

# VENETIAN PALMS RULES AND REGULATIONS

(Revised January 13, 2021)

All occupants and guests shall comply with the Rules and Regulations. Unit owners are responsible to convey these rules to their tenants and guests. These Rules and Regulations are subject to change per approval of the Venetian Palms Board of Directors.

KW Property Management manages Venetian Palms of Ft Myers Condominium Association, Inc. The Property Manager and staff are primarily responsible for ensuring compliance of the following Rules and Regulations as well as Violations Enforcement.

Should a fine be levied against an owner for a specific action or infringement in violation of the Governing Documents or Rules and Regulations, the following process shall apply:

**1st Violation** - written notice with a specific period to comply.

**2nd Violation** - (or same violation within a 12-month period) - written notice with request for immediate compliance.

Further violations or failure to cure violation may result in an automatic fine of \$1,000 per violation.

1. Occupancy shall not exceed two (2) persons per bedroom, excluding one child under the age of 24 months.
2. ALL Guests MUST be registered with the Management Office. If homeowner is not present, the homeowner MUST issue a letter of authorization prior to their arrival, specifying the name(s) of guest(s), vehicle information, and length of stay. Guests staying 30 days, or more are considered a tenant, and MUST follow our leasing process.
3. All tenants MUST be approved in writing by the Board of Directors by completing the appropriate application and submitting with all required supporting documents as a complete signed packet to the management office BEFORE the tenant occupies the unit. A tenant cannot move into a unit until they are approved by the Board of Directors. A background check is required for each tenant and is valid for three consecutive years. After this period, a new background check MUST be performed and a renewed approval from the board MUST be given.
4. Minimum unit lease period must be one calendar month or 30 days. The tenant application MUST be completed each time, regardless of the background check. Annual renters MUST complete the tenant application, send a copy of the lease renewal or written documentation of their renewal to the Management office every year if intending to renew their lease.

5. Whereas the unit lanai is a limited common element, for use by the unit resident but still governed by the Association, it may contain only the following items: patio-type furniture, floor coverings, potted plants, bicycles, and color-conforming shades.
6. All items MUST be kept inside the unit at all times, with no items stored in the common areas outside of the unit, except, at occupant's risk, potted plants (2 Max), providing they do not obstruct an ingress/egress and are no closer than 42 inches (3 1/2 ft.) from the door. Bikes are permitted to be stored under the stairwell or at an available bike rack onsite at resident's own risk.
7. No repair of vehicles, i.e. oil changes, brake repairs, etc., shall be made on the Condominium Property. Emergency repairs, i.e. changing of flat tires or batteries are permissible.
8. No flammable, combustible or explosive fluids or materials shall be kept within the unit or lanai, except for general household cleaners which may be kept inside the unit only.
9. No window air conditioners, aluminum foil, signs or tinted substance shall be placed in any window or glass door.
10. All garbage/trash MUST be placed inside the dumpsters. Furniture or large items need to be placed at the designated dumpster (Bulk Item Disposal Center) located at building 12. All boxes MUST be broken down and placed inside the cardboard dumpster located at building 12 if they cannot easily fit in the recycle containers when they are broken down. NO trash, cardboard, furniture or bulk items are permitted to be left in the garbage or recycle corrals. No furniture or trash is allowed outside the unit under any circumstances. Residents and/or guests caught doing any of the above will receive a finable violation.
11. Consider RECYCLING when possible, and place items into appropriate containers. For large items, contact local organizations offering pick-up service.
12. All resident vehicles MUST be registered with the front office and display a current Association issued parking permit on the windshield. Only two vehicles are permitted to be registered per unit. All overnight guest(s) MUST obtain a temporary parking permit for any stay Monday 8 AM through Friday 5 PM (weekend guests will not be tagged). Vehicles without proper permits are subject to immediate tow at the owner's expense.
13. All vehicles MUST be maintained in fair driving condition with current license plate displayed at all times and vehicle registration (in residents name). No oversized vehicles taller than seven (7) feet and/or weighting more than 10k lbs. No trailers or boats are permitted to be parked on site overnight. No vehicles with advertisement decals are permitted. No commercial vehicles are permitted, commercial vehicles include but are not limited to: Vehicles designed for 15 passengers or more, Vehicles registered to and/or owned by a company and Vehicles with any exposed visible trade tools (such as ladders, power equipment, materials etc.).
14. Vehicles are not permitted on the grass at any time and may be towed at the owner's expense.

15. Numbered carport spaces are for corresponding unit residents only. Other illegally parked vehicles may be towed.
16. ALL Pets MUST be registered and approved by the Board of Directors, through the management office, before they are permitted into the community. You are required to produce a picture of your pet(s) and all supporting vaccinations when submitting for approval to the Board of Directors. Only two (2) household pets are permitted in the Unit. Pit bulls, other breeds, or other exotic animals considered dangerous, as determined by the Board of Directors, are not permitted.
17. Pets MUST NOT be kept on a lanai or front entry area at any time.
18. Dog/Animal waste MUST be picked up and placed in the animal waste containers. ALL animals MUST be kept on a leash no more than eight (8) feet in length at all times when outside the Unit. Retractable leashes are not permitted.
19. The Association will follow all Lee County Ordinances regarding PETS (SEC.6-41 thru SEC.6-61).
20. Feeding, hunting, capturing, or harassing wildlife in any way is strictly prohibited on Venetian Palms Property.
21. Fishing on Venetian Palms property is strictly prohibited.
22. Owners are responsible for the cleaning, maintenance and repair of equipment, fixtures, lanai screens, window screens and windows within their unit. ANY second level floor alteration, other than carpet, must include proper sound-deadening materials and be approved by the Board prior to installation.
23. No addition, alteration or improvement to common elements or structural change to a unit shall be made without prior written approval of Board of Directors and be completed per Lee County code.
24. Excessively loud noise/music is not permitted. Be considerate of your neighbors. Second floor occupants should be aware that heavy walking/moving noises may be audible to the units below.
25. All owners MUST provide the Association with a working entry key or keypad code to their unit and provide the Management office with contact information for any home watch company or property manager who handles the affairs of the unit.
26. The use of hover boards, and remote-control aircraft including drones, shall not be permitted on Venetian Palms property without prior written FAA Approval.
27. POOL, SAUNA & SPA - Admittance by Access Card Only

- a. Pool areas are closed from dusk to dawn, per Florida Department of Health Administrative Code 64E-9.008(8) (see posted times at gate). All posted pool rules must be followed. Violators are subject to arrest and prosecution by the local Sheriff's Office.
- b. No Lifeguard on Duty. Use of pool and spa is at your own risk.
- c. Disruptive behavior will not be tolerated and may result in the loss of amenities.
- d. No pets are permitted.
- e. Proper swim attire is required. Proper swimming diapers for infants are required.
- f. All visitors must be accompanied by a Venetian Palms resident.
- g. No Smoking/Vaping inside gated common areas.
- h. No food, drinks or pool furniture is permitted on the wet-deck area (4ft. from Pool) at any time.
- i. No glass of any type is permitted.
- j. Occupancy rating levels shall not be exceeded.
- k. No children under 16 years of age allowed in pool and/or spa without a Parent or Guardian.

28. FITNESS CENTER - Admittance by Access Card Only

- a. Proper attire is required while in the fitness center.
- b. No flip flops or bare feet are allowed.
- c. Children under sixteen (16) are not permitted in the fitness center.
- d. No food or alcoholic beverages are permitted.
- e. No Smoking/Vaping.
- f. Disruptive behavior will not be tolerated and may result in the loss of amenities
- g. No pets are permitted

29. CLUBHOUSE - Admittance by Access Card Only

- a. Open during courtyard hours.
- b. No Smoking/Vaping.
- c. No wet swimsuits.
- d. Shoes or Flip flops required.
- e. Street clothes required after pool hours.
- f. Children under 16 must be accompanied by a Parent or Guardian.
- g. Disruptive behavior will not be tolerated and may result in the loss of amenities
- h. No pets are permitted.
- i. Clean areas used (i.e. Tables, Kitchen, Dishes, Refrigerator). Remove all personal items.
- j. Occupancy rating levels shall not be exceeded.
- k. Clubhouse usage request form must be completed and approved by the board prior to hosting any event in the clubhouse.

30. COURTYARD:

- a. Open from 6AM to 10 PM daily.
- b. For use by Venetian Palms residents and their guests only.
- c. Disruptive behavior will not be tolerated and may result in the loss of amenities
- d. Not for private use or reservation.
- e. Noise level to be consistent with city ordinance bylaws; respect your neighbors
- f. No glass of any type is permitted.
- g. Clean area used; no littering.
- h. No foul language.
- i. No Smoking/Vaping in courtyard.
- j. No pets are permitted

### 31. PLAYGROUND:

- a. Open from sunrise to sunset.
- b. For use by Venetian Palms residents and their guests only.
- c. Noise level to be consistent with city ordinance bylaws; respect your neighbors
- d. No glass of any type is permitted.
- e. Disruptive behavior will not be tolerated and may result in the loss of amenities
- f. Children must be accompanied by a Parent or Guardian at all times.
- g. Clean area used; no littering.
- h. No foul language.
- i. No Smoking/Vaping in courtyard.
- j. No pets are permitted



CONFIRMATION AND ACKNOWLEDGEMENT OF RULES/REGULATIONS AND  
TERMS/CONDITIONS

Unit Number: \_\_\_\_\_ Date of Registration: \_\_\_\_\_

I / We have received a copy of the Venetian Palms Rules and Regulations.

I / We understand these rules and agree to abide by them at all times while residing at Venetian Palms.

**Tenant (s):**

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Owner or Authorized agent:**

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Management Staff:**

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_