VeronaWalk Homeowners Association, Inc.
8090 Sorrento Lane, Ste. #1
Naples, FL 34114

RULES AND REGULATIONS

(revised 8/08)

The definitions contained in the Declaration of Covenants and Restrictions for VeronaWalk are incorporated herein as part of these Rules and Regulations.

1) The owners and lessees of each lot shall abide by each and every term and provision of the Declaration of Covenants and Restrictions, and each and every term and provision of the Articles of Incorporation and Bylaws of the Association.

2) No bicycles, tricycles, scooters, baby carriages or other similar vehicles or toys shall be allowed to remain in the Common Areas. The walkways, bridges, sidewalks and streets shall not be obstructed.

3) Any damage of the Common Areas, property, or equipment of the Association caused by any owner, his family member, guest, invitee or lessee shall be repaired or replaced at the expense of such owner.

4) An owner will not park or position his vehicle so as to prevent access to another lot. The owners, their families, guests, invitees, licensees, and lessees will obey the posted parking and traffic regulations installed for the safety and welfare of all owners.

5) No owner shall do or permit any assembling or disassembling of motor vehicles except within his garage. Each lot owner shall be required to clean his driveway of any oil or other fluid discharged by his motor vehicle.

6) No transmitting or receiving aerial or antenna shall be attached to or hung from any part of a lot or the common areas.

7) No clothesline or other similar device shall be allowed on any portion of the common areas.

8) All garbage and refuse from the lots shall be deposited with care in each owner's private garbage containers, which shall be placed so that are not visible from the roads or from adjoining units. No garbage or refuse shall be deposited in any Common Area for any reason, except on the correct days of the week for pickup and removal. No littering shall be done or permitted on the Association Property.

9) No motorcycle, ATV, truck that is not used for personal or family use, trailer, boat, van in excess of 17 feet in length, camper, motor home, bus, commercial vehicle of any type (i.e., any vehicle which has any exterior lettering or logo, or has tools or equipment), non-passenger van (i.e., any van which does not have a rear seat and side windows), or similar vehicle shall be parked on any part of the Properties, any driveway, or designated parking space within the Properties except (1) within a garage, (2) commercial vehicles, vans or trucks delivering goods or furnishing services temporarily during the daylight hours, and (3) upon such portions of the Properties as the Board may jointly, in their discretion, allow. Vehicles over eighty (80") inches in height, or those vans or trucks which do not have windows completely circling the vehicles exterior (similar to windows around a station wagon), and permanent installed seating for four or more passengers, shall be considered to be a prohibited vehicle, van or truck. The Association shall have the right to authorize the towing away of any vehicles in violation of this rule with the costs and fees, including attorney's fees, if any, to be borne by the vehicle owner or violator.

10) No garage doors shall be permitted to remain open except for temporary purposes, and the Board may adopt further rules for the regulation of the opening of garage doors.

11) Complaints regarding the management of the Association property, or regarding the actions of other Owners, their families, guests, or lessees shall be made in writing to the Association and shall be signed by the complaining Lot Owner.

12) Any consent or approval given under these Rules and Regulations by the Association may be modified, added to, or repealed in accordance with the Bylaws of the Association.

By Resolution of the Board of Directors of
Verona Walk Homeowners Association, Inc.

participate in the determination as to whether or not any such Unit shall be reconstructed or repaired, and unless provided by the terms of the mortgage, no mortgagee shall have any right to apply or have applied to the reduction of a mortgage debt any insurance proceeds except distribution of proceeds made to the Owner and the mortgagee.

7.14. First Mortgagees. This Article is additionally for the benefit of first mortgagees of Units and may not be amended without the consent of all such mortgagees.

7.15. Policy Cancellation. All insurance policies purchased by the Association shall require the insurer to notify in writing the Association or the designated Insurance Trustee and each first mortgagee named in any mortgage clause at least 10 days before it cancels or substantially changes the coverage.

7.16. Association as Agent. The Association is irrevocably appointed agent for each Unit Owner and for each mortgagee or other lienor of a Unit, and for each owner of any other interest in the property, to adjust all claims arising under insurance policies purchased by the Association and to execute and deliver releases upon the payment of claims.

PART THREE - COMMUNITY STANDARDS

ARTICLE VIII - USE RESTRICTIONS

8.1. Residential Uses. The Units and Common Areas may be used only for residential, recreational, and those purposes provided in the DO, which allow certain flexibility in assigning and reassigning various land uses to the real property within VeronaWalk (which may include, without limitation, offices for any property manager retained by the Association or business offices for the Developer and the Association, and limited commercial capacities). Developer reserves the right and the power to assign and reassign various land uses to real property within VeronaWalk in accordance with the DO, or any amendments thereto, and to inaugurate and implement variations from, modifications to, or amendments of the IDO and any other governmental plans, land development regulations, development orders and development permits applicable to VeronaWalk. The declaration or other creating document for any Neighborhood Association may impose stricter standards than those contained in this Article. The Board shall have standing to enforce such standards.

8.2. Use Restrictions. The Board shall have the authority to make and enforce standards and restrictions governing the use of the Common Areas, in addition to those contained herein, and to impose reasonable user fees for use of the Recreational Facilities. Such regulations and use restrictions shall be binding upon all Owners and occupants until and unless overruled, canceled, or modified in a regular or special meeting of the Association by Voting Members representing a majority of the Class "A" votes in the Association and by the vote of the Class "B" member, so long as such membership shall exist.

A. Signs. No sign, symbol, name, address, notice, or advertisement shall be inscribed or exposed on or at any window or other part of a Unit or Common Areas without the prior written approval of the Board. The Board or the Developer shall have the right to erect signs as they, in their sole discretion, deem appropriate.

B. Parking and Garages. Vehicles shall be parked only in the garages or in the driveways serving the Units or in the appropriate spaces or designated areas in which parking may be assigned, and then subject to the reasonable Rules and Regulations adopted by the Board. Vehicles shall not be parked overnight on Roads or swales. All commercial vehicles, recreational vehicles, trailers, campers, camper trailers, boats, watercraft, motorcycles, and boat trailers must be parked entirely within a garage unless otherwise approved by the Board. No garage shall be used as a living area. No garage shall be altered in such a manner that the number of automobiles which may be parked therein after the alteration is less than the number of automobiles that could have reasonably been parked in the garage as originally constructed.

C. Occupants Bound. All provisions of the Homeowners Documents and of any Rules and Regulations or use restrictions promulgated pursuant thereto which govern the conduct of Owners, and which provide for sanctions against Owners, shall also apply to all occupants of any Unit.

D. Animals and Pets. No animals may be raised, bred, or kept in any Unit, except that dogs, cats, or other household pets may be kept on the Unit, provided they are not kept, bred or maintained for any commercial purpose, or in numbers deemed unreasonable by the Board. Notwithstanding the foregoing, no animal may be kept in the Unit, which in the judgment of the Board results in a nuisance or is obnoxious to the residents in the vicinity. No Owner shall be permitted to maintain in his or her Unit any dog or dogs of mean or of violent temperament or otherwise evidencing such temperament. Pets shall not be permitted in any of the Common Areas unless under leash. Each pet owner shall be required to clean up after his or her pet. Each Owner by acquiring a Unit agrees to indemnify the Association, and hold it harmless against any loss or liability resulting from his or her, his or her family member's, or his or her lessee's ownership of a pet. If a dog or any other animal becomes obnoxious to other Unit Owners by barking or otherwise, the Owner shall remedy the problem, or upon written notice from the Association, he or she will be required to dispose of the pet.

E. Nuisance. No Unit shall be used, in whole or in part, for the storage of any property or thing that will cause such Unit to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept in any Unit that will emit a foul or obnoxious odor or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property or to VeronaWalk as a whole. No illegal, noxious, or offensive activity shall be carried on in any unit, nor shall anything be done thereon tending to cause a nuisance to any person using any property adjacent to the Unit. There shall not be maintained any plants, animals, devices, or things of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature

as may diminish or destroy the enjoyment of VeronaWalk.

F. Unsightly Conditions. All weeds, rubbish, debris, or unsightly materials or objects of any kind shall be regularly removed from the Units, and shall not be allowed to accumulate thereon. All refuse containers (except on scheduled trash pick- up days), all machinery and equipment, and other similar items of personal property shall be obscured from view of adjoining streets, Units or Common Areas. All Units shall be kept in a clean and sanitary condition and no rubbish, refuse, or garbage shall be allowed to accumulate, or any fire hazard allowed to exist. In the event an Owner fails to maintain his Unit as required, for a period of at least thirty (30) days, the Association shall have the right, exercisable in its discretion, to clear any rubbish, refuse, or unsightly debris and/or growths from any Unit deemed by the Association to be a health menace, fire hazard or a detraction from the aesthetic appearance of VeronaWalk; provided, however, that at least fifteen (15) days prior notice shall be given by the Association to the Owner of such Unit before such work is done by the Association. In the event the Association, after such notice, causes the subject work to be done, then, and in that event, the costs of such work, together with interest thereon at the maximum rate permitted by the usury laws of the State of Florida, shall be charged to the Owner and shall become a lien on the Unit, which lien shall be effective, have priority and be enforced pursuant to the procedures set forth in this Declaration.

G. Antennas. No exterior antennas, aerials, satellite dishes, or other apparatus for the reception or transmission of television, radio, or other signals of any kind shall be placed, allowed, or maintained upon any portion of VeronaWalk, including any Unit, without the prior written approval of the ACC.

H. Subdivision of Unit. Units shall not be further subdivided or separated by any Owner, and no portion less than all of any such Unit, nor any easement shall be conveyed or transferred by an Owner; provided, however, that this shall not prevent corrective deeds, deeds to resolve boundary disputes and other similar corrective instruments. Developer, however, hereby expressly reserves the right to subdivide, replat, or otherwise modify the boundary lines of any Unit or Units owned by the Developer. Any such division, boundary line change, or replatting shall not be in violation of the applicable County subdivision and zoning regulations.

I. Pools. No above-ground pools shall be erected, constructed, or installed on any Unit.

J. Irrigation. No sprinkler or irrigation systems of any type which draw water from lakes, rivers, ponds, canals or other ground or surface waters shall be installed, constructed or operated by an Owner within VeronaWalk unless prior written approval from the ACC has been obtained.

K. Drainage and Septic Systems. Catch basins and drainage areas are for the purpose of natural flow of water only. No obstructions or debris shall be placed in these areas. No Person, other than the Developer, the Master Association, the Association, or the South Florida

Water Management District, may obstruct or re-channel the drainage flows after location and installation of drainage swales, storm sewers, or storm drains. Developer hereby reserves a perpetual easement across the Committed Lands for the purpose of altering drainage and water flow. Septic systems are prohibited in VeronaWalk.

L. Tree Removal. No trees shall be removed, except for diseased or dead trees and trees needing to be removed to promote the growth of other trees or for safety reasons, unless approved by the ACC.

M. Sight Distance. All property located at street intersections shall be landscaped so as to permit safe sight across street corners. No fence, wall, hedge, shrub, or planting shall be placed or permitted to remain where it would create a traffic or sight problem.

N. Lighting. Except for seasonal decorative lights, which may be displayed for the time period of the day after Thanksgiving through ~~between December 1 and~~ January 10 only, all exterior lights must be approved by the ACC.

O. Artificial Vegetation, Exterior Sculpture, and Similar Items. No artificial vegetation shall be permitted on the exterior of any portion of a Unit. Exterior sculpture, fountains, flags, and similar items must be approved by the ACC. No approval shall be required to display one (1) U. S. flag attached to a pole or dowel not larger than 1 inch in diameter which is wall mounted adjacent to the garage door of a Unit.

P. Energy Conservation Equipment. All solar heating apparatus must conform to the standards set forth in the HUD Intermediate Minimum Property Standards Supplement, Solar Heating, and domestic Water Systems. No solar energy collector panels or attendant hardware or other energy conservation equipment shall be constructed or installed unless it is an integral and harmonious part of the architectural design of a structure, as reasonably determined by the ACC. No solar panel, vents, or other roof-mounted, mechanical equipment shall project more than 1.5 feet above the surface of the roof of a Unit; and all such equipment shall be painted consistent with the color scheme of the roof of the Unit. This provision is not intended to prohibit the use of solar energy devices.

Q. Lakes and Water Bodies. All lakes, canals, and water bodies within the Committed Lands shall be primarily aesthetic amenities and all other uses thereof, including, without limitation, fishing, boating, swimming, playing, or use of personal flotation devices, shall be subject to the Rules and Regulations of the Board. The Association shall not be responsible for any loss, damage, or injury to any person or property arising out of the authorized or unauthorized use of lakes, canals, or water bodies within the Committed Lands.

R. Recreational Facilities. All recreational facilities and playgrounds furnished by the Association or erected within the Committed Lands, if any, shall be used at the risk of the user, and the Association shall not be held liable to any person or persons for any claim, damage, or injury occurring thereon or related to use thereof.

S. Business Use. The Units shall be used solely for Single Family purposes. Nothing herein shall be deemed to prevent an Owner from leasing a home to a Single Family, subject to all of the terms, conditions, and covenants contained in this Declaration. The Units shall not be used in any trade, business, professional, or commercial capacity. Nothing contained herein shall prohibit the Developer from carrying on any and all types of construction activity necessary to complete VeronaWalk, including the construction and operation of sales models and office by the Developer until all of the Units have been sold.

T. Windows. All draperies, curtains, shades, or other window coverings installed in a Unit, and which are visible from the exterior of a Unit shall have a white backing, unless otherwise approved by the ACC.

U. Vehicles. No motorcycle, truck that is not used for personal or family use, trailer, boat, van in excess of 17 feet in length, camper, motor home, bus, commercial vehicle of any type (i.e., any vehicle which has any exterior lettering or logo, or has tools or equipment), vehicles that are unlicensed or in disrepair, non-passenger van (i.e. any van which does not have a rear seat and side windows), or similar vehicle shall be parked on any part of the Common Areas or any Unit driveway, or designated parking space within VeronaWalk except: (1) within a garage, (2) commercial vehicles, vans, or trucks delivering goods or furnishing services temporarily during daylight hours, and (3) upon such portions of VeronaWalk as the Board may jointly, in their discretion, allow. Vehicles over eighty (80") inches in height, or those vans or trucks which do not have windows completely circling the vehicle's exterior (similar to windows around a station wagon), and permanent installed seating for four or more passengers, shall be considered to be a prohibited vehicle, van, or truck. The Association shall have the right to authorize the towing away of any vehicles in violation of this rule with the costs and fees, including attorney's fees, if any, to be borne by the vehicle owner or violator.

V. Hurricane Season. Each Unit Owner who intends to be absent from his home during the hurricane season (June 1 - November 30 of each year) shall prepare his Unit prior to his departure by doing the following:

(i) Removing all furniture, potted plants, and other movable objects from his yard; and

(ii) Designating a responsible person or firm, satisfactory to the Association, to care for his Unit should it suffer hurricane damage. Such person or firm shall also contact the Association for permission to install temporary hurricane shutters, which must be removed when no longer necessary for storm protection. At no time shall hurricane shutters be permanently installed, without the consent of the ACC.

(Section 8.2 (W))

W. Golf Carts. All golf carts leased, owned, or otherwise used by Owners may be parked, placed, or stored only in the Unit garages. No golf cart shall be placed, parked, or stored on the lawn of any Unit or on any portion of the Common Areas, unless such area is specifically designated as a golf cart parking area by the Board. No golf cart shall be driven outside the entrance area or boundaries of VeronaWalk. Owners of golf carts, by operating same within VeronaWalk shall be presumed to have released the Developer and the Association of all liability arising from an Owner's use of his golf cart. ~~Each year,~~ Upon the Association's written request, the Owners of golf carts shall provide the Association with proof of liability insurance in connection with the operation of their golf carts, and such insurance shall have such limits as shall be approved by the Association in its sole discretion. Each such insurance policy shall name the Association as an additional insured, and shall provide the Association with thirty (30) days notice prior to it's cancellation. An Owner who uses a golf cart shall be held fully responsible for any and all damages resulting from the misuse of a golf cart caused by the Owner, his family members, guests, licensees, invitees, employees, or agents, and the Owner shall reimburse the Association for any and all damages the Association may sustain by reason of such misuse. Such damages shall be collectible as a Special Assessment pursuant to the procedures for such assessments set forth herein.

VERONAWALK
VeronaWalk Homeowners Association, Inc.
8090 Sorrento Lane, Ste. 1 Naples, FL 34114
Office of the Town Center Manager Phone: 239-774-0026 fax: 239-430-0022

CONSOLIDATED RULES AND REGULATIONS

Town Center Rules and Regulations

A. General Use:

VeronaWalk Town Center is for the use by VeronaWalk residents and their guests only. An Owner that leases his or her Unit shall be deemed to have delegated all such rights to the Unit's lessee. The Town Center facilities provide for multi-purpose uses. The Town Manager and the Activities Director are responsible for assigning specific rooms, setting up rooms for each approved and permitted group activity. The Town Manager and the Activities Director are responsible for facility room rental. Requests for the use of the Town Center must be pre-approved in writing by the Manager or Activities Director. A security deposit will be required for all group activities. Residents using any area of the Town Center are responsible for leaving it clean after use.

No Town Center property, furniture or common equipment of any kind shall be removed from the premises. The playing of radios, CD players, tape decks, without the use of earphones, is not allowed in the Town Center area unless used during a supervised recreation activity or private rental. No food and/or beverages are permitted in the library. Proper attire is required in the library.

B. Hours:

The Town Center hours are from 8:00 a.m. to 10:00 p.m. daily. These hours may be extended with the advanced approval of the Town Manager or Activities Director. The hours of operation for any rentals within the Town Center shall be administered by the Town Manager or Activities Director.

C. Attire:

Appropriate attire including shirt and shoes must be worn in the Town Center at all times. Bathing suits are not allowed. Exceptions: may be approved prior to an activity by the Town Manager or Activities Director. Appropriate attire including shirt and shoes must be worn in the café and post office at all times.

D. Children:

Children under the age of thirteen (13) must be accompanied by an adult while in the Town Center. Children under the age of thirteen (13) are not allowed in fitness center. Children ages 13-15 may use the fitness center subject to the following conditions:

1. They have had a fitness training session with the VeronaWalk certified personal trainer.
2. They must be accompanied by a parent.

E. Alcohol:

Alcoholic beverages are not allowed in the Town Center except during planned supervised recreational activities or private rentals, for which alcoholic beverages have been specifically approved by the Town Manager or Activities Director.

F. Smoking:
No smoking in any of the Town Center buildings or fitness center. If smoking outside, smokers must dispose of all their trash, including cigarette butts, in proper containers.

G. Conduct:

Abuse of the Town Center amenities will constitute grounds for immediate restriction of the use of the facilities. Owners and tenants are liable for damage caused indirectly or directly by themselves and/or their guest to any of the amenities at the Town Center. The Board of Directors of the Association, upon the recommendation of the Town Manager has the right to suspend the use and privileges of common elements of any owner or tenants for violation of the Rules and Regulations, as it deems necessary. No bicycles, skateboards, in-line skates or scooters are allowed on the pool deck or on the red paved area.

The VeronaWalk Town Center amenities (pools, fitness center, tennis courts) exist for the enjoyment of residents and their overnight guests. While it is not encouraged, a limited number of **day visitors** (other than overnight guests), may also use the facilities as long as they are **accompanied by a resident.** Giving keys to the Fitness Center to an unaccompanied day visitor is strictly forbidden for liability purposes. Residents who permit unaccompanied day visitors to use any of the Town Center amenities shall be subject to a fine ($100.00/day) possible sanction in addition to being fully responsible for any injury or property damage.

Swimming Pool Rules (Two Pools)

1. Pools are open from 7:30 a.m. until 8:30 P.M. or dusk, whichever is earlier, only.
2. No pets allowed on the pool deck or in the pool.
3. Proper bathing suits are required. Children under 12 years of age must be accompanied by an adult while in or at the pool area. Infants must wear diapers with plastic pants over the diapers (Swimmees) until trained. Incontinent adults must wear proper protective garments.
4. No running on pool deck.
5. No rafts, inner-tubes, floats, or balls allowed in pool unless during a supervised recreational program.
6. Glass containers are prohibited in the pool area and on the pool decks.
7. No pool furniture of any kind shall be removed from the area.
8. All radios, CD players, tape decks and televisions are to be used with headphones.
9. Night swimming is not allowed.
10. All pool area rules as posted in pool areas must be followed by all residents and guests.
11. Swimmers must shower before entering a pool.

Town Center Library Computers

The VeronaWalk Town Center Library and Computers are for the convenience of all residents, and are to be shared by all residents.

Rules, Use, and Conduct

1. Conduct in the Town Center Library / Computers should be the same as in any public or school library.

2. Library hours of operation are determined by the Association and will be posted on the Library / Computer room door.

3. At times the Library may be closed so classes can be conducted. Signs will be posted in advance to let residents know of the upcoming closure. The "website calendar" will also contain hours of operation and any closures.

4. No food or beverage is permitted in the Library / Computer room.

5. Proper attire, including shoes and shirts are required. No bathing suits, no wet clothing or wet towels are allowed.

6. Books are for the use of all residents. Any books removed from the Library are to be returned.

7. Children under 16 years of age must be accompanied by an adult at all times. The adult must supervise and be actively involved with the child. Only one computer can be used by a family at one time. The computers are not to be used as "play toys".

8. Residents using the computers are required to have knowledge of computers and the programs they contain. There is no one available to troubleshoot problems, and the staff are not available to teach programs or provide computer knowledge on any structural level.

9. Residents must provide their own paper.

10. Computer users may not save their work on the computers and should plan to save their work on their storage device, (i.e. floppy discs, USB drives or CD-R writable discs).

11. Each resident is allowed one-half hour computer time. If there are residents waiting to use the computers, the residents using the computers should relinquish their computer immediately after one-half hour of use. The official clock is on the wall.

12. Residents with laptop computers with wireless capability may use the wireless network located in the Town Center living room during normal Town Center hours.