

WELCOME TO STEEPLECHASE

A handbook for owners and tenants

STEEPLECHASE HANDBOOK

Updated September 2025

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STEEPLECHASE OF NAPLES CONDOMINIUM ASSOCIATION

Board of Directors' Welcome

Welcome to Steeplechase, a Condominium Association comprising 72 units in 13 buildings. Whether you are here as an owner, guest, or lessee, we want you to feel comfortable in our community.

The purpose of this Handbook is to provide owners and other residents with pertinent information regarding the Association's rules and regulations, Steeplechase resources, and community resources. This Handbook provides you with the general guidelines for living in our Condo Association.

We continuously work to improve the facilities and the image of Steeplechase as a premier residential community. To that end, we must emphasize that Steeplechase is not a resort. For many of us it is our year-round home. We do not have a dedicated staff to freshen up our environment overnight. There is not a manager on site.

It is important that residents maintain the common facilities that they use. Please return pool furniture to its original position after use; turn off fans in the pool house; put all trash in the bins provided. We would appreciate your help in maintaining the look and feel of Steeplechase as a beautiful place to live. Your neighbors thank you for your support.

If you have questions or need assistance, please contact our management company, Cambridge Management.

Your Steeplechase Board of Directors

STEEPLECHASE RESOURCES

CABLE

Through your condo fees, Steeplechase pays for basic TV service with Comcast. When you initiate service, make sure you communicate that fact; it saves you money. If you plan to have a landline, TV, and Internet, the “package” deal from Comcast saves money compared to separate service contracts with multiple contractors. Any upgrades to the basic package are at your expense.

COMMUNITY INFORMATION

The Bulletin Board at the Steeplechase mail kiosk has information about social events, Board meetings, and other important issues. Check it often.

KEYS

Residents are required to give a unit key to the management company. You are urged to give another key to the Association. The Board of Directors keeps these keys. This is important since we live in multifamily dwellings and problems in one unit (water leak, fire, etc.) impact other units. If you are away even for a few hours, and there is an emergency, it might be critical to enter your unit to save your belongings and your neighbors’.

MAILBOX NAME PLATE AND LOCK

The mailboxes are located in the kiosk across from E building.

To change the name place, take a phone photo of a clear looking name place. Order your name plate from:

Naples Awards Co.

2385 David Blvd. (239-774-2410)

The store is in the east end of the long strip mall east of Oakes Farm Market. The 2021 cost was about \$15 with tax.

If you need a new lock and key, you can purchase them at Home Depot. Ask the mailman to leave your box open on the day you want to replace it. Alternatively, call the locksmith’s number found on a metal place above the mailboxes.

MANAGEMENT COMPANY

Cambridge Property Management of Southwest Florida

2335 Tamiami Trail, Suite 402

Naples, FL 34103

Phone (239) 249-7000

NEWSLETTER

A newsletter is published on the website and posted on the Bulletin Board twice a year generally in Fall and Spring. You will find information on the happenings at Steeplechase on the Bulletin Board, as well as important reminders.

PEST CONTROL

A pest control vendor applies pesticide to outdoor areas regularly and posts signs. If you want inside treatment, call and tell them you live in Steeplechase and need help. There is no extra charge to owners. Cambridge Management can provide the name and phone number of the current vendor contracted by Steeplechase.

PETS

Owners who want to acquire a pet must complete the “Pet Application for Current Residents” form and submit it to our property manager. Review our Declarations Section 12.6 and Rules and Regulations Section 4. Both documents are on the Steeplechase website.

POOL & SPA

The Steeplechase pool is generally open for use from dawn until dusk. There is no lifeguard available and owners and their guests are urged to follow all rules related to pool use in the applicable sections of Steeplechase documents. Please read the pool and spa rules posted at the pool area before using the facilities.

RECYCLING

Pick up is early Monday morning. Please do not bag your recycling- instead place it in your recycling bin. Please put your recycling bin (green bin with yellow lid) curbside at the edge of your driveway after 6 pm Sunday. Wheels must face your unit, and the top opening faces the street. The recycling company will not take anything outside the bin. You may put cardboard inside the bin (never outside) if it is cut up to fit inside. The bin lid **MUST** be closed.

Fluorescent light bulbs, electronics, batteries, oil, can be dropped off at one of the County recycling centers. The closest one to Steeplechase is at:

2640 Corporate Flight Drive, Naples, FL 34104; 252-7575

Take Airport Pulling Road north; left onto Corporate Flight (far side of airport, across From Enterprise Ave); keep going until you see the entrance sign).

TRASH

There is no trash pickup (other than recycle) in front of your unit. There is a dumpster at the end of Aintree Lane across from the L building. It is for household trash only, **NOT** construction debris **OR** furniture. The trash must be bagged. Please close the sliding door after you throw your trash in. The dumpster is emptied by Waste Management twice weekly from November through May and once weekly from May through October. Bulk pickup can be arranged through our CAM at our property management company. And you will be billed for pickup. Please do not **EVER** leave trash outside of the dumpster!

WATER MAIN

For most units, the main shutoff for your water is in the courtyards between the first level units. They are marked so you can find your shutoff. It should be locked using a standard lock originally supplied from Steeplechase, and you should have received a key from your seller. When you leave the unit for more than 48 hours, you are required to shut off the main shutoff and lock it. Also, turn off the circuit breaker to your water heater; otherwise, it will be damaged. We cannot overstate the importance of shutting off your water supply when you are absent. Significant damage can occur – to your property and that of others – should a leak occur in your absence.

CABLE TV SERVICE

Basic cable TV (from Comcast Xfinity), trash collection, water and sewer services are paid for by the Association through your condo fees. However, you must contract independently with Comcast and tell them you are residing in Steeplechase. You will be billed monthly for any cable services that are above the basic service paid for by Steeplechase.

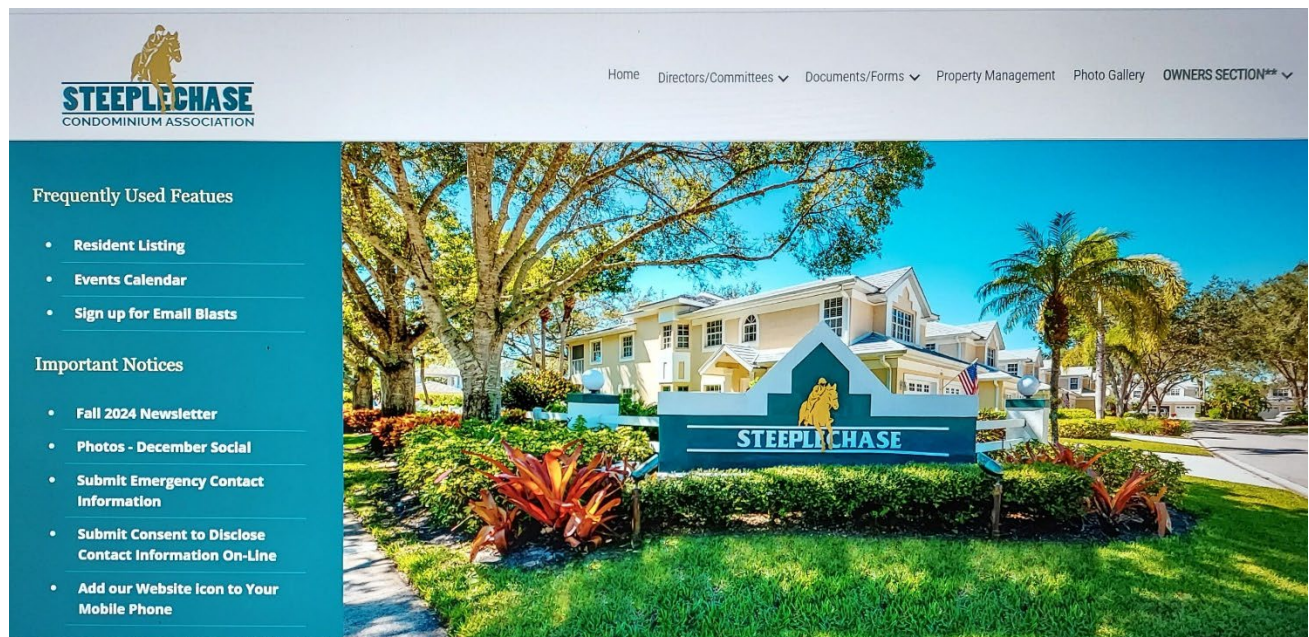
STEEPLECHASE WEB SITE

We invite you to access the Steeplechase website to read recent board meeting agendas and minutes (use Username and PW), as well as newsletters to familiarize yourself with your new home. Also, check out the calendar for upcoming activities, including social events. You will also find copies of all Steeplechase documents and current rules.

Address: steeplechaseaples.com

User ID: steeplechase

Password: @KingsLake23



STEEPLECHASE RULES & PROCEDURES

You will find our Bylaws, Declarations, and Rules and Regulations located on the Steeplechase website. Many questions owners typically have concerning routine behavior in our community involve landscaping, pets, vehicles, and guests (including renters and family). Here are samples.

GUESTS

Occupancy in “Absence of Owner” is Section 12.2 of the Declarations. It stipulates that if the owner and his family are absent and not occupying the unit, and the unit has not been leased, the owner may permit his unit to be occupied by guests ONLY under certain conditions.

1. Guests who are grandparents, parents, or a child or grandchild over the age of 21 or spouse of the grandparent, parent or child or brother or sister of the unit owner or the unit owner’s spouse, if any, may occupy the unit in the absence of the owner without limitation as to the number of occasions or length of stay.

2. Guests (a family of not more than one guest, spouse, and children) not included in above (1) may stay only two weeks and the occasions of this type are limited to two in any calendar year.
3. Guests must be registered with the Management company. (See form on website: "Occupancy When Owner Not Present").
4. Rules regarding pets and trucks may apply and should be confirmed in the applicable rules and regulations.

LANDSCAPING

In order to maintain consistency in landscaping and ensure that the proper appearance of the plan is maintained, owners must strictly comply with the landscaping requirements as outlined in our Rules and Regulations. Communication with all site landscaping crews is the responsibility of the Landscape Committee.

Rules Section 6.1

The exterior of the condominium shall not be modified without prior consent of the Board of Directors.

Rules Section 6.6

Please refer all landscape related queries and requests in writing to the Landscape Committee and not directly to the landscaper. The landscaper is not responsible to discuss issues with any one individual. They have contractual requirements with Steeplechase and cannot take direction from the owners. If there are any landscape related questions, please contact the Landscape Committee and the Board of Directors.

PETS

Rules and Regulations, Section 4. PETS:

- 4.1 Each unit may have one dog or one cat not to exceed 25 pounds in weight. Pets are to be kept on a leash when on the common grounds and cannot be brought near the clubhouse and pool area.
 - 4.2 Owner must clean up after pets when outside the unit, on the lake walkway and any sidewalks and common areas.
 - 4.3 Guests and tenants may not have pets of any kind.
- Also, see the Steeplechase Declarations, Section 12.6 for fuller explanation.

VEHICLES

Use of trucks on the Steeplechase property is significantly regulated by Steeplechase. Guests and tenants have limited access to the facilities and parking areas, and vehicles cannot be parked on roadways and common areas. Please refer to the Rules and Regulations for more details on the dos and don'ts of truck and vehicle use at Steeplechase.

KINGS LAKE TENNIS AND PICKLEBALL COURT

Key Needed for Access

- Go to <https://kingslake.today>. Under Rules/Regulations, go to Tennis and Pickleball Court for information in obtaining a key
- Proof of Kings Lake home ownership must be presented
- \$5.00 key deposit is required

Tennis and Pickleball Rules of Play

- The court can be reserved up to two days in advance for one hour of play (for example, on Monday, you can reserve Tuesday and Wednesday)
- Signup sheets are on the Bulletin Board inside the court
- If no one is waiting to use the court, play may continue into the next hour
- Ball machines are not allowed at any time
- Please remember the tennis and pickleball court is only for Kings Lake residents and their guest(s).

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Collier County Resources (2021)

AUTO REGISTRATION

- 3291 Tamiami Trail E 252-8177 (Tax Collector Collier Co Govt Center) 725 Airport Pulling Rd 434-4600
- 2335 Orange Blossom Dr 434-4600

BEACH STICKER – available for full-time residents and property owners of Collier County

- East Naples Community Park 3500 Thomasson Dr 252-4414
- Naples City Hall 735 8th St S 213-1000

CABLE

- Xfinity/Comcast 800-934-6489 xfinity.com Store: 12707 Tamiami Trail E

DOMICILE Declaration

- Clerk of Courts 252-2646 (Collier Co Government Center) 3291 Tamiami Trail E

DRIVERS LICENSE

- 25 Airport Pulling Rd 434-4600
- 2335 Orange Blossom Dr 434-4600

ELECTRIC Florida Power and Light (FPL) 262-1322

NEWSPAPER Naples News 844-900-7105

POLICE

- Collier County Sheriff's Office (no- emergency) 239-252-9300 (please note that Steeplechase is in the unincorporated area of Collier County, not the City of Naples), patrolled by the Sheriff)

POST OFFICE

- 200 Goodlette Frank Rd 800-275-8777
- 860 6th Ave S 800-275-8777

TELEPHONE

- Xfinity/Comcast 800-934-6489
- Century Link 239-596-6220

VOTER REGISTRATION

- Collier Co Courthouse 3315 Tamiami Tr. E 252-8683
- Government Center 2335 Orange Blossom Dr 434-4600

NOTE: At the Government Center on Orange Blossom Drive, you can get a driver's license, register to vote, apply for homestead exemption, and more.