

RULES AND REGULATIONS

RESOLVED, THAT THE FOLLOWING Rules and Regulations are approved and adopted and shall be distributed to all owners for inclusion with their copies of the Bylaws:

Magnolia Cove of Falling Waters, Inc.

Rules and Regulations

The Board of Directors is empowered to adopt and enforce rules and regulations to promote the health, happiness and peace of mind of the unit owners. They must be uniformly applied and enforced.

In order to ensure that owners share this benefit of condominium living, the Board of Directors has adopted the following rules and regulations. Since owners are responsible for their children, guests, employees and lessees, please assure that they are made aware of them.

Please submit all complaints as to violations of these rules and regulations to the management agent on the complaint form provided by the management agent.

These rules and regulations are not meant to be all exclusive. Objectionable behavior is not acceptable even through there may not be a specific rule or regulation addressing the behavior.

Access

1. The management agent shall be informed of the persons who have keys to your unit and empowered to allow necessary personnel to enter your unit in your absence. If such information is not furnished, the Association has the right to enter units by whatever means is deemed necessary. Any costs involved shall be billed to the unit owner.

Security

2. Occupants of units shall report any suspicious persons or incidents immediately to the Sheriff's Office (774-4434) or to the gate at the entrance (774-2313).

3. No solicitors of any type shall be allowed on the premises.

4. Bicycles, personal recreational vehicles and watercraft shall be stored in garages.

5. No vehicles shall be parked on the garage driveways when owners leave for more than a month.

Employees

6. Exterior maintenance is the responsibility of the Association. Owners shall not take on this responsibility and should report any problems to the Board.

7. No owner or resident shall direct, supervise or in any way attempt to assert any control over contractors or employees of the Association.

8. All persons are requested to refrain from interfering with the contractors or employees of the Association during working hours.

Pets

9. Only small domestic pets are permitted on the common elements. Pit bulls and other types of animals generally considered to be vicious, full or half breeds are specifically prohibited.

10. No parrots, Quaker Parakeets or other noisy pets shall be permitted on lanais or patios.

11. Pets shall be held on a leash when outside on the common elements.

12. Pet owners shall clean up all pet droppings, place them into a plastic bag and deposit in the dumpsters located on the property.

13. Owners are responsible for any damage done by their pet to the common elements, including any costs involved in restoring them.

14. Guests and lessees shall not bring pets onto the property of the Association.

15. Owners are responsible for the boarding of any pet in their unit, at the owner's expense, should it be necessary due to damage to property of the Association or any reasonable complaints from other occupants of units.

Garbage

16. All trash placed in the dumpster shall be in plastic bags.

17. All cardboard boxes shall be flattened prior to placing in the dumpster.

18. All trash shall be placed in the dumpster. None shall be left in the area of the dumpster enclosure.

Insect and Pest Control

19. The Association has contracted for pest control with Never Rest Pest Control

20. If service is needed inside or outside a unit, please call Never Rest Pest Control at 239 732-1442.

Unoccupied Units

21. Owners who leave for more than a month shall remove all loose objects from all lanais, patios/courtyards and windows.

22. Units with hurricane shutters on the lanais are not required to remove loose objects from lanais.

23. Owners shall designate a responsible firm or person to care for their unit should the unit sustain any type of damage and furnish the management agent with the name and telephone number of that firm or person.

Patios/Courtyards and Garages

24. In our patios, the developer planted palm trees, cocoplums, ixora nora, Aztec grass, ti plants, variated arbocola, and crinum lilies. These will be maintained and replaced, as necessary, by the Association as a common expense.

25. All plantings, other than those planted by the developer, shall be maintained by the unit owner.

26. (Omitted)

27. Owners who have replaced the plantings put in by the developer shall be deemed to have waived their rights to maintenance and replacement as a common expense. Such owners shall assume responsibility to keep their plantings in reasonable order. Failure to do so shall cause the Association to engage a landscaper to remedy the situation at such owner's expense.

28. Any costs of repairing damage incurred to pipes, cables and pavers from plantings other than those provided by the developer, and listed above, shall be the responsibility of the unit owner and shall be billed to the unit owner.

29. At such time as a painting of the exterior walls is scheduled for the year, all trellises and other wall appurtenances shall be removed by the owners. If not done by the owners, the Association shall have the removal done and assess the unit owner for the costs. Painting shall not be scheduled prior to three months after the annual budget is approved by the owners.

30. Patio/courtyard furniture, gazing balls, paving stones, statuary and garden stools are allowed subject to their removal to a safe place during periods when hurricane warnings are issued for Collier County or when owners are to be gone for longer than one month.

31. Garden lights are allowed and shall be maintained by the owners.

32. No propane or charcoal barbecue grill shall be stored or used on the property.

Screen Doors and Hurricane Shutters

33. Screen doors and hurricane shutters are allowed provided that they are white in color and shall be maintained by the owners.

Wildlife

34. There shall be no feeding or hunting of wildlife on the common elements or in and about the lake.