

EXHIBIT "C"
RESTRICTIONS UPON USE OF UNITS AND
RULES AND REGULATIONS FOR
CRECIENTE CONDOMINIUM ASSOCIATION, INC.

THE FOLLOWING RULES HAVE BEEN ESTABLISHED BY THE CRECIENTE CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS FOR THE PROTECTION AND PRIVACY OF ALL. **THESE RULES WILL BE STRICTLY ENFORCED AND FINES WILL BE IMPOSED IF APPROPRIATE.**

1. Vehicles may be parked only in the areas provided for that purpose. The following noncommercial vehicle types **may** be parked on the property: automobiles, pick-up trucks, sport utility vehicles, mini-vans, full-sized vans and motorcycles. The following vehicle types are **prohibited** from parking on the property: motor homes, campers, boats, boat trailers, water vessels, commercial vehicles, unlicensed vehicles, inoperable vehicles and souped-up vehicles. Exceptions to these prohibitions may be granted for contractors and employees with permission of the Manager. Bicycles must be parked only in the areas provided for that purpose. All vehicles of residents (owners, guests and renters) must be registered with the Association office and display a tag or sticker.

"Commercial Vehicles" means all vehicles of every kind whatsoever (including regular passenger automobiles), which, from viewing the exterior of the vehicles or any portion thereof, shows or tends to show any commercial or charitable institution (e.g. church or school) markings, signs, displays, tools, equipment, racks, ladders, apparatus, or otherwise indicates a commercial or other non-personal use.

2. Owners are responsible for damages to common element areas incurred while moving in or out, or during remodeling. Owners will be assessed the cost for repairs of damages, plus a fine if determined by the Board.
3. Radio, television antennas, and satellite dishes, or wiring for any other purpose, may not be installed on the exterior of the buildings.
4. Signs, advertisements, notices or other lettering may not be exhibited, inscribed painted or affixed to/or on any part of any building.
5. Sidewalks, entrances, passages, vestibules, stairways, corridors and halls may not be obstructed or encumbered nor used for any purpose other than ingress and egress to and from the premises. Stairways are to be used only for the purpose intended, and may not be used for hanging garments or other objects, or for cleaning of rugs or other household items. Wash lines of any kind may not be maintained outside the unit. Owners may not discard, or permit to fall, any item from the windows of the premises. Fire exits may not be obstructed in any manner.

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6. All common areas inside and outside the buildings must be used only for their intended purposes, and no articles belonging to owners, their guest or tenants may be kept therein or thereon. Such areas must, at all times, be kept free of obstruction.
7. Domestic help and/or service personnel may not gather or lounge in common areas.
8. All units will be used only for residential purposes.
9. The flooring of all units, except in foyers, kitchens and baths, above the first floor must include sound deadening underlay material, as approved by the Board of Directors. Sound deadening material is prohibited from use under flooring on balconies.
10. **Garbage:** Household trash must be separated from recyclable materials, placed in securely tied trash bags and disposed of in receptacles designated by the Association.
Cardboard: Clean cardboard boxes must be broken down to a flat condition and placed in the proper bins located on the ground level of each building.
Recycling: Clean recyclable material such as newspaper, glass, and plastic containers are to be taken to the ground floor of each building and deposited into recycling containers. No plastic bags!
Large Objects-Furniture, Appliances and Electronics: Large items are NOT to be put in Dumpster rooms. Place large items in the parking spot closest to the tennis court and Estero Blvd., in the south lot. Please call Advanced Disposal at 239-334-1224 for pickup. Put items out no sooner than 24 hours before the scheduled pickup. Please notify the office of scheduled date.
11. Installation of glass enclosures, hurricane shutters, sliding doors or windowed walls on the balconies must adhere to specifications and criteria established by the Association, which include: 1) application is to be submitted for Board approval, and include, as applicable, copy of shop drawings, copy of general liability insurance policy, copy of workman's compensation insurance policy and copy of contract; 2) all screws used to install framing must be 18-8 stainless steel X2.25" minimum; 3) doors and windows must have appropriate coastal wind rating; 4) caulking must be one part urethane; 5) screws and anchors installed in masonry must be epoxy encased or set in urethane; 6) all frames, including window/door frames, must be clear anodized or white aluminum; 7) glass must be clear or regular commodity bronze tint; 8) installation may not be attached to screen frames; and 9) hurricane shutters must be white or off-white in coloring.
12.
 - a) Owner(s) shall be permitted to have **one** pet only (i.e., a dog, a cat or a bird) in their Unit at any time. Guests and tenants are not allowed to keep a pet on the condominium property. An animal is permitted only if the following criteria are met: Resident(s) must register their animal and present proof of current rabies vaccinations to the Manager.
 - b) Any animal may be evicted for disruptive behavior (disturbing others, aggressiveness, odors, excessive property damage) at any time based on the decision of the Manager and the Board. The Board may levy a fine for violations up to \$100 per day.
 - c) When **pets** are outside the unit, the pet shall be kept on a leash and under the owner's direct supervision at all times. Animals may not be tied to any fixed object anywhere on the condominium complex at any time. Owners must utilize the designated pet walks located in front of the tennis court along Estero Boulevard and the north side of the tennis court. The Pet Waste Station with bags is located on the north side of the tennis court. **All animal waste must be immediately cleaned up and deposited only in the Pet Waste Station.** Pets may not be brought into the swimming pool area, the courtyard or other exercise and recreational areas at any time.

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- d) Owners are liable for the entire amount of all damages caused by their pet and/or service animal. This includes carpets, doors, walls, furniture and any other part of the condominium complex including landscaping. Cleaning, replacements, and other necessary mitigation shall be due immediately upon notice. Owners are solely liable for all actions of their pets and/or service animal at all times. Neither the Management, Employees, or Condominium Association are liable for the activity or actions of any pet or service animal at any time.
13. No restriction as to minimum age applies to children who live or visit the Association. However, activities and behavior of children must be supervised by an adult, and children under the age of twelve (12) are not permitted in the pool or deck area, gym, tennis court, elevators, stairwells, walkways, social room or lobbies unless accompanied by an adult. The Board, or their designated representative, has the authority to require that an owner, guest, tenant or other adult responsible for a particular child remove the child from the common areas if the child's behavior, in their opinion, necessitates such action.
 14. Leasing or renting of a unit is permitted, subject to provisions of the Condominium Declaration. Leases or rental agreements must be for periods of no less than one month or thirty (30) days, whichever is less. No sub-leasing by Lessee or a Licensing Agent is allowed.
 15. An owner must maintain the unit in good condition and promptly pay all utilities or other charges metered separately to the unit.
 16. Owners may neither make, nor cause to be made, structural additions, alterations, repairs, or remodeling of their unit in a manner which will affect the appearance of the exterior of the buildings, except with a written approval of the Association.
 17. The Association will retain a pass key (s) to all units. Owners may not alter any lock or install a new lock on any door of the premises, without written approval of the Association, and provided a pass key for such approved lock, is furnished for the Association's use pursuant to its right of access to the unit.
 18. All window coverings visible from the exterior of the unit must be either of white or beige lining on the exterior side to maintain uniformity.
 19. Owners will not ignite, nor permit to be ignited, any fire, charcoal or gas cooker, burner, wood burner, or similar device within the confines of the unit or any common area, except as provided by the Association
 20. Quiet hours are between 11 P.M. and 7 A.M. Owners, guests and tenants must be considerate of those around them. No excessive noise of any kind is allowed after 11 P.M
 21. All persons entering the Association's property from the beach must remove sand and similar substance from their persons by means of brushes or hose (i.e., washing).
 22. Common recreational facilities must be used in a manner which respects the rights of other owners and/or their guests. Use of recreational facilities is prohibited between the hours of 11:00 P.M. and 7:00 A.M., and specific recreational facilities are controlled by regulations set forth hereafter.
 23. Use of roller skates, skateboards and roller blades is not permitted on the Association's property. Also use of Drones or similar flying apparatus taking off, landing or flying over Association property is prohibited.

24. Swimming pool rules are:

1. Pool hours are between 9:00 A.M. and dusk
2. No lifeguard on duty, swim at your own risk
3. Pool gates must be closed and locked at all times
4. NO DIVING
5. Children under 12 must be accompanied by an adult
6. Only noodles, small children's wings and rings allowed
7. FOOD and GLASS are not allowed in pool area
8. Children must wear swim diapers when appropriate
9. No animals allowed in pool area
10. No rough play, running in pool area or ball throwing
11. No beverages allowed within 4 feet of pool edge
12. Shower before entering the pool
13. Do not remove any furniture from inside pool area
14. Maximum allowed in pool area 49
15. NO SMOKING or VAPING in the pool area
16. Pool rope must remain attached at all times
17. Earphones must be used with audio devices except during scheduled water aerobics
18. Towels and personal belongings will not reserve chairs and lounges
19. Rule violators may be denied use or access of the pool

25. Exercise room rules are: 1) hours are from 7:00 A.M. until 11:00 P.M.; 2) children under the age of twelve (12) must be accompanied by an adult; 3) owners, guests and tenants must be considerate of the equipment ; 4) lights and fans must be turned off upon exiting the room; and 5) access to the room is by a security key; 6) No sand on shoes or feet in the Exercise Room.

26. Tennis court rules are: 1) the tennis court must be used only by owners, or their guest and tenants; 2) playing hours are from 7:00 A.M. to 9:30pm; 3) only tennis shoes may be worn on the court; 4) reservations are required and may be made by posting name, unit number (required) and court time on sheets available at the court; 5) reservation's may be made up to three (3) days in advance for a maximum of one (1) hour for singles and one and a half (1 1/2) hours for doubles; 6) only one reservation per day, per owner, guest or tenant is allowed; 7) playing on a wet court is dangerous and prohibited; 8) sand must be cleaned from shoes before entering the court; 9) chairs, food and drink are not allowed inside the fenced area; 10) proper attire (i.e., shirts, shorts and tennis shoes) must be worn at all times; 11) owners, guests or tenants shall make every effort to cancel reserved court time 24 hours in advance; 12) and Guests not in residence must be accompanied by the unit owner.

27. All owners are responsible to follow all Creciente rules and regulations. All owners are responsible for ensuring that all renters and guests (tenants) follow all Creciente rules and regulations. The Unit Owner shall have the responsibility to bring the tenants' conduct into compliance with the rules and regulations by whatever actions are necessary. If the Unit Owner fails to bring the tenants into compliance, the Association may undertake whatever actions necessary, including eviction. The Unit Owner shall be responsible for any cost to the Association. Each owner is responsible for notifying the Office at least 15 days in advance of any renters and guests that will be staying overnight at Creciente in the absence of the owner. Each owner is responsible for providing a fee of \$100 for renters for each period they reside at Creciente, in absence of the owner. Each guest/renter is responsible for reporting to the Office on the first day the Office is open during their stay, at which time the Office staff shall provide a document of rules and regulations and require the guest/renter to sign to acknowledge their receipt of the document(s).

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28. Community Room: Any requests by Unit Owners to use the Social Room must be made during normal business hours using the Social Room Reservation Application to the Office and will require the Unit Owner to agree with the Social Room Guidelines. That key is not to be copied by the Unit Owner.

29. Each unit has an assigned storage locker in the lower floor of each building. Do NOT place volatile, flammable liquids, obnoxious or odorous liquids, or paints in the lockers at any time. No items of any kind are to be stored in the walkways.

31. SMOKING OR VAPING is prohibited in the following common areas of Creciente property: all buildings, the garage, the garage deck, the pool area, the tennis courts, all grill areas, and the grassy area between and enclosing the North and South Buildings. Smoking and/or vaping is prohibited within 50 feet from the outside of all buildings. Owners may determine whether or not to allow smoking in their units.

32. Electronic Video door Equipment: Smart Video Doorbells (SVD) (like Ring, Nest, Simplisafe), can be battery operated or hard wired. Some SVDs can also include two-way audio systems. Florida law on audio recording is based on the a "Two Party Consent" concept and therefore prohibits any recording of audio conversation without mutual consent. Any selected SVD that requires hard wiring must be installed should be by a licensed electrician.

33. Smart Door Locks: Smart Keypad door locks (such as Schlage and Kwikset) come in various models and styles. Any smart door locks installed on a unit **must** have a standard type key to operate all exterior doors of the unit. A copy of that key will be provided to the manager for access within 48 hours of installation of the smart door lock(s).
Units without a standard key for condominium association access are **prohibited**.