Rules and Regulations

Windsor Place Condominium Association In Berkshire Lakes

Windsor Place is a deed restricted community and governed by regulations and restrictions. These are mandated to maintain the property values of our community as well as its aesthetic beauty. Owners, upon purchase, were given a book of Condominium Documents that govern our community and upon title, agreed to all covenants and regulations. **Renters are also required to follow rules and regulations. Fines will be imposed for anyone who does not comply.**

Rules and Regulations of Windsor Place *(revised 2012)*

1. Vehicle / Parking

No trucks or commercial vehicles are allowed unless garaged. On-street or on-grass parking is strictly prohibited per Berkshire Master Association Rules as well as Windsor Place Rules. The parking of un-garaged trucks, boats, SUVs with beds, motorcycles, campers, utility trailers, commercial vehicles, etc. is a violation of Windsor's governing documents; any vehicle in non-compliance is subject to a fine and /or towing, all payable by the owner. No vehicle may be parked within 20 feet of a fire hydrant. Use parking areas provided. Unlicensed, expired licensed or stolen vehicles are prohibited as well. There should be no more than one vehicle per licensed driver for any given unit. Those vehicles abandoned or inoperable, and in need of repair are likewise prohibited. For Sale signs are not allowed on vehicles. No servicing or repairing of any vehicle on the Windsor property is allowed except within the confines of your garage.

2. A Pet

One small, domesticated is allowed, if you are an owner. All animal owners are required to clean up after their pets by picking up and removing any pet waste. Your pet must be on a leash whenever outside the condo. This is a **Collier County Ordinance.** Some discretion should be taken to keep the pet away from lanai areas and out of planted areas in front of the buildings. No exotic pets are allowed. **Tenants are not permitted to have animals.**

3. Rentals

Any person renting must first complete an application process and then be interviewed by committee. **Units may be leased for a minimum of 90 consecutive days, and the unit may have no more than two leases in a calendar year.** As an owner you are responsible for making sure your renter is aware of our rules and regulations and ensuring that they follow them. Anyone in non-compliance with the application for Windsor Place is subject to a fine and or non-renewal of their lease.

4. Swimming Pool Area

Posted rules are to be followed.

No food or drink (except for Board approved functions) can be consumed at the pool. **Absolutely no glass containers may be in the pool area.** No Smoking or Vaping is permitted**.** Disposal of household garbage in the pool trash bins is strictly forbidden. The gate should be locked upon entering and leaving the pool area; also your pool key will unlock the restrooms. Please leave chaise lounges, tables and chairs in a neat and orderly fashion when leaving the pool area.

5. Trash and Recycle Bins

Unit bins must be stored in your garage and placed at curbside no earlier than **6:00 p.m**. the night prior to collection, removed from the curb as soon as possible the same day after Waste Management pick up, and then returned to your garage. **This is required by Collier County Ordinance 91-47; Section 7 and violations have a $100.00 fine.**

Garbage collection takes place on Monday and Thursday with Recycling and Bulk items on Monday only. Call 239 252-2380 – 48 hours in advance for bulky item pick up on recycling day.

6. Garage Doors

Garage doors must be kept closed unless entering or leaving. This rule is for your safety as well as for the aesthetics of our community.

7. Grills

No gas, open-flame grills or clay pot burners are permitted on lanais. All open-flame grill cooking is to be done outside, in front of the garage. This is per **Collier County Ordinance** and for the mutual safety of you and your neighbors. Electric grills are permitted.

8. Noise and Nuisance

No loud disturbance, which interferes with peaceful living of residents, shall be allowed. Please keep activities inside your condo between 10:00 pm and 8:00am. No activities such as loud music, picnicking, or noisy pets shall be permitted. Parents are responsible for their children's actions and safety.

9. Lanais

Under no circumstance should laundry, swim suits or other articles be placed outside or on the lanai to dry.

10. Speed Limits

The speed limit in Windsor Place is **15 mph**. Adherence to this speed limit is essential for the safety and well being of our residents. The speed bumps were installed to remind all of us to slow down.

11. Restrictions

Insurance regulations do **NOT** permit any Garage, Yard, Lawn, Tag, Sidewalk, Moving, or other similar sales.

12. Common Areas

To maintain a uniform appearance in Windsor Place, please respect common areas. Unauthorized plantings, potted plants, and trees are prohibited. Enhancements are welcome but please contact management for approval.

WINDSOR PLACE
SWIMMING POOL RULES

- Pool may be used during the following hours: **8:00 a.m. until Sunset.** (Collier Co. RULE)
- Observe ALL POOL RULES posted at poolside.
- Remember, there is "NO LIFEGUARD ON DUTY." It is suggested that no swimmer should use the pool unless a person competent of assuring the swimmer's safety is present.
- The State Board of Health regulation REQUIRES that a shower be taken before entering the pool.
- PETS ARE NOT ALLOWED IN THE POOL AREA.
- WHEELED VEHICLES OR TOYS of any kind, i.e. motor scooters, bicycles, roller skates, skate boards, roller blades and wagons, are not permitted in the pool area; infant strollers, wheel chairs or assists to the handicapped are the exception.
- NO GLASSWARE OR FOOD is permitted in the pool area.
- Rafts or floats are not permitted in the pool.
- Radios, tape decks, etc. are not permitted in the pool area unless with headsets or earphones.
- NO DIVING OR JUMPING INTO THE POOL. CANNON BALLING OR MARCO POLO IS NOT PERMITTED.
- Children not yet toilet trained must be properly attired to prevent any human waste from entering the pool. Special diapers are required. **Under Florida statue, the pool is classified as a commercial facility.**
- Children's aquatic toys are permitted in the pool if their use does not interfere with the enjoyment of others.
- Children under the age of 15 are to be accompanied by a responsible adult (in most cases a parent or grandparent) and are to be closely supervised at all times while in the pool area.
- Use of pool facilities is restricted to owners or renters, their children, and their house guests.
- The throwing of balls, Frisbee's or other similar objects is not permitted in the pool area.
- Please help in maintaining pool appearance by removing any litter and by placing chaise lounges in upright position against the fence when leaving the pool area. Also, please keep the restrooms clean.
- Please keep the gates completely closed at all times using your key for entry and exiting.
- The pool and pool deck are a "NO SMOKING OR VAPING AREA."