

Serendipity at Pelican Bay Condominium Association, Inc.

% Southwest Property Management
1044 Castello Drive, Suite #206
Naples, Florida 34103-1900
(239) 261-3440 ♦ FAX: (239) 261-2013
EMAIL: SWPropMgt@aol.com

RULES & REGULATIONS Highlights

1. **Automobile:** Permanent parking in assigned carport only. No trucks, pick-up trucks, trailers or boats allowed. Park bicycles in assigned carports. No parking in streets or on sidewalks. Front end parking only in units 539-621.
2. **Motor Noise:** No "hot-rods" or noisy motorcycles or motorbikes are allowed; they are to be operated only in streets and not to annoy occupants.
3. **Speed:** Children at play! Please drive carefully at all times, not to exceed 9 mph.
4. **Sidewalks, Stairways, Entrances, Passages, Vestibules:** Do not obstruct them in any way. Nothing is to be thrown or dropped from windows or balconies or hung from same.
5. **Trash/Garbage:** Each occupant shall provide his/her garbage can and store it only in the trash bins corresponding to your unit number. You are expected to keep your trash bin area clean. Trash pick-days: **TUESDAY & FRIDAY.**
6. **Exteriors:** Not to be painted, decorated or modified in any way, nor install antenna of any kind without written permission from the Board of Directors.
7. **Signs & Notices:** None without written approval by the Board of Directors.
8. **Apartment:** To be used for residential purposes only.
9. **Renters/Guests:** To comply with all regulations and rules, and to enjoy rights and obligations created by the Declaration of Condominium and its exhibits. The Board may expel violators.

Rentals: Anyone desiring to rent or purchase a unit must submit an application to Southwest Property Management Corporation, 1044 Castello Drive, Suite #206, Naples, Florida 34103 for approval by the Board of Directors. Minimum leasing period is *60 consecutive days, twice yearly.* Maximum leasing period is *one year.*
10. **Children:** All are welcome but must not be allowed to become a source of annoyance.
11. **Noises:** No disturbing noises (loud music, loud talking or screaming) will be tolerated in buildings, recreational areas or common elements.
12. **Plants & Shrubs:** No plantings (except annuals) of any kind may be installed or removed from the common elements without prior written approval of the Board.
13. **Employees:** No occupant shall give instructions to employees of this Association or contractors. Such expression of desires shall be made to the Manager or to the appropriate Director.
14. **Solicitations:** Not permitted except for normal household use, no flammable or combustible chemicals may be stored in any apartment, carport or storage area.

15. **Insurance:** Nothing is to be done to or stored in any apartment, carport or storage area which will increase insurance rates for the common elements.
16. **Recreational Facilities:** Safety is paramount: all posted pool and spa rules Must be observed. Each unit has been issued a key to the Clubhouse, a replacement will require a deposit. Please schedule use of Clubhouse with the Manager.
17. **Pets:** ^{1-2016s} Only small common domestic animals are permitted; no commercial breeding. All pets must be under control (carried or on a leash) and owner must remove and dispose of its defecation from the property. Please do not feed the ducks! Friendly ducks make unwanted deposits and they foul the pool. *No pets are permitted in leased units.*
18. **Hurricane Shutters:** Must meet Standard South Florida Building Codes and Association specifications may be installed by unit owners only with prior written approval of the Board.
19. **Privacy Devices:** Must meet Board specifications may be installed by unit owners only with prior written approval of the Board.
20. **Outdoor Carpeting:** Carpeting is not permitted to be installed or to remain on wood decks and concrete balconies/lanais which are exposed to the weather.

SWIMMING POOL & SPA RULES

1. Pool hours are from 8:00 a.m. until 9:00 p.m.
2. Bathing suits only – no cut-offs!
3. Children under 12 must be accompanied by an adult.
4. Persons with open sores, cuts or communicable disease are not permitted.
5. No flotation devices except those used for safety purposes.
6. Animals are not allowed.
7. Radios without headsets are not permitted.
8. No running or loud noise allowed.
9. No Frisbee, ball playing or toys allowed.
10. No glassware permitted.
11. No diving gear allowed.
12. Diaper-aged children not permitted, with or without diapers.
13. Shower to remove suntan lotions and oils before entering.
14. When swimming laps, please be considerate of other swimmers.
15. NO DIVING!

WARNING – NO LIFE GUARD ON DUTY

EMERGENCY MEDICAL SERVICES – 911

For general assistance, information, or questions, call Southwest Property Management Corporation at (239) 261-3440, 24 hours, 7 days a week.

For disturbances, call the Sheriff's Office at 774-4434.

NOTE: These are the highlights of Serendipity's Rules & Regulations. Full compliance will ensure maximum satisfaction for all within the community. For full details and responsibilities, see Rules & Regulations in the Declaration of Condominium Documents and as amended.