

**FLAMINGO FAIRWAYS II  
CONDOMINIUM ASSOCIATION  
RULES AND REGULATIONS  
Please Post In Unit**

Flamingo Fairways II Condominium Association, Inc. C/O Spinnaker Cay Management Co. P.O. Box  
2397 Marco Island, FL 34146

**Tony Andrade**

**Phone:** 239-642-8872  
**Fax:** 239-642-3737  
**Hours:** 9:00a.m.-4:00p.m. Monday – Friday

**ATTN: ALL CONCERNS OR SUGGESTIONS MUST BE PUT IN WRITING TO THE MANAGER**

**EMERGENCY PHONE NUMBER: 239-642-8872**

**FORWARD:**

This booklet represents the time & study of your Board of Directors. Some of you may be living in condominiums for the first time or, in other cases, you may have a great deal of experience in condominium living. Our community consists of both unit owners and short and long term renters. Our purpose in establishing these rules is to develop a harmonious relationship and enjoyable experience for all residents, in a dwelling area where homes are not separated by broad lots, but are as close as the single limited common area wall between the Units.

Sometimes it is a little difficult to forget all the freedoms we have as a single-dwelling homeowner and come to grips with the reality of condominium life. With a little effort and consideration for others, it can be a marvelous way to live or vacation.

Some issues that are of particular concern to condominium life are noise, trash, the pool area, vehicle usage, parking, pets and their care, adherence to rental term rules, and general maintenance of the Units and common elements. Please familiarize yourself with the policies and procedures relating to these issues.

**EXTRA RULES & REGULATIONS BOOKS ARE AVAILABLE FROM THE MANAGEMENT COMPANY**

Thank you for your cooperation,

Flamingo Fairways II Condominium Association Board of Directors

**GENERAL RULES**

**REINFORCEMENT OF RULES**

Enforcement of the Rules is critical to make everyone's stay a pleasant experience. The rules apply to everyone without exception. Care has been taken to insure that everyone on Flamingo Fairways property is aware of the Rules. **IGNORANCE** is not an excuse. Unit owners who choose to rent their units have an added responsibility to make sure that their tenants are aware of and abide by the rules of this Association. Where possible, the Manager will deal with rule violations. All complaints will be **IN WRITING** to the Manager who will act accordingly. **ALL RULES WILL BE STRICTLY ENFORCED.**

1. When a violation occurs, the Manager will issue a written warning to the violator. A dated memo of the violation will be filed with the Board.

2. If the violator is a tenant, a letter will be sent from the Board advising the Unit owner of the file-violation asking their cooperation in resolving the matter promptly. The violation must be corrected promptly, in no case more than five days.
3. Should the violation continue, the matter will be turned over to the Association's Attorney for further action. All costs so engendered will be charged to the Unit owner along with potential fines which will be based on the nature of the violation.
4. PARENTS ARE RESPONSIBLE FOR THEIR CHILDREN'S ADHERENCE TO THE RULES.
5. UNIT OWNERS ARE RESPONSIBLE FOR THEIR RENTERS "AND OR GUESTS" ADHERENCE TO THE RULES.

The Association may levy fines against a Unit owner for failure to comply with any reasonable rules of The Association as provided by Florida Statutes.

**COMMON GROUNDS RULES:**

1. Each Unit shall be used for residential purposes only.
2. Common hallways, stairways and other common elements shall not be obstructed, littered, defaced or misused in any manner. Balconies, lanais, porches, walkways and stairways shall be used only for the purpose intended, and they shall not be used for hanging or drying clothing, for outdoor cooking for cleaning of rags or other household items, or for storage of bicycles or other personal property.
3. No signs shall be displayed from a Unit or Common elements.
4. No owner/tenant may alter landscaping of Common elements.
5. No LP gas cooking grilles of any kind may be used. Charcoal grills may be used when placed 10 feet from any structure. Grills shall not be left unattended overnight on common grounds. Consideration must be given to avoid smoke and odors, which may be a nuisance to neighbors.

NO LP GAS CAN BE STORED ON THE PREMISES.

6. Bicycles must be stored in garages and not on the Common grounds.
7. Water hoses must be stored in garages.
8. Nothing shall be hung, displayed or place on exterior walls, doors, or windows of the Unit at any time. No clothesline or Similar devices shall be allowed on any railings, front entries, lanais or balconies of the Units, or any other part of the Condominium property outside the Unit at any time.
9. No owner or occupant of a Unit, shall install wiring for electrical or telephone installation, nor any type of television antenna, machines or air conditioning units, etc., except as authorized by the Board of Directors.
10. No plantings or any alterations shall be made in common elements by any person without the written permission of the Board of Directors.
11. All garbage and trash shall be bagged, tied and deposited in the disposal or recycling containers provided for such purpose. All boxes should be flattened. Unit owners and tenants are responsible for complying with County Regulations covering trash pick-up.
12. All construction materials must be disposed of by the contractor and/or unit owner from the common grounds, and not placed in the dumpster.
13. All large items (i.e. furniture, appliances etc.) should be privately disposed of by the unit owner and not left on common grounds.

**PARKING:**

1. Parking for owners or tenant's vehicles is permitted in their garages or in guest parking area.
2. Parking for overnight guest is permitted in guest parking.
3. No boats, RV's, ATV's, motor homes, Commercial trucks, motorcycles or camper trailers are to be parked at any time on Common elements.

**PARKING CONT'D:**

4. All vehicles must be currently licensed and in running condition.
5. No parking on the grass at any time.
6. No commercial vehicles may be parked overnight.
7. Parking area shall be used only by owners, tenants and their guests.
8. Parking areas shall be used to park conventional passenger automobiles and vans only.
9. Owners and occupants of Units may not park, store or keep any lettered commercial truck or van, pickup truck, or other such vehicle on property, except for brief periods for purposes of loading or unloading. Service vehicles may temporarily park while on business.
10. No commercial trucks or deliveries shall be permitted after 10:00pm daily.
11. Only one unmarked space may be occupied, on a permanent basis, by any one Unit.
12. No vehicle repair or maintenance work is permitted on the common area.
13. Bicycles are not to be kept in parking spaces. Bicycle use is limited to ingress and egress from the Condominium property. Use at your own risk and keep your bicycle locked.
14. Any vehicle which is untagged, wrecked, junked, partially dismantled, inoperative or abandoned whether attended or not, is not permitted on the property.

IMPROPERLY PARKED OR UNAUTHORIZED VEHICLES MAY BE TOWED AT OWNERS EXPENSESPEED LIMIT -15 MPH**POOL RULES:**

1. Pool hours, dawn to dusk.
2. Swim at your own risk. No lifeguard on duty.
3. Shower before entering pool. (State Law)
4. Glassware or glass containers are not permitted in pool area.
5. All diapered babies must wear swim diapers.
6. Children twelve years age or less **must** be accompanied by a responsible adult, who is eighteen years of age or older, in the pool area.
7. Toys, balls, and floats are permitted, but should be used with discretion as to not disturb or bother other users of the pool area. If the pool is being used by others or is crowded, toys should not be used during those time periods.
8. Radios, tape players etc. in the pool area are limited to ear phone type use only.
9. Chairs and Lounges are not to be removed from the pool area. A beach towel **must** be used on chairs and lounges to prevent stains from suntan lotion.
10. Toys as well as Frisbees, bikes, skate boards and roller blades are not permitted in the pool or pool area.
11. Pets are not permitted in pool area.
12. Bathing suits only to be worn in the pool. No cut-offs allowed.
13. Persons with open cuts, sores or communicable diseases are not allowed in the pool.
14. Loud noises, yelling, screaming, running and jumping (cannonballs) are not permitted.
15. Reserving pool furniture is not permitted.
16. No towels shall be hung on railings.
17. No smoking in pool area. Please **lock** bathroom doors after use.
18. No diving.
19. Pool use is strictly limited to unit owners, unit renters and their guests.
20. The use of the Club pool shall be consistent with Florida State and local laws.

**SPA RULES:**

1. Spa hours: dawn to dusk.
2. Temperature of spa water shall not exceed 104 degrees Fahrenheit.
3. No pets in spa.
4. No food or beverages allowed in spa area.
5. Shower before entering spa. (State Law)
6. No more than 5 persons allowed in spa at one time.
7. Children 12 years of age or less **must** be accompanied by a responsible adult who is 18 years of age or older. Babies must wear swimming diapers.
8. Bathing suits only, to be worn in the spa.
9. Spa use is strictly limited to unit owners, unit tenants and their guests.

**PETS:**

1. **The Unit owners are allowed to have pets. Tenants are not allowed to have a pet at any time.**

Owners may keep up to two (2) cats or two (2) small dogs, not to exceed 15 pounds each or one (1) medium size dog, weighing between 16 and 40 pounds, in their Unit. Pets are required to be properly licensed.

- a. The Board, at its discretion, may allow exceptions based on special need and circumstances. The process for an exception is to petition the Board in writing, through Spinnaker Cay Management Company, with a full explanation as to why a special situation exists and why it should be considered. The Board will respond Promptly in writing with their decision.
2. Pets **must** be leashed or carried at all times when outside the Unit. Pets are not allowed to run free on condominium property.
3. Dog walking is permitted on the outer perimeter past the sidewalk of complex only.
4. Pet owners **must REMOVE PET WASTE** from common elements.
5. Manager must be informed if any pets prior to arrival.
6. If a pet is a constant nuisance to residents, regardless of ownership, permission to keep the pet may be withdrawn by the Board. Resistance and failure to adhere to this rule will result in fines to the unit owner and/or pet owner.
7. Pets are not allowed in the pool area.
8. Violation of the RULES will result in the loss of pet privileges and/or potential fines to both the Unit owner and or pet owner.

**NUISANCES:**

1. Front entries and lanais may not be used as sleeping quarters or storage areas.
2. No unit owner or tenant shall operate a stereo, TV, radio or other musical instrument in such a manner as to unreasonably disturb or annoy others in the community. Owners and occupants of Units shall exercise extreme care to minimize noise so as not to disturb others, especially between the hours of 10:00 pm and 8:00 am.
3. No Unit owners or tenant shall make or permit any disturbing noises by themselves, family, friends or guests that will interfere with the rights or conveniences of the other Unit owners.
4. The driveway and grass areas of the common grounds are not to be used as a play area. There is a public park on U.S. 41 that is available for recreation.

**LEASING:**

1. No Unit may be leased more than once per month. Non adherence to this rule will result in steep fines against the Unit owner.
2. All lease agreements must be approved by the Board of Directors.
3. Owners shall incorporate a copy of Condominium Rules with the lease. Extra copies are available from the Management Company.
4. No Unit owner, or occupant of a Unit, shall post any advertisements or posters of any kind, IN or ON the Unit on Condominium property.

**RENTERS AND VISITORS:**

1. THE ONCE PER MONTH MAXIMUM RENTAL POLICY WILL BE STRICTLY ENFORCED.
2. Absentee owner's permitting Renters or Guests to occupy their Units must register any Lessees or Guests with the Manager's Office in writing ten (10) days prior to their arrival. Lessees and Guests must register with the Manager upon arrival and acknowledge receipt of the rules and Regulation forms. Extra copies are available from the Spinnaker Cay Management Company office upon request. P.O. Box 2397, Marco Island, FL 34146
3. A \$50.00 processing fee along with the application form and copy of the proposed lease agreement must be submitted for approval to the Spinnaker Cay Management Company office at least ten (10) days prior to occupancy. Checks must be made payable to the Spinnaker Cay Management Company.
4. Ultimate responsibility of renter and guest compliance with the Rules and Regulations and for damage caused by guests and or renters rest with the Unit owner.
5. OWNERS WHO RENT OR LEASE THEIR RESIDENCE ARE NOT ENTITLED TO USE THE RECREATION FACILITIES WHILE THE UNIT IS RENTED OR LEASED.

**RECOMMENDATIONS FOR CLOSING CONDO UNIT**

\* If your condo will be unoccupied during hurricane season (June 1 through November 30)-----all furniture, flower pots, wall decorations and any misc items must be removed from lanais and either stored inside the condo unit or in the garage. The same applies to front porches and entrances. All items must be removed including door mats and put inside. All loose items are potential projectiles in a hurricane. Condo owners with hurricane shutters may leave their furniture on their lanais.

\* The Main water valve **MUST** be turned off when leaving the condo unoccupied. Turn off the water heater at the circuit breaker panel.

\* Set the AC and /or humidistat.

\* If you shut down appliances at the circuit breaker panel, Be careful not to shut off your air conditioner.

\* For those of you with unmonitored alarms, be sure that someone will respond to the alarm so it will not continue indefinitely. Alarm codes and condo keys must be left with the Manager for emergency issues.

\* You may want to consider a house watcher service if do not have one.