

The Mansions at Vanderbilt Beach

Rules & Regulations

Revised in April, 2014

PREFACE: The following Rules and Regulations govern The Mansions at Vanderbilt Beach Condominium Association. These Rules and Regulations, which are subject to change, have been promulgated by the Board of the Association to protect the well-being of owners in an effort to prevent unreasonable, unenforceable intrusions upon their privacy and individual lifestyles and to enable unit owners to share in the decisions regarding violations of certain provisions herein.

1. Access to Building: Keys to common areas may be given only to family members. Routine access by cleaning or home-watch personnel shall be granted the front door code. Service personnel who have access to the front door code should be registered with the Property Management Company. If any owner wishes to deny access to a former employee, notify the Property Management Company, and the front door code will be changed. Doors should not be left open. Do not allow access to anyone who wishes to see an owner who is not in residence.
2. Parking: Guests and contractors may park in visitor parking or the condo owner's space. All visitors and guests must sign in the Guest Book located in the lobby and place a Visitor's Parking Card on the dashboard of their vehicle. Visitors and workers who come more than once a week may sign in on the Frequent Visitor's Page in the back of the Guest Book instead of signing in the book daily.
3. Trash: All trash must be bagged and tied before being placed in the trash chute to prevent build up on the interior of the chute or creating odors in the chute. Recyclable papers, glass, plastics, and cardboard should be placed in the containers. Large boxes must be broken down. Trash from remodeling work must be removed by the contractor or arrangements can be made with the Property Management Company for an additional trash pickup at the owner's expense.
4. Construction and Renovation: The By-Laws apply and include licensing and approval of any construction and renovation by the Board of Directors. Noisy work that involves sawing or hammering may be done from May 1st to November 1st between the hours of 8 A.M. to 5 P.M., Monday through Friday. Owners must complete and submit an Architectural Request Form to Management prior to construction for approval. Condo owners should advise all service personnel of the parking rules. In an effort to keep common areas clean, encourage service personnel to use pads in the elevator, drop cloths on the pavers, and to use a vacuum system after sawing on the lanai.
5. Pool: Rules for use of the pool are posted on the wall. Guests must be accompanied by an Association condo owner or family members residing in the Association when using the pool.

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Pool toys should be placed in the storage unit after usage. Beach chairs are to be hung on the hooks on the South side of the building and are prohibited to be left in the pool area. Please also remember to wash off sand from the beach before entering the pool deck and building.

6. Pets: Condo owners are permitted to have one (1) small dog, twenty-five (25) pounds or less, or one (1) cat. Guests **may not** bring pets during their visit.

7. Departure: When leaving the condo for any length of time, shut off the main water valve, close the shutters, lock all windows and sliding doors, and dispose of trash. It is optional to turn off the electrical breaker operating the water heater.

8.) Please do not have packages delivered unless the unit owner is in the building and available to receive them.

9.) Hot water heaters are to be replaced every 10 years. All new tanks are required to have a 10-year warranty. Please advise Management before replacement.

10.) Personal items, such as beach chairs, toys, umbrellas, etc., are prohibited to be stored in the stairwell or common areas at any time.

11.) Elevator keys should be used at all times. Please **DO NOT** leave your floor unlocked by disabling the elevator key system as a courtesy to all unit owners' security within the building.

*As a reminder, per the Condominium Documents, **Only Blood Relatives** are permitted to occupy your unit when you are not present.

Common Courtesy Clause: When moving furniture in or out of the building, use the wall mats to protect the elevator. All walls, walk ways, stairwells, and entrances must be free of obstruction at all times. Also, please be mindful of the noise volume in respect to your neighbors.

Your understanding and cooperation with abiding by these rules is greatly appreciated.