GULF BREEZE AT VANDERBILT CONDOMINIUM ASSOCIATION, INC.

A & R RULES AND REGULATIONS

(1-Apr-2022)

These Rules and Regulations are a summary of various provisions of our Documents as well as a supplement. In the event of a conflict between these Rules and Regulations and our Documents; the Documents will control.

Owners are responsible for the conduct of their renters, guests, cleaners, realtors, contractors and subcontractors.

The following Rules are based upon courtesy, consideration of your neighbors and common sense. They are intended to ensure the safety and comfort of all residents.

1. COMMON AREAS:

   a. Halls, walkways, stairwells, common areas and entrances must be kept free of obstructions pursuant to the "Guidelines for Placing Items in the Common Area", which is incorporated by reference into these Rules. The Guidelines are available from the on-site manager and are also posted on the website.

   b. Draping of articles on railings or balconies is prohibited. DO NOT shake mops, rugs, draperies, etc. outside of your apartment.

   c. When cleaning lanais, no water can be allowed to drain through the floor scuppers onto the exterior of the building.

   d. Items in owner storage bin must not be higher than top of the wire-mesh partitions (FFPC).

   e. Anything left in the storage area not in locked owner storage bins will be thrown out.

   f. Entry into the buildings requires a cover up and footwear. It is important that all entrants (children included) have dried off and DO NOT DRIP WATER INTO THE LOBBY, ELEVATORS, HALLWAYS AND WALKWAYS, WHICH PRESENTS A SAFETY ISSUE.

   g. Smoking cigarettes, cigars, pipes, including vaping is prohibited in the elevators, lobby, hallways, walkways, inside the fenced tennis enclosure and inside the fenced pool area.

      i. Designated Smoking Areas:
      The Gulf Breeze Association must conform to the Florida Clean Indoor Air Act. For the safety and welfare of Unit Owners, lessees, guests and visitors, only the following areas are designated as allowed for smoking or vaping:
         - Within the walls of the unit. Within the walls is defined as having all openings to the outside (all windows and the front and lanai doors) closed.

- Along the outside perimeter of the Common Element parking lots, at a minimum of 40 feet from the front sidewalk.

2. **ELEVATORS:**

   a. To avoid malfunctions, please do not hold elevators on a floor for an extended time.

   b. The enclosed phone is for EMERGENCIES only.

   c. Small children must be accompanied by an adult. Playing on the elevator is not permitted.

   d. Parents are responsible for the conduct of their children in the elevators and all common areas.

   e. Owners are responsible for ensuring that Contractors are abiding by the rules for use of the elevators.

3. **LUGGAGE AND GROCERY CARTS:**

   a. These are provided for your convenience in loading and unloading your vehicles and are not to be used as a toy or for other purposes.

   b. Kindly be careful not to bang these into the lobby doors, and walls and columns.

   c. Close the closet Storage door after removal or return of the carts.

   d. Do not return carts by placing them in an unoccupied elevator to send them down to the lobby!

4. **POOL:**

   a. The pool rules are posted in the pool area and the Association website for your convenience. All residents including guests must abide by these rules while in the pool area.

5. **PARKING:**

   a. Each unit has one assigned parking space (17' L x 9'W) reserved for the unit owner's exclusive use. Oversized vehicles must be parked in the overflow parking lot. Oversized vehicle is defined as one exceeding 18' L x 7' W.

   b. Owners/renters/guests are REQUIRED to use their assigned parking space or their garage. If they have more than one vehicle; the additional vehicles shall be parked in the large southern overflow lot.

   c. Guest parking spaces are for nonresident guests and other visitors. Guest parking space cannot be used as an additional parking spot for an owner's second vehicle.

   d. Vehicles must be currently licensed and no vehicle, which cannot operate on its own power, shall remain on condominium property for more than 24 hours, and no repair of vehicles, except for emergency repairs, shall be made on condominium property.

e. Vehicles may be washed only in areas so designated.

f. Commercial vehicles, boats, trailers, motor homes, travel trailers, campers and recreational vehicles must be parked in a garage, or parked in the large south overflow lot for no more than 7 consecutive days.

g. Owners must park their motorcycles in a garage or in the large south overflow lot.

h. All owner, guest and renter vehicles must have and displayed an Association parking permit.

i. Gate Bar Codes are issued by the on-site manager exclusively to and for Owners.

j. Handicapped spaces are reserved for those with a valid state issued handicap permit duly showing; it is suggested that those Owners that have an alternate driver in their unit, be a good neighbor and park in their assigned space to leave the limited number of handicap spaces available to those with the greatest need.

k. Vehicles not complying with these provisions are subject to towing/removal at the owner's expense.

6. **DOGS:**

The keeping of Dogs in or on condominium property is prohibited unless approved by the Board of Directors.

7. **OUTDOOR COOKING/GRILLS:**

a. Gas and or charcoal grilling is not permitted in the units, lanais and residential walkways.

b. The Association has provided two propane grills for use in the areas so designated. Users must follow the posted directions.

8. **TRASH:**

a. Trash chutes are located on each floor. PLEASE place all refuse in appropriate trash bags (not in grocery plastic bags) and tie them securely before placing in the chute.

i. Trash chutes must not be used for trash disposal between **9:00 pm – 8:00 am**.

ii. Recycling information is posted on all floors and containers are marked  in the trash room.

b. Cartons and large articles are to be carried to the trash room and placed in the recycle containers. All large boxes shall be broken down before placed in the container.

c. Disposal of furniture, large TV's, appliances and the like may require the owner to pay a fee for disposal. Please check with the on-site manager for disposal of these items.

d. No paint and or paint cans or other hazardous material maybe left in the trash room. These items must be taken to the North Collier County Recycling Drop-off Center located on 9950 Goodlette Frank Road N.

9. TENNIS/BOCCE/PICKLEBALL:

a. Tennis shoes or sneakers are required inside the fenced enclosure.

b. Hours are from 8:00 am to dark. Court time is limited to 1 hour if people are waiting.

c. Gates MUST be always kept locked as these amenities are for the exclusive use of Gulf Breeze and their guests.

10. BICYCLES/KAYAKS/ROLLER-BLADING:

a. Racks for bikes have been provided in the storage room on the ground floor for the exclusive use for those that have been approved and paid the requisite fee.

   i. DO NOT leave bikes in the parking area or lawn.
   ii. Bikes are not permitted in the elevators or on the walkways of the residential floors.

b. Others may use the outside bike rack in the large southern overflow lot at no cost.

c. The Kayak rack is for the exclusive use of those that have been approved and paid the requisite fee.

d. Rollerblading, skateboarding, and scooters are prohibited in the units, walkways, lobby, hallways, pool area and tennis / pickleball courts for safety reasons.

11. NOISE:

a. Playing of musical instruments or loud radios, televisions, stereos or other devices to noise levels that can disturb others is prohibited.

b. Stereos/radios at the pool shall be used only with headphones.

c. Cell phone use at the pool is limited to under the enclosure so as not to disturb others.

12. INTERCOM SYSTEM / Building Security:

a. The intercom system from outside the lobby is for our security and convenience. Only visitors meeting your identity requirements should be permitted entry.

b. All entrances to the building are to always remain locked for our safety and protection.

   i. Under the building garage doors must not be left open unattended to prevent unauthorized entry into the buildings.

c. Owners are prohibited from providing their building entry **fob** to contractors and realtors.

d. Contractors and realtors may obtain a special limited duration building entry **fob** from the on-site manager.

13. KEYS:

a. The Association is required by Florida Law to have access to all units in the event of an emergency.

b. All owners must provide the on-site manager with a duplicate key for the locks on their unit and garage door.

14. FIRE ALARMS AND DEFIBRILLATORS:

a. Fire alarms are located on each floor.
b. Defibrillators are in each lobby and inside the pool enclosure.

c. IN THE EVENT OF AN EMERGENCY, FIRE OR MEDICAL, **CALL 911**.

d. Portable fire extinguishers are located on each floor.
e. IN THE EVENT OF FIRE USE THE STAIRS ONLY.

15. NEWSPAPERS:

a. These are delivered to the lobby each morning and are for the exclusive use of those who subscribe and pay for them. Generally, the apartment number of the subscriber is written on the newspaper.

16. OCCUPANCY:

a. Occupancy is limited to one family and their guests.

b. Maximum occupancy is two persons per bedroom, plus two people.

c. Leasing and Guest use is provided exclusively in the circumstances enumerated in the Declaration. All leases must be approved by the Association before renters are permitted occupancy.

d. Guests in the absence of the Owner must be registered with the on-site manager.

e. Owners are required to provide a copy of Rules and. Regulations to their renters and guests. Owners are responsible that their renters and guests abide by the rules.

f. It is also suggested that a copy be maintained in the unit in an obvious place.

g. During hurricane season (June1st-November 30th) the Association is required by Collier County to provide a count of all occupants in the event of a storm and or evacuation order. To enable the Association to comply with the County regulations, all owners, renters and

guests, during this period shall advise the on-site manager when they are in residence and when they leave.

h. Owners are reminded that they are required by Collier County to collect and remit the Tourist Tax together with State Sales Tax on their rentals of less than one year.

17. CONTRACTORS:

a. Owners are required to confirm with the on-site manager that their contractors have furnished liability and workers compensation insurance certificates together with a copy of their license.

b. Owners are required to pay the $1,000 deposit to the Association pursuant to the Request for Unit Renovation / Modification Form before any work may begin.

c. Upon compliance with the afore-mentioned, the on-site manager will issue a "contractor's package" to the general contractor, together with a building entry fob of limited duration.

d. The days and hours that work may be performed is regulated by the Association and the complete set of regulations for contractors is also available on the Association website as well as in printed form in the on-site manager's office.

e. Owners must review these Contractor's Rules & Regulations in full prior to entering into a contractual arrangement with a contractor.

18. WEBSITE:

a. The Association maintains a website available to all Owners that provides current copies of the Association Legal Documents including the Declaration and Bylaws, as well as these Rules and Regulations. There is a wealth of additional helpful information.

    i. https://gulfbreezenaplesflorida.frontsteps.com

19. VIOLATIONS:

a. Violations of these Rules and Regulations together with violations of the Association Legal Documents or Florida Law may subject the owner to a fine or other legal remedy permitted.

20. COMPLAINTS:

a. Any complaints shall be in writing, signed and dated by the complainant and submitted to the on-site manager for review and action.

    i. The BOD has established a Compliance Committee to review / follow-up on all complaints, and recommend disciplinary actions, including monetary fines as described in the GB Bylaws.