

RENTER RULES AND REGULATIONS SANDPIPER ISLE AT PELICAN LANDING

1. Occupancy:

The maximum number of people that may sleep in your Unit will be specified on your rental agreement. Overnight guests are limited to the maximum occupancy limits. Renters are not allowed to have overnight guests, whether related or not, in the absence of the renter's simultaneous presence or residence within the Unit. The maximum number of day guests will also be specified on your rental agreement. House parties and large gatherings exceeding the maximum occupancy are prohibited. A guest is defined as one, other than a family member, who is on the premises at the specific invitation of the renter. It is expected that such use of the facilities does not interfere with the rights of others.

2. Renter/Guest Passes:

Renter/Guest passes for the use of Pelican Landing amenities may be picked up at the Pelican Landing Community Building at 24501 Walden Center Drive. A pass for entry to the PLCA community can be picked up at any entrance gate and must be displayed prominently on the dashboard at all times.

3. Parking;

- a. Each condominium has driveway space as well as a one or two car garage. Guest parking is available on a limited basis in some locations. Daytime parking along the roadway is allowed, but do not park on the grass as there are irrigation heads in the sod close to the roadways that break when driven over.
- b. Overnight parking is permitted only in assigned or marked paved parking spaces.
- c. Renters may not keep more than two vehicles on the Condominium Property.
- d. Renters with two (2) vehicles must keep at least one (1) vehicle in their garage.
- e. Parking or storage of RV's, boats, campers, motorboats, trucks, motorcycles, commercial vans, motor homes or trailers of any type on condominium property is prohibited.
- f. Overnight parking for guests on a short-term basis is a courtesy extended to renters. It is expected that guests will utilize the available guest parking spaces for no more than five (5) nights and display the appropriate PLCA visitor's permit on their dashboard. Violators will be subject to towing and possible termination of lease at the discretion of the Board of Directors for violation of renter Parking Rules and Regulations .
- g. No vehicle belonging to a renter or to a member of the family or guest of a renter, or invitee of the family of a renter shall be parked in such a manner as to impede or prevent access to another Dwelling Unit's or renter's parking space.

4. Speed Limit:

The speed limit on the roads in Sandpiper Isle is 15 mph.

5. Quiet Hours:

Please respect quiet time between 11 PM and 7 AM - especially on open decks and screened porches. No renter shall make noises at any time that would ordinarily be considered disturbing in the building, on the lanai or patio or in common areas or permit his family or visitors to do so.

6. Pets:

Renters and/or their guests are NOT allowed to have pets on Association or condominium property at any time. Individual owners and/or realty contracts may not waive this prohibition of pets by renter.

7. Trash and Recyclables:

- a. Renters are required to inform themselves of the days Sandpiper Isle has established for trash and recycling pickup.
- b. Trash and recyclables are picked up at the curb in front of the Units. Containers are required for trash and the blue bins for recyclables. Recyclables include cans, glass, cardboard, newspapers and plastic.
- c. Any trash or recyclables left after your departure prior to trash/recyclable pickup should be left in the garage, or a site designated the Unit Owner, to be set out by the cleaners, as designated, on the proper day.
- d. Do NOT place the trash/recyclables on the curb prior to the evening before the designated pickup days. All containers at the curb must be removed no later than the evening of the day of trash/recyclable pickup.

8. Pool and spa:

- a. Pool and spa hours are dawn to dusk.
- b. Any person who cannot swim or is not a competent swimmer must be accompanied by a competent swimmer.
- c. Flotation devices will be allowed in the swimming pool as long as the user is considerate and is mindful of others using the pool. However, if the pool has a large number of other users, use of such a device will be allowed as long as it is not interfering with the enjoyment of others. Association flotation devices must be returned to their designated area when not in use. Swimming aids are permitted in the pool.
- d. Any person who is incontinent may not use the pool unless they are wearing the appropriate protective garment.
- e. Pregnant woman, people with health problems or people using alcohol, narcotics or drugs that cause drowsiness should not use the spa or pool without first consulting a doctor.
- f. No diving into the pool or spa is permitted. No games involving running, horseplay, balls, Frisbees, etc. are allowed in any part of the pool/spa/clubhouse facility.
- g. Loud noises (shouting, squealing or screeching) must be kept to a minimum. Boisterous conduct is not permitted in the pool area at any time. Radios, tape or CD players, etc., should be used only with headphones.
- h. Shower before entering pool or spa.

- i. Food and drink may be consumed only in the clubhouse or at the dining tables on the patio. Users must clean up after themselves, including cleaning the grill after usage. Nothing should be left in the clubhouse refrigerator over night.
- j. No glass or other breakables are permitted in the outdoor facilities, the fitness center or the changing rooms.
- k. No smoking is allowed in the pool/spa or around the pool deck, inclusive of the table/chairs/lounges in the outdoor patio area.
- l. Pool furniture may not be reserved while users are away from the facilities.
- m. Only authorized personnel can adjust pool and spa temperatures.
- n. Maximum pool capacity is 21 and spa is 5.

9. Security:

The cooperation of all occupants is a necessity. It is suggested that Unit doors be locked at all times. Report any suspicious person, incident or strange vehicle immediately to the Pelican Landing Privacy Office by calling 239- 947-8563.

10. Prohibited Activities:

Running, bicycle riding and roller skating are not permitted in the public halls, stairways or lobby. No activity is permitted which interferes with the operation of the elevators in the midrise.

11. Miscellaneous

- a. No clothesline or other similar device shall be allowed on Condominium Property except within a Dwelling.
- b. Garage doors shall be kept closed except when in use.
- c. No signs, advertisements, notices or lettering may be exhibited, displayed, inscribed, painted or affixed in or upon any part of the common elements or any part of a unit so as to be visible outside the unit.
- d. The Association has the right to enter any Dwelling Unit in case of emergency.

12. Barbecues, Grills/Outdoor Cooking:

The use of cooking grills in a condo unit, on balconies, porches, patios or lanais is prohibited. Grills may be used only on the driveway assigned to a unit at least ten feet from the building. Outside storage of grills is prohibited. Gas grills are available for use by everyone at the pool.

13. Fitness Center:

- a. All persons shall consult their doctor before using the gym.
- b. Exercise equipment is to be used only for working out in the fitness center.
- c. Equipment should be wiped off after use.
- d. No food or drink other than water is allowed in the fitness center.

- e. Proper attire, including workout shoes, is required. Bare feet, sandals and flip-flops are not permitted.
- f. Users should read and heed instructions for each piece of equipment.
- g. Personal exercise equipment may not be placed in the fitness center without prior Board approval.

14. Use of Recreational Facilities:

- a. The use of the recreational facilities (meeting rooms, kitchen, fitness room, pool and spa) shall not interfere with the rights and enjoyment of others. Swimming and other use of the recreational facilities are solely at the risk of the individuals involved, and in no event should be considered the responsibility of the Association or its members.
- b. Smoking is not permitted in the meeting rooms, kitchen or fitness room.
- c. The entrance gate must be kept closed at all times.

By Resolution of the Board of Directors of Sandpiper Isle Condominium Association, Inc. all prior Rules and Regulations are hereby rescinded and replaced with the foregoing Rules and Regulations.

By the Board this 29th day of January, 2018