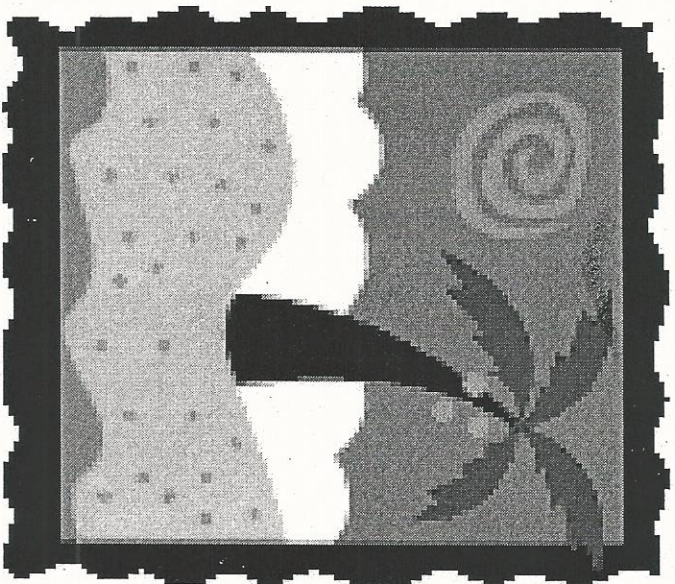


Welcome to

Calusa Island Village



Rules and Regulations

For the Enjoyment of ALL

Effective February 2015

enclosed pool area.

Food should be kept in the deck area away from the pool.

Clean up after yourself: trash, toys, towels.

Babies must wear swim diapers.

Rafts, floating chairs and large toys are not permitted.

There is no personal storage in the pool area.

Leasing Requirements:

- Lease must be in writing
- Lease must be for a period of no less than seven days.
- Lease must inform tenants of their responsibility to abide by the rules and regulations of Calusa Island Village. A copy of this pamphlet should be in each unit and easily spotted.
- When leasing your unit for longer than thirty days, details of agreement and identities of tenants must be filed with:
Spinnaker Cay Management, PO Box 1808 Marco Island, FL 34146 a minimum of twenty days prior to leasing, in accordance with Condominium Declaration. The Association has the right to approve or deny lease applicants.
- Failure to abide by these rules can lead to suspension of leasing privileges and/or fines.

Calusa Island Village

Angler Drive, Goodland, Florida

This booklet is intended as an abbreviated version of the most common applicable covenants.

Please refer to your copy of the Calusa Island Covenants for the complete rules and regulations.

The Board of Directors of Calusa Island Village in Goodland has adopted condo, pool and common ground rules to protect the rights and privileges of all owners and their families, guests and renters. Compliance assures the enjoyment of Calusa Island Village, as well as safeguarding our property and avoiding disputes or misunderstandings.

It is the owners' responsibility to inform renters and guests of these rules. Renters should report any problems inside the unit to the unit owner. Difficulties not inside the unit should be reported to the Management Company by the owner. The Management Company is Spinnaker Cay, Marco Island, 642-8872. Additionally, call 911 for Emergency.

Unit owners are liable for damage done to the property by themselves, their families, guests or renters. If legal proceedings arise because of alleged failure of unit owners to comply, the Association may be entitled to recover attorney fees. The Association shall enforce covenants, rules and regulations as it deems necessary and assess fines to owners for non-compliance.

Alterations and improvements of unit exteriors:

Prior written consent of the Board of Directors is required.

Hurricane protection:

Approved hurricane shutters or impact film must be installed prior to storms to protect windows and interiors from storm damage.

Occupancy limits:

Two bedroom units may be occupied by no more than six (6) persons. Three bedroom units may be occupied by not more than eight (8) persons. No unit may be subdivided.

Pets:

Owners may have small pets (birds, fish, cats) inside their units. Only one dog per unit is allowed and cannot be an Akita, Doberman, German Shepherd, Pit Bull or Rottweiler. All dogs must be under the owners control when outside the unit. Owners are responsible for cleaning up after their pets. Renters and guests are not permitted to have pets.

Nuisances:

Occupants must be considerate and respectful of neighbors, keep property in a clean condition and have no safety hazards.

Trash pickup is Monday for trash bins only and Thursdays for trash and recycle bins. Set cans at the edge of the driveway apart from each other, and return them to the garage by end of day. Be sure all garbage is set out and not accumulated in garages.

Refrain from hanging towels, garments, rugs, etc from balconies where they can be viewed from the outside of the building. No abandoned or oversized vehicles shall be stored on the property. Commercial vehicles, RVs, boats, boat trailers and golf carts must be parked inside garages. There will be no extended parking of trailers, RVs or other large vehicles on the streets or on the driveways. No parking on grassy areas due to sprinkler head damage.

Grills:

Grilling will be permitted in the driveways a safe distance from the buildings, only!

Maintenance Responsibilities:

Owner responsibilities include, but are not limited to the following items:

1. Elevator maintenance and repair
2. Garage floor maintenance and repair.
3. Garage ceiling and wall maintenance of surfaces.
4. Window maintenance and repair.
5. Door maintenance and repair.
6. Air conditioner and handlers repair and maintenance.
7. Lanai screen repairs.
8. Plumbing repairs.
9. Garbage disposal repairs and replacements.
10. Repairs to walls, etc from pipe leaks.
11. Repair and replacement of floor tiles due to faulty sub-flooring.
12. Shower tile replacement.
13. Lanai floor maintenance and waterproofing.
14. Garage door repairs and maintenance.
15. Electrical repairs.
16. Mold and mildew treatment on garage ceiling.

Pool Rules:

Pool is open 9 AM to dusk

Owners, registered renters, and house guests ONLY. Guests should be accompanied by owner.

Children under 12 must be accompanied by an adult at all times while in the enclosed pool area.

Be respectful of others in the pool area.

Use plastic or metal containers only. NO GLASS is allowed in the