

July 25, 2017 Revision

RULES AND REGULATIONS FOR STEEPLECHASE OF NAPLES CONDOMINIUM ASSOCIATION, INC.

Adopted by the Board of Directors January 13, 1994, including amendments adopted April 4, 1995, October 13, 1994, December 3, 2003, March 23, 2007, April 27, 2010, February 26, 2013, March 22, 2016, and July 25, 2017.

These Rules and Regulations for the condominium property, the common elements and the condominium units are deemed in effect until amended by the Board of Directors of the Condominium Association and apply to all unit owners. Unit owners shall, at all times, obey said Rules and use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees, persons for whom they are responsible, and persons over whom they exercise control and supervision. Violation of these Rules and Regulations subject the violator to legal remedies available to the Condominium Association and other unit owners. Violations may be remedied by the Condominium Association by injunction or other legal means and the Association is entitled to recover in said actions any and all court fees and costs incurred by it, together with reasonable attorneys' fees, against any person violating the Rules and Regulations or the Declaration of Condominium and any of the Exhibits attached thereto. The Board of Directors may adopt or amend previously adopted Rules and Regulations governing the details of the operation, use, maintenance, management, and control of units or the common elements of the condominium and all facilities or services made available to the unit owners. Any waivers, consents, or approvals given under these Rules and Regulations by the Board of Directors are revocable at any time and are not a waiver, consent, or approval of similar situations unless notified in writing by the Board of Directors.

THE RULES AND REGULATIONS ARE AS-FOLLOWS:

1. VIOLATIONS OF RULES AND REGULATIONS

Violations shall be reported in writing to the Management Company which, in turn, will notify the violator. A report shall be made to the Board of Directors.

Disagreements concerning violations will be presented to and judged by the Board of Directors.

2. FACILITIES

The facilities of the condominium are for the exclusive use of residents, residents' houseguests and guest accompanied by a resident. Any damage to the buildings, recreation facilities or other common areas or equipment caused by any resident or guests shall be repaired at the expense of the responsible unit owner.

3. NOISE

No resident or guest shall make or permit any disturbing noises that will interfere with the rights, comfort or convenience of unit owners.

4. PETS

- 4.1** Each unit may have one dog or one cat not to exceed 25 pounds in weight. Pets are to be on a leash when on the common elements.
- 4.2** Owners must clean up after pets when outside of unit.
- 4.3** Guests & tenants may not have pets of any kind.

5. CHILDREN

Reasonable supervision must be exercised when children are playing on the grounds and in the pool area.

6. EXTERIOR APPEARANCE

- 6.1** The exterior of the condominium shall not be modified without prior consent of the Board of Directors.
- 6.2** No sign, notice or advertisement shall be inscribed or exposed on or at any window or other part of the condominium.
- 6.3** Garage doors should be kept closed except when exiting or entering the unit or when occupied.
- 6.4** No adding, removing or replacing trees, plants or shrubs, modifying or preparing new beds. A maximum of two pots containing flowers may be placed by the front door of the unit. These are to be placed inside when the unit owner leaves the area for the summer season or in the event of a tropical storm. Unit owners may plant low flowering annuals (18" or less in height) along the periphery of existing beds in the common area surrounding their units. Annual plants in beds must be removed before owner leaves the area for the summer season. Any planting or action by the owner causing expense to the Association to correct will be paid for by the owner. Only orchids are allowed to hang in the trees. If not permanently attached to the tree they must be removed in the case of a tropical storm.
- 6.5** No statuary, fountains, wind chimes, planters, benches, bird feeders, shepherd hooks allowed in the common/limited common areas without prior consent of the Board of Directors.
- 6.6** Please refer all queries and requests in writing to the Landscape Committee and not directly to the landscaper. The landscaper is not responsible to any one individual; rather he works for the entire development per instructions from the Landscape Committee and the Board of Directors.

7. TRASH

- 7.1** All household trash shall be bagged and deposited in the dumpster.

- 7.2 All garden clippings and plant material shall be bagged and placed by the north side of the dumpster building.
- 7.3 All cartons and boxes must be broken down and flattened prior to placing in the dumpster.

8. KEYS

Each condominium unit owner shall deposit keys (door, deadbolts, screen door) and codes to disarm burglar alarms with the Management Company. Keys will be kept in a safe place.

9. ROOFS

No one is permitted on the roof for any purpose.

10. PARKING AND VEHICLES

- 10.1 No vehicle shall be parked in a manner as to impede or prevent access to another owner's garage or to any parking space.
- 10.2 No vehicle shall occupy an overnight parking space unless the owner/driver is on the premises.
- 10.3 No parking on the roadway or grass per Fire Department access code.
- 10.4 Units with more than one vehicle should use their garage and driveway, or avail themselves of extra parking spots on the North side.
- 10.5 No motor vehicle shall be parked on the condominium property except in such areas intended for that purpose. No commercial trucks or commercial vehicles other than service vehicles temporarily present on business, nor any trailers, may be parked on the condominium property. Commercial as used herein means any vehicle displaying any signage, tools or equipment which is of a commercial nature or any vehicle with or without signage that is used primarily for commercial purposes (i.e. limousine). Boats, trailers, campers, travel trailers, mobile homes, mopeds and motorcycles, motor homes, recreational vehicles, trucks, and the like, and any vehicles not in operable condition or valid license, are not permitted to be kept on the condominium property.

11. EXTENDED ABSENCE

- 11.1 When a unit is to be left unoccupied for a week or longer, the owner shall leave contact information with the Management Company or in a conspicuous place in the unit.
- 11.2 The incoming water valve to the unit must be shut off if the unit is to be unoccupied for 48 hours or more.

- 11.3 During the hurricane season, owners shall secure the lanai by closing hurricane shutters or removing all furniture. Decorative items on the common elements (e.g. planters and statuary) shall also be removed.
- 11.4 If guests occupy a unit during the owner's absence, the owner shall complete the "Notice of Occupancy" form and send it to the Management Company.

12. SWIMMING POOL

- 12.1 Members and guests use the swimming pool at their own risk. All shall obey posted rules.
- 12.2 The pool and spa can be used between dawn and dusk.
- 12.3 Pets are forbidden in the pool area.
- 12.4 No glassware is permitted in the pool areas and no food or beverages are allowed within four feet of the pool or spa.
- 12.5 Beach umbrellas shall be put down after use and furniture arranged properly. Pool furniture must be protected to prevent contact with suntan oils or lotions.
- 12.6 A child who is not potty-trained cannot be in the pool or spa unless wearing swim diapers.

13. POOL HOUSE

The pool house may be reserved by a unit owner. Requests for such use shall be made to the Association President who will post the approved request on the bulletin board. The pool house must be in as good or better condition than it was before use.

14. OUTDOOR COOKING APPLIANCES

In compliance with Collier County Fire Code, no charcoal burners or gas fired cooking grills may be lighted or stored within 10 feet of any building. LP gas cylinders in excess of 2.7 lbs shall not be stored within 10 feet of any building.

15. REPAIRS TO INTERIOR COMMON ELEMENTS

Any damage to a unit that an owner feels is the responsibility of the association must be reported in writing to the Board of Directors before any repair work is begun. The Board of Directors shall investigate the damage and if it is determined the association is responsible, the Board shall make arrangement to promptly repair the damage. If it is determined the association is not responsible, then it will be the responsibility of the unit owner to arrange and pay for any repair work. Any cost of repairs done without notifying the Board, whether the responsibility of the association or not, shall be the responsibility of the unit owner. In the event of an emergency, where a unit owner is unable to contact the Board of Directors or the Management Company, and it is necessary to make immediate repairs to prevent additional damage, the unit owner may arrange to make only those repairs necessary to prevent such additional damage. Such repairs shall in no way permanently alter the design or construction of any building.

16 GARAGE AND ESTATE SALES

Garage and estate sales are prohibited on Steeplechase property.

Adopted by the Board of Directors, January 13, 1994

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