

Sand Dollar Villas Condominiums

Rules and Regulations as of March 1, 2018

In order to maintain the quality status of our condominiums, it is necessary that all owners, renters, and guests adhere to these rules and regulations:

1. No pets may be kept in any unit or permitted on the condominium property.
2. Each unit shall be used for residential purposes only and may not be used for any business or commercial purposes whatsoever.
3. Unit owners shall not use, or permit the use, of their premises in any manner which would be disturbing, or be a nuisance, to other unit owners, or in any way as to be detrimental to the reputation of the property.
4. The use of the units shall be consistent with existing law, and with these regulations.
5. The number of adult residents and guests in a unit overnight shall not exceed six (6).
6. Designated family members and guests of absent owners may occupy the units provided the owner submits a communication to the management company containing the names and relationship of the authorized person(s).
7. When arriving or leaving your units for an extended period, notify Spinnaker Cay (Sand Dollar Villas' management company) at **239-642-8872**.
8. For returning annual or seasonal renters, please notify Spinnaker Cay Management Company, P.O. Box 2397, Marco Island, FL 34146, in writing as to the name(s) of the renter(s) and their expected arrival and departure dates. This can be done by simple hand-written note, an e-mail, or a copy of the Lease. The e-mail address for Spinnaker Cay is spinnakercaymgmt@aol.com. Be sure to identify the Sand Dollar unit number in the subject.
9. For approval by the Board of Directors of new rentals or new owners, an application must be filled out and sent to Spinnaker Cay Management Company with the required fees listed on the application. The application can be requested from Spinnaker Cay.
 - 9a. Rentals are for a minimum of thirty (30) days. Maximum number of rentals for any unit is three (3) times per year.
10. Pool rules to be followed are posted at the pool. Restrooms at the pool are locked, so please assure that they are locked after each use.
11. It is required by the Marco Island Fire Department that all units have fire extinguishers up-to-date and in good working order in an accessible spot in each unit.

12. Lanais can be seen from the outside and are not storage areas. Therefore all lanais should be kept neat and free of debris (no clothes lines, multiple boxes, etc.).
13. No personal items may be left or hung outside the units (such as clothing, exercise equipment, mopeds, bicycles, folding chairs, toys, etc.).
14. No campers, boats, trailers, motor homes, or commercial vehicles may be parked on the property. (Commercial vehicles parked while repairs/work is being performed in a unit are excluded, but may not be parked overnight.)
15. One parking space is assigned to each unit for its exclusive use. No more than two (2) authorized transportation vehicles per unit may be parked on the property overnight. Occupants may request an additional parking spot from the Board of Directors in an emergency.
16. No trucks in excess of one-half (1/2) ton, or that have been modified, are allowed to be parked overnight on the property.
17. Auto repairs are not permitted on the grounds. No inoperable vehicles (flat tires, expired registration tag, etc.) may be parked on the property.
18. No vehicles leaking fluid and/or leaving stains on the common areas may be left on the property. Any damage or repairs resulting from leaking fluid/stains will be the responsibility of the unit owner(s).
19. Rubbish must be wrapped in plastic bags and placed in dumpsters. If one dumpster is full, please use the other one across the courtyard. Recycling is required by law and containers (with yellow lids) are provided for that purpose. Cardboard boxes must be cut to fit the container. Anyone not following recycling regulations will be personally responsible for any fine(s) assessed to Sand Dollar Villas.
20. No gas or charcoal grills are allowed. Electric grills only are permitted at Sand Dollar Villas.
21. No locks shall be changed without consulting Spinnaker Cay Management Company.
22. No signs are permitted without prior written permission of the Board of Directors.
23. A late fee of five percent (5%) of the quarterly assessment will be charged to any unit owner delinquent of any quarterly maintenance fee or of any Board-authorized special assessment by more than ten (10) days.
24. Non-native plants/shrubs/trees are a danger to the local environment. As such, all planting outside of your condominium (front, back, or side) requires written permission from the Board of Directors.

25. Violations of the rules and regulations will be administered by a Committee of owners. First-time violations will receive a written Notice of Violation with a two (2) week period to correct the violation. Thereafter, a fine of up to the maximum allowable by law (currently \$1,000) may be assessed for each violation not corrected.

N.B.: Screen doors should be uniform in appearance, to assure consistency within the condominium complex. The door approved by the Board of Directors in years past is the ***Andersen 3000 Series self-storing TruEase storm door with TruScene insect screen***. The door handles for those doors (which is a separate purchase) is with the ***Nickel*** finish. Those doors are available for purchase through Home Depot (Lowe's does not carry that specific model). Anyone replacing an existing storm door (or adding one to a unit that does not already have one) must purchase/install this specific door.