaces designated "Guests". Only one car per condominium unit is to be parked at any time. With the written permission of a condo owner, his/her designated parking spot may be used in his/her absence by another condo owner of Fairways I Condominium.

MAIL BOXES

There are government approved mail boxes placed at one end of each building for each unit. Keep them locked for your protection.

GARBAGE

Garbage must be placed in plastic bags and tied before being put into the trash bin. Trash should be sorted for recycling of bottles, cans and paper. Plastic bags are not to be put into the recycling receptacles.

A chart is available showing disposal of large items, yard waste, tires and recyclables. The chart should be posted in rental units and can be obtained from Management Professionals.

SOLICITING

Door to door soliciting from owners/renters is not permitted unless permission is obtained from the Board of Directors.

MONTHLY MAINTENANCE PAYMENTS

Unless paid in advance monthly maintenance payments are due and must be paid no later than the 10th of the month. Habitual lateness may result in action by the Board of Directors. Special Assessment payments are due when requested.

RADIOS & TELEVISION

Television and radios are to be operated at a low decibel level in order not to annoy other members of the condominium. This is important, especially when windows and doors are open. County noise ordinance requires extra low levels of noise after 10 PM and are hereby also adopted for this Condominium Association.

SUMMER CARE

To those owners who don't occupy their unit year round, it is important for all concerned that arrangements be made for inspection of the unit periodically to prevent problems which can affect other units in your absence. These problem include but not limited to any pest infestation. All water to the unit should be shut off in a prolonged absence.

Your complete cooperation in observing these rules and regulation is requested by the Board of Directors. The Management Office is available for anyone with questions or complaints. All rules and regulations will be enforced.