The Colonies at Berkshire Lakes
Rules and Regulations

As approved by the Board of Directors on February 27, 2017

Water: Please keep the use of water to a minimum. Turn off the main water valve and unplug or turn off the electrical breaker to the hot water heater if you plan to be away from the premises for more than 24 hours.

Smoking: Smoking of any kind is strictly prohibited in all common areas including but not limited to stairways, walkways, including those providing access to units, decks surrounding the swimming pools, gazebo areas and within 30 feet of the outside perimeter of the buildings. In addition, smoking is strictly prohibited in the lanai area of any unit. If persons are smoking inside of a unit, all doors and windows of that unit must be closed. Smoking means inhaling, exhaling, burning, or utilizing any lighted or electronic tobacco or marijuana product, including cigarettes, e-cigarettes, cigars, pipe tobacco, and any other lighted product.

Noise Level: Activity that interferes with the quiet or peacefulness of the other owners is not permitted. The volume of TVs, Radios, Musical Instruments, Etc. should be kept at a reasonable level. Appliances such as washer, dryer and sweeper should not be used during normal sleeping hours.

Animals: Unit owners may have pets that do not exceed 50 pounds each. Guest/ (Relative Guests)/Tenants or Lessees are not allowed to have pets of any kind. All pets must be on a leash (or Held) when outside. Allowed pets are considered to be, normal domestic dogs and cats. Pets not allowed are; Rodents, Birds, Amphibians, etc. Please do not feed the fowl (ducks, birds, etc.) on the property or around the lakes.

Grills: No cooking of any kind on the lanais or outside the condo unit, except on the community grills near the gazebos. Clean the grill after use with the grill brush provided and turns off all gas valves.

Trash: Do not leave trash on the walkways, even if only temporary, definitely not overnight. Dispose of all trash in the containers in the dumpster area. Cardboard boxes must be broken down. Items too large for the dumpster (Furniture, Carpet, Etc.) must be disposed of in some other manner at the owner's expense.

Litter: Do not litter the premises in any manner; e.g. cigarette butts, paper, cans, bottles, etc.

Vehicles: Trucks, Motor Homes, Campers, Motorcycles, Boats and trailers are prohibited from being parked in the parking lots at any time without prior approval by a member of the Board. Make arrangements for off-site storage if necessary.

Automobiles are to be parked in line spaces except for short periods of loading and unloading. Carports are a separately purchased option and are not to be used for storage of unregistered vehicles.

Unregistered or inoperative vehicles or vehicles without plates are not permitted on Association property at any time. Vehicle repairs are not permitted in the parking lots (except for emergency repairs).

Bicycle racks are available between building 1 and 2 and building 6 and 7. Bicycle storage is prohibited on lanais and in all other common areas including open areas of carports.

All buildings will have one designated unloading/loading/access area equal to the size of one parking stall. This area will be properly marked to permit only active loading and unloading.

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Roller Blading/Skating and Skate Boarding: Not allowed on the walkways only in roadways.

Swimming Pool and Spa:

a. There are no lifeguards – swim and bathe at your own risk.
b. Heed the sign by the spa.
c. Pool and spa hours are Dawn to Dusk.
d. An adult must accompany children under 14 years of age.
e. Children who are not toilet-trained must wear a swim diaper.
f. No running, jumping, diving or other horseplay.
g. No excessive noise or offensive language.
h. No glass on the pool decks.
i. No playing of radios, tape players, etc. except when used with earphones.
j. No pets in the pools, spa or gazebos.
k. Make sure all locks are locked if you are the last one to leave the pool area. The south pool gate next to the lake-walking path should be locked at all times.
l. Please limit cell phone use when others are present.
m. Chairs and lounges must remain 4 feet, or more from the edge of the pools and spa.

General: Unit owners are fully responsible for the actions of their family, tenants and guest.

Units:

Each unit shall be used for residential purposes only.

No more than 6 adults shall occupy a unit overnight.

No children under 18 years of age shall be permitted to live in a unit by themselves.

Owners must keep their unit in good state of preservation and cleanliness and shall not throw or permit to be swept or thrown, any debris or other substances from the doors, widows or balconies.

Carpet cleaning using the dry process method is recommended so as to avoid water damage and mold.

Owners shall not cause or permit anything (including signs or notices) to be hung or displayed on the outside of windows, doors or walls without the permission of the Board.

No changes of any kind to the outside of the buildings without permission of the Board.

No changes can be made to the inside of any unit which will impair the structural integrity of the unit or building such changes to the floor joists, bearing walls or structures within the walls etc.

No changes can be made to the common elements without permission from the Board. (Material alterations or additions to the common elements require a special authorizing vote by the Board and/or Unit Owners.)

Screen doors must be approved by the Board and conform to those already approved and installed.

Storm shutters must conform to the Shutter Policy and approved by the Board of Directors.

Lanais are not to be used as storage areas. Items such as; bicycles, boxes, large toys, exercise equipment, etc. should not be left on the lanai. Blinds on the lanais must be white. No personal items of any kind, such as flower pots, lawn chairs etc. shall be placed on the Common areas outside of the Lanai area.

No person shall tamper with or interfere with the functions of any appliance, device or item in the common elements (such as pool heaters, water pumps, sprinklers, alarm, etc.) without the expressed consent of the Board or Management Company (except in cases of emergency).

Interior draperies, curtains, shades or shutters must be lined, backed, covered or painted on the side visible from the exterior with a neutral color material.

No clothes, sheets, blankets, laundry, towels or any other kind of articles shall be hung from the window or railings, or placed upon sills of any unit; nor shall any rugs or mops be shaken or hung from any windows or doors.

Pools:

No more than two floats, rafts or floating objects will be permitted in the pool at one time. This does not include noodles. When three or more people are in the pool, none of the above objects will be allowed in the pool, with the one exception of noodles. All floats, rafts, noodles etc. must be removed from the pool areas after each use.

Eating in the pool area is restricted to the tables and chairs under the gazebos.

Only the gazebos can be reserved – not the pool area, which is open to everyone at all times. Private parties in the gazebo areas are on a first come basis by posting a reservation on the board. Special permission can be requested from the Board.

Renting/Leasing:

30-day minimum and 6-month maximum with no cumulative periods of more than 6 months in any 12-month period. An owner intending to lease a unit shall give the Management Company 30-day notice, together with a fully executed copy of the proposed lease and any other reasonable information required by the Board.

Approval or disapproval by the Board must be given within 30 days.

If proper notice is not given, the Board shall have the power to evict the lessee with proper notice without securing consent to such eviction from the unit owner.

The Board shall not approve a lease of a unit when payment of assessments for that unit is delinquent.

Application for authority to lease shall be made to the Board on forms available from the Management Company plus $100 application processing fee and any applicable background and credit check fees to Management Company.

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Owners must supply lessees with complete rules and regulations and lessees must sign an acknowledgment of receipt.
A unit may be rented no more than three times in a calendar year and no lease shall be for less than thirty days or more than 6 months in any calendar year. No cumulative periods of more than 6 months in any 12-month period. Refer to amendment to Declaration on May 8, 2007.

Necessary forms for lease application may be obtained from Management Company.

Guests:

Owners shall notify the Management Company, in writing, with 10-day prior notice when a unit is to be used by non-related overnight guest(s) in owner's absence. Limited to 2 occupancies per calendar year with no occupancy exceeding 6 months. The limitation of unit density in Section 21 (A) of Declaration applies.

Owners shall notify the Management Company, in writing, with 10-day prior notice when a unit is to be used by related overnight guest(s) in owner's absence. ✓

Any guest other than a related overnight guest that occupies a unit for more than 15 days whether continuous or cumulative in any 365 day period, shall be deemed a tenant and must be approved in the same fashion as a lessee as provided for in the Rules & Regulations and Declaration.

Necessary forms for guest registration may be obtained from Management Company. ✓

Fines:

The Association may impose fines up to $100 against a unit owner for a violation of rules and regulations, and a fine may be imposed on a per day basis for a continuing violation. The maximum total fine can be no more than $1000. Before a fine is levied against an owner the Board must first offer the unit owner a hearing before a committee of non-director owners. If the committee does not agree with the fine, it may not be levied.

Important Telephone Numbers:

Allied Property Management: 239-241-6499 x200
Collier County Sheriff: 239-744-4434 C
Collier Pest Control: 239-455-4300