
MANGROVE BAY OF LEE COUNTY CONDOMINIUM ASSOCIATION, INC. RULES & REGULATIONS

The Rules and Regulations adopted simultaneously with the execution of the original condominium documents and in accordance with the Declaration of Condominium and By Laws of MANGROVE BAY, detached condominium homes, shall continue in effect until amended by the Board of Directors of MANGROVE BAY OF LEE COUNTY CONDOMINIUM ASSOCIATION, INC.

1. No Motor Vehicle shall be parked anywhere on any part of the Condominium property other than paved areas intended for use as parking spaces. No Vehicle shall be parked in such a manner as to impede or prevent access to any other parking space.

2. **PARKING REGULATIONS:**

Parking spaces may only be used by the unit owners or tenant, their guests and invitees and shall be used to park conventional private passenger automobiles and vans only. Conventional passenger vans shall include mini-vans (such as the Dodge Caravan, Ford Aerostar and other vehicles of similar size and configuration) plus other passenger vans with windows. No panel vans are permitted. Sport utility vehicles (such as Jeep Cherokee, Nissan Pathfinder and other vehicles of similar size and configuration) as well as pick-up trucks, less than three quarters of a ton, shall be included in this classification. At no time may any unit owner, their guests, invitees, tenants or assigns park, keep or store motor vehicles than those that can be adequately stored beneath the unit, except for temporary, non-overnight parking by day guests. Except for service vehicles temporarily present on business, no trucks, motor homes, recreational vehicles, off-road vehicles, motorcycles, trailers, campers, boats or boat trailers, jet-skis, jet-ski trailers, swamp buggies, buses, tractors, semi-trucks or vehicles with a tire size more than thirty-three (33) inches high shall be parked, stored or left standing on any part of the Condominium Property, unless parked or stored underneath a unit. No inoperable or unlicensed vehicles shall remain within any part of the Condominium Property for more than twenty-four (24) hours, and no repair of vehicles (such as mechanical repairs, draining of coolants, changing oil or other similar operations) shall be made within any part of the Condominium Property other than emergency repairs (such as changing tires). Any vehicle which is untagged, wrecked, junked, partially dismantled, in inoperative or abandoned condition, whether attended or not is not permitted on any part of the Condominium Property. No vehicle of any kind in serious need of visual repair (unpainted surfaces, perforated rust, etc.) shall be parked on any part of the Condominium Property for more than four (4) hours. All highly customized vehicles must be approved by the Board of Directors. Upon prior written approval from the Association, a unit owner or his tenant may use a truck to move personal property to or from the unit for a period not to exceed forty-eight (48) continuous hours. Any vehicle improperly parked on any part of the Condominium Property or any unauthorized vehicle, may be towed by the Association at the expense of the owner of the vehicle.

3. Each unit owner must notify the management company, in a timely manner and in writing, of any needed exterior repairs. Each unit owner shall keep their unit in a clean and neat appearance. A key for emergency entry into each unit must also be sent to the

management company. Correspondence should be sent to LJ Management Group, Inc, PO Box 3530, North Fort Myers, FL 33918-3530. Voice: (239) 437-0717 Fax: (239) 731-5762

4. Each unit shall be used for single family residential purposes.
5. PETS. The owner of each unit may keep two (2) small pets (40 pounds maximum) of a normal domesticated household type (such as cats or dogs) in the unit. The pets must be carried under the owner's arm or be leashed at all times while on the condominium property outside of the unit. The ability to keep such pets is a privilege not a right, and the Board of Directors is empowered to order and enforce the removal of any pets which becomes a source of unreasonable annoyance to other residents of the Condominium. No pets of any kind are permitted in leased units. No reptiles, monkeys, rodents, amphibians, poultry, swine or livestock may be kept in the Condominium. Each unit owner is responsible for removing their pet's waste from any common area.
6. No unit owner or lessee or guest may make or permit to be made any disturbing noise(s) in the condominium units or on the condominium property. No owner may play or allow to be played any music, radio, television on or about the condominium property between the hours of 11:00PM and 8:00AM in any manner that may disturb or annoy the other residents. To report disturbances, residents should contact the Lee County Sheriff's Department at 239-477-1000.
7. POOL

Guests must be accompanied by Unit Owners, Host/Unit Owners when using common area amenities, such as pool, pool areas, docks, etc. All residents and guest must adhere to Pool Area Rules:

- No animals in pool or on pool deck.
- No food or drink in pool or on pool deck.
- Shower off suntan oil before entering pool (oil clogs the pool filter).
- Bathing load is limited to 8 persons.
- Nearest telephone for emergency is the nearest residence – CALL 911.
- WARNING – No lifeguard on duty.
- Children under 16 must be accompanied by an adult.
- Pool depth is measured in feet – NO DIVING.
- Pool hours are 8:00a.m. Until dusk – No night swimming allowed.

8. COMMON DOCK

The common dock is intended for Day use only. There has to be a compromise between activities such as fishing, sitting and temporary boat docking.

Boats owned by owners in good standing may be docked on the dock for a maximum of two (2) consecutive nights only. The boat owner must affix a clear identifying tag to the boat as to name of owner and unit number where owner resides, time of arrival and anticipated time of departure.

Any boat or any other floatation device docked for a period of more than two consecutive nights is subject to removal by a licensed salvage company. Boat owners whose boat has been salvaged may call the property manager as to the name and location of the salvage company to retrieve their boat at their cost.

9. Minors must be supervised by an adult at all times while on condominium property.
10. There is a maximum 10 MPH speed limit on the condominium property.
11. All condominium owners shall be responsible for themselves, their family members, guests and lessees. When leaving for prolonged periods, be sure outside objects are properly secured.
12. The Rules and Regulations shall be uniformly applied to all owners, their families, guests and lessees. Enforcement of Rules and Regulations is subject to the Condominium Governing Documents and violation of those rules by any owner or owner's tenant is subject to fines imposed by the Board of Directors.