

3/25/08

COURT OF PALMS CONDOMINIUM ASSOCIATION
P.O. Box 2397 (781 W. Elkcam Circle)
Marco Island, FL 34146

RULES AND REGULATIONS

1. The use of the units shall be consistent with existing laws and the restrictions set forth in the By-Laws and shall not constitute a nuisance.
2. Common Elements shall not be obstructed, littered, defaced or misused in any manner and shall be kept free and clear of all rubbish and debris. Destruction or damage to a Common Element shall be the responsibility and at the expense of the responsible owner.
3. Owners and occupants of units shall exercise extreme care to minimize noises in the use of musical instruments, radios, television sets, amplifiers, etc. so as not to disturb other persons or parties occupying units.
4. No garments, rugs, towels, etc. may be hung from any portion of the units. Rugs must be cleaned within the units and not in any other portion of the condominium property.
5. All garbage and trash shall be deposited in the disposal installations provided for such purpose.
6. No owner or occupant of a unit shall install wiring for electrical, television, or telephone installations nor install air conditioning units, etc. that may effect the exterior of a unit, in any shape or manner except as authorized in writing by a majority of the Board of Directors.
7. Owners shall not cause or permit anything to be placed on the outside walls of any of the buildings, and no sign, canopy, shutter, radio or television antenna shall be affixed or placed upon the exterior walls or roof or any part thereof without the prior consent of the Board of Directors. No awnings or enclosures are to be added without the written approval of the Board of Directors.
8. No noxious or offensive activity shall be carried on in any unit or in the Common Elements nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other owners or occupants or which may be injurious to the reputation of the property.

9. Nothing shall be done in any unit or in, on or to the Common Element which will impair the structural integrity of the buildings or which would structurally change the buildings except with the approval of the Board of Directors.
10. Nothing shall be done or kept in any unit or in the Common Elements which will increase the rate of insurance on the buildings or contents thereof, applicable for residential use, without the prior written consent of the Board of Directors. No owner shall permit anything to be done or kept in his unit or in the Common Elements which will result in the cancellation of insurance of the building or contents thereof or which would be in violation of any law.
11. All notices which require posting for meetings of units owners, Board of Directors and committees shall be posted in the following designated locations:

**BULLETIN BOARD LOCATED AT THE POOL
RUBBISH DISPOSAL AREAS
MAIL BOXES**

12. Owner participation in Board and committee meetings: A unit owner may speak on any or all items listed on the posted agenda for a given Board or committee meeting. All owner participation will occur during an identified period at the beginning of the meeting. After all presentations have been heard on all agenda items, the meeting will be closed to further owner participation. The Board President or meeting chairperson may, at his or her discretion, extend the speaking time of any owners on matters of importance.
13. Inspection and copying of Association records: No unit owner or the unit owner's authorized representative shall have any right to inspect or copy the records of the Association except as permitted by law. No other person shall be permitted to inspect or copy the Association records. Inspection or copying of records shall be restricted solely to those records specifically designated in the written request for inspection or copying. No inspection or copying of any other records shall be permitted.
 - Copying of records shall be limited to one copy of each record. If the location where the records are being inspected or stored has a copy machine capable of making copies of the records designated, then copies of the records shall be available within five working days. If there is no copy machine at the location where the records are being inspected or stored, then the copies of the records shall be available as soon as a copier is available. The owner desiring a copy of the record shall pay the reasonable expense of making the copy, which expense shall not be less than the highest amount permissible by law.
 - A unit owner shall not submit more than one (1) written request for inspection or copying of records per calendar month. Inspection of records shall be conducted at the office where the Association's records are maintained or such other location within twenty-five (25) miles of the condominium. No unit owner shall remove original records from the location where the records are inspected. No marks or alterations shall be made on original records. Records shall be available for inspection on or before the fifth working day subsequent to approval by the Association of the written request for inspection. The time frame may be extended upon written

request for inspection in the event the records are so voluminous that obtaining the records within the time frame is not reasonable. Records may be inspected only during normal Association business hours.

- Owners are permitted one pet not to exceed 20 lbs. in weight. **Owners are responsible for picking up after their pet, and all pets must be kept on a leash. Also, pets may not be left outside unattended.**

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COURT OF PALMS CONDOMINIUM ASSOCIATION
SWIMMING POOL REGULATIONS

POOL HOURS 8:00 AM – 10:00 PM

NO DIVING

1. No lifeguard is on duty. Swim at your own risk.
2. **Children under 12 must be accompanied by an adult.**
3. Suntan lotions and sand must be removed before entering the pool. Suntan oil promotes the growth of bacteria in the water and makes pool maintenance more difficult.
4. Bathing suits only. No cutoffs!
5. Pool is for use by owners, residents and guests only. Local guests must be accompanied by owners.
6. **Persons with open cuts, sores or communicable diseases cannot enter the pool.**
7. Food is allowed only in the chickee area. **Only plastic drinking glasses or cans are allowed in the pool area.**
8. No running, loud noise or radios in pool area. Radio headsets are acceptable.
9. No diapered children in the pool. Swimmies only.
10. No floating objects except noodles are allowed in the pool.
11. Lounge chairs may not be reserved in advance, and they must be reset to their original positions after use.
12. All pool furniture must remain on the pool deck. Lounge chairs are not allowed on lawns.
13. **Do not throw rocks, coins or hard objects into the pool.**
14. If suntan oil is used, protect chair with towels.
15. The rope crossing the pool should be attached for safety and insurance purposes.

QUICK TIPS FOR COURT OF PALMS OWNERS, RENTERS, AND GUESTS

In addition to any formal rules and regulations established by the Board of Directors at Court of Palms, you are asked to respect the following quick tips:

PLEASE

- **Park in assigned parking spot and have guests use designated guest parking spots. Park only between the marked lines and respect the no parking signs placed on the property.**
- **Re-set the chaise lounge chairs at the pool to their original position following use.**
- **Keep your lanai area and condo entranceway free of shoes, beach chairs, laundry, towels, etc.**
- **Use the entranceways to leave/enter the property rather than breaking through the palms surrounding the property.**
- **Turn the BBQ off and ensure the nozzle on the tank is closed tightly following use.**
- **The rope crossing the pool should be attached for safety/insurance purposes.**
- **Refrain from eating on the pool deck and leave the new white chairs/tables in the Chickee Hut.**
- **Only dogs under 20 pounds are allowed on the property and dogs must be leashed when outdoors.**