

VANDERBILT YACHT AND RACQUET CLUB CONDOMINIUM ASSOCIATION, INC.

RULES FOR OWNERS, RENTERS, AND GUESTS

As Approved by the Board of Directors effective June 9, 2021

CALL 911 for all EMERGENCY – FIRE, POLICE, or MEDICAL ATTENTION

The Board of Directors has adopted the following Rules and Regulations governing the Association's Members (Owners), Renters and Guests.

A. Occupancy:

For our Safety and Security, the Manager must know who is staying in the Building. Owners should advise the Manager of their arrival, during regular office hours and if possible, before arrival, and also provide the names of overnight guests.

Any time someone is staying in a Unit, when the owner is not present, the Renter/Family/Guest Application must be filled out in advance and sent to the office and the Fee Paid if applicable (see Declarations for Restrictions).

Renters shall provide names of any overnight guests to building manager before the guests arrival.

In an Emergency or Evacuation, we need to know what units are occupied for the Police, Fire, and Rescue personnel.

Unit Capacity:

(Owners, as well as any Guests or Family Members) in Condominium units (for sleeping) is as follows: for 3 Bedroom Units – 8 people total, and 2 Bedrooms Units – 6 people total (as established by Collier County and the Board of Directors, Safety Committee).

B. Use of Facilities:

Door and Building codes:

If you must share your code for the gate or building, please provide a temporary code and change it when the guest or worker is gone. Sharing the gate code to provide a non-guest with beach access is prohibited.

Vehicles, Bicycles and Parking:

Persons using our roadways and outdoor parking areas, shall at all times, use it in a manner as not to annoy others or cause damage to property.

Pedestrians have the right of way.

Parking is allowed only in the areas provided for that purpose.

All Vehicles parked anywhere on the Condominium Association's property must be in operating condition, currently licensed and insured.

If any vehicle is to be left for greater than 7 days in a parking place not dedicated to your unit, keys must be provided to the building manager, so that it can be moved in an emergency or when work is being done for the HOA on the property.

Owners or Renters may not park commercial vehicles, work trucks, trailers, motorhomes, or trailered boats, nor work on them anywhere on the property.

Bikes are to be parked only in the Bicycle Storage Room (SW corner ground floor of the building) or on the Building's Bicycle Racks. The use of roller blades, skates, skateboards, and bikes is prohibited in covered garage areas and on the tennis courts.

Recreational Facilities:

Use of the Recreational facilities shall be in such manner as to respect the rights of all owners. Use and hours of particular recreational facilities may be issued from time to time, but in general, the use shall not be permitted between the hours of 11:00PM to 6:00AM daily.

Adults are responsible for the supervision of all children under the age of 18, and children under the age of 12 MUST be accompanied by a responsible adult.

In outdoor areas and the first floor Party Room, a quiet level of conversation should be maintained after 10:00PM out of respect to fellow Condo Owners.

Waterfront and Dock Areas:

Everyone needs to be alert to the many dangers along our Boardwalk and Docks including ropes, cleats, pipes, and irregular surfaces.

No one is allowed on a boat without permission of its owner.

No one is permitted to be in the water along our waterfront, as there are large irregular concrete blocks, barnacles, debris, fishing tackle, electrical wires, lift mechanisms, boats, and many other hidden hazards.

Children should never be left unattended along our waterfront area.

Everyone who uses the waterfront area has to assume their own risk and needs be vigilant, as there are many hazards that could cause significant injury or even death.

Boats: A Boat or other water vessel may only be worked on in its slip or on its lift.

Pool and Pool Deck:

Hours are sunrise to sunset.

There is no lifeguard and swimming at any age is at your own risk. No diving is permitted.

Small children, not toilet trained, must wear swim diapers.

Towels should be used to cover the chaise lounges when using them.

Showers should be taken before entering the pool.

Glass of any kind is not permitted in the Pool or on the Pool Deck. If glass is broken there, the County requires us to drain the pool and thoroughly clean the area and refill. The offender (and/or Owner responsible for the offender's presence on the property) shall pay for all cleanup costs involved, including the heating of the refilled water (\$3,500 or more.)

Tiki and Firepit areas: Outside grilling is permitted only at the Association's provided grills, adjacent to the Tiki Hut. Open fires are not permitted anywhere on the Property, except for the community fire pit. Those using the firepit are responsible for its safe use.

C. Common Areas of the Building:

Smoking is not allowed in any Common Areas of the building including the Pool, Tiki Hut, and Firepit area.

Footwear, shirts, or swimwear coverups are to be worn in the Halls, Elevators, Lobby, and Common Areas.

When coming from the Beach, shoes and all equipment used at the beach should be washed off before entering the building. A hose and bench are provided on the north side of the building (parking lot) for such purpose. Refrain from bringing sand into building or pool area.

Fire codes prevent any obstruction to ingress or egress areas, such as hallways and staircases. All personal items and beach equipment must be stored in a Unit or its storage locker, not in the Hall nor at the entrance of your unit. A very limited amount of furniture is permitted in the hallway by your doorway, and only by permission of the Board of Directors. Nothing can be stored in Hallways. Small ornamental or holiday items on unit entrance door are allowed.

On any sealed roof surface area of the building, nothing can be stored, placed or attached, as it may damage the rubber roof seal and its membrane, as they are sealed to prevent moisture penetration.

Party Room: Use is for social gatherings, television viewing, parties, reading, card games, and meetings. This room is not to be used as an extension of your Condominium, as it is used by all and not exclusive for some. The Party Room may not be used by children under 18, unless accompanied by a responsible adult. Sleeping is not permitted in the Party Room.

Cabana Units: Sleeping is not permitted in Cabana Units, as there are County fire codes prohibiting this. Cabana Owners must also have drapes or blinds installed that remain closed when units are not in use.

Lobby Exercise Room: The exercise room may not be used by children under the age of 18.

Garbage and Trash disposal:

A chute for garbage and trash is located on each floor in the south stairway. All garbage must be securely bagged before disposing down the trash chute to prevent vermin in the Trash Room.

Recycling is now legally mandated, and containers for same are in the Trash Room. The paper, cardboard, metal, and glass can be co-mingled. Recycling material must be taken to Trash Room and may not be put down trash chute.

D. Individual Units:

No unit owner shall alter their entrance door lock or install a new lock on the entrance door. The Building Manager shall maintain one over-ride key to each unit for situations and emergencies where the Manager must have quick entrance.

It is the unit owner's responsibility to properly maintain their hot water system and AC unit. If failure of your hot water system or AC equipment causes damage to Common Areas, you are responsible for costs incurred for clean up or repair. A certificate of insurance (evidencing in force condominium insurance coverage) shall be provided yearly in January by owner to the Building Manager.

The Association provides for a maintenance check and clean out of the building AC overflow line in units with one week notice to unit owners. This check and overflow line clean out is not meant to repair or maintain individual owners' AC units which is exclusively the responsibility of each unit owner. A report with recommendations for service will be left by the vendor in each unit. It is recommended that your Air Conditioner be serviced annually (to control moisture levels). This includes the filter being changed as per the manufacturer's recommendation.

Hot Water Heaters MUST be replaced as per the manufacturer's recommendation (in no case more than 10 years), or sooner if leaking is observed. The Manager should be informed when a new hot water heater is installed.

Owners should make every effort to minimize the risk of mold growth in the building.

It is highly recommended that owners retain a licensed and insured home watch company or individual to inspect and maintain a unit during any prolonged absence by the owner to prevent damage to the unit and Common Areas or neighbor's property.

E. Remodeling Projects:

No unit owner shall make repairs, remodel, or alter his unit in any manner without approval of the Association. A renovation cannot affect the exterior appearance of the building. Drilling of any holes in ceilings, floor, or roof of a condominium, including balconies must be approved in writing, by the Manager, and/or our Engineering firm, at the owner's expense, to locate the post tension cables that are present in all floors and ceilings of the concrete slabs. Any damage to the building, including the post tension cables, by the unit owner's contractors or unit owner, will be the responsibility of the Unit owner.

Floors are to be covered with wall-to-wall carpeting over high quality padding, except in areas like the kitchen or bathroom, where it is not required. Unit owners who desire to install tile, wood, cortex or laminate flooring in place of carpeting or are remodeling the kitchen, bathroom or other areas that currently have a non-carpeted floor, must use an approved sound absorbent pad underneath. Approval must be sought in writing from the Board of Directors for a flooring project to proceed, along with the name of the manufacturer and part number of the underfloor laminate sound barrier roll, or pad to be used.

All cleaning of paint or other substances by owner or contractors shall be done in grass area (not in bushes) located south of parking structure with hose at that location. No hoses on property shall be used for such purpose.

Major repairs and all remodeling is permitted only during the off season (May 1 – October 31). The project, its scope, and the contractor(s) being used, need to be approved by the Manager and the Board of Directors, with contractor's certificate of insurance on file with a minimum of \$1M of GL coverage and \$500K of worker's compensation coverage in force.

F. Miscellaneous:

Noise: In all outdoor areas, the party room and on Lanais, a quiet level of conversation should be maintained after 10:00PM out of respect to fellow Owners.

Lanai Sliding Doors in units should always be opened very slowly, as the sound and vibration travel.

Hours for operating Washing Machines and Dryers are 8:00AM to 10:00PM daily.

All non-service animals are strictly prohibited in the units or the on premises of the condominium property.

Live Christmas Trees are prohibited.

G. Problems and Emergencies

In an Emergency, call 911 first, then contact our staff or others for help.

Problems or concerns of unit owners should be reported to the Building Manager or Board Members.

The Building Manager and Board of Directors work for the Owners. It is the responsibility of Owners to address minor problems and concerns of their Renters and Guests.

H. Penalties:

Rules are for the benefit and safety of all, and are to be taken seriously and followed. Violations are subject to \$100 fine per day by the HOA and non-payment of penalties could result in liens being filed against owner's property to enforce payment.