

JASMINE COURT, INC.

SANDCASTLE MANAGEMENT

5495 Bryson Drive, Suite 412, Naples FL 34109

Phone: 239-596-7200 Fax: 239-593-4812

April, 2010

Welcome to Jasmine Court in Falling Waters – listed below are some of the rules of Jasmine Court we wish to highlight:

- 1) No signs or any other devices are allowed to be displayed on Common Area property without Prior written approval of the Board of Directors. If they are put up without approval, they will be removed.
- 2) All quarterly maintenance payments must be received in the office no later than the 10th day of the month of the quarter – that is January, April, July, and October. Any payment not received will incur an automatic late fee.
- 3) Owners are not permitted any flowers or shrubs in the ground outside of your unit without prior Board approval. The gardeners are instructed to remove them.
- 4) Florida State and Collier County laws state that it is unlawful to have gas grills on lanais. Violators are subject to fines.
- 5) Renters or guests are not allowed to have any pets living with them in the unit. Only owners of units are permitted pets. The Board may impose reasonable restrictions upon how and where pets may be permitted. The owner of each unit may keep two small pets of a normal domesticated household type (dog or cat weighing no more than 35 lbs) in the unit. Pets reaching maturity weight over 35 lbs will be prohibited. All pet droppings must be picked up by the owner and disposed of. The pet must be leashed or carried under the owner's arm at all times while on the condominium property outside the unit. The ability to keep a pet is a privilege, not a right, and the Board is empowered to order and enforce the removal of any pet which becomes a source of unreasonable annoyance to other residents of the condominium. No pets of any kind are permitted in the units when the owner is not in residence. No reptiles, amphibians, exotics or livestock may be kept in the condominium.
- 6) Rentals are allowed for a minimum of 30 days, one time per month. Rental forms (copy attached) must be received by Sandcastle Management 30 days prior to arrival of renter, along with a \$100 payment made out to Jasmine Court. Only those names listed on the form will be admitted. Forms for admittance to Falling Waters, along with payment for a car sticker must be handled by Falling Waters Master Assn., 7275 Falling waters Blvd., Naples FL 34112.

- 7) Please make note that all owners are required to notify the Board of Directors that their unit will be occupied by guests at such time when the unit owner will not be in residence. These family/friends are considered renters and as such are subject to the \$75 application fee. Submit the Guest Application form (attached) and the \$75 to Sandcastle Management at the above address. Make copies of the form so you always have one on hand. MOST IMPORTANT for you to know is that if anyone arrives without the proper forms on file at the Security Gate, they may be refused admittance.

DUMPSTERS AND RECYCLABLES

- 1) All cardboard boxes are to be broken down flat before being placed in the dumpsters.
- 2) No large objects or items that can jam the operation or removal of debris are to be put in the dumpster. (Mattresses, curtain rods, carpeting, appliances, furniture etc.)
- 3) No litter, objects or items are to be left on the ground or around the dumpster area. Only objects in the dumpster will be picked up. If the dumpster is blocked or inaccessible, it will not be collected until cleared.
- 4) No plastic bags are to be placed in the recycle containers. Only glass, cans or newspapers are to be in the recycle bin as marked. Should there be anything else in the recycle container it will be considered contaminated and not be picked up until cleared.

CAR WASHING - ONLY owners or approved tenants are allowed to wash their personal car on site.

PARKING

- 1) Each unit is assigned one(1) designated covered carport parking spot.
- 2) All other cars are to be parked in the guest uncovered parking area unless permission is granted by the original owner
- 3) Non-operational or out of date tagged vehicles are subject to towing off property at owners expense.
- 4) Vehicles parked on the grass or in front of the buildings or sidewalk entry areas are in direct violation of emergency access rules and regulations. These vehicles are subject to towing off property or being fined by Emergency Management Services without warning.

Please be alert and report any violations to Sandcastle Management or a Board member so we can hold violators responsible.

Any owner who leases their unit is responsible for notifying their tenant of this important notice.

JASMINE BOARD OF DIRECTORS
APRIL, 2010