

# **Bimini Bay III at Tarpon Bay Community Condominium Association Inc.**

## **RULES AND REGULATIONS**

December, 2025

The following rules are randomly listed and not organized to reflect any order of importance. These community rules establish the daily behavior that homeowners can reasonably expect from each other. Adherence to these rules will result in a more civil and enjoyable living experience for all of us here in Bimini Bay III.

1. Each unit shall not keep more than three vehicles, including guest vehicles, on Bimini Bay III property at any one time. (Bimini Bay III Docs-Section 12.5 -page 29)
2. Residents must place at least one vehicle in the garage before occupying any common parking space next to the building. Resident's unit may not occupy more than one common parking space at any time. (Bimini Bay III Docs-Section 12.5-page 29)
3. Residents may park second vehicle in front of their own garage, if it does not block access or entry to their neighbor's garage. (Bimini Bay III Docs-Section 12.5-page 29.)
4. Garage doors of any unit are to be kept closed at all times when not in use for ingress and egress. (Bimini Bay III Docs-Section 12.5-page 29)
5. All garbage and recycling bins must be stored inside a unit garage, at all times, other than when placed at streetside curb on collection day. Garbage and recycling bins are to be placed streetside no earlier than 6:00 pm on the day prior to waste collection.
6. Security cameras may not be mounted on any exterior walls of the building with exception being doorbell cameras, which are allowed.

7. Unit owners are not allowed to install any lighting fixtures on the grounds or exterior walls of any Bimini Bay III building.
8. Holiday decorations are allowed from Thanksgiving through January 6. Non-blinking colored or white lights are allowed around entrance doors, garage doors and landscaping, provided that no wiring obstructs or becomes hazardous to walkways or routine landscape trimming. No decorations may be nailed up, installed with a drill, or in any way permanently affixed to the condominium property. Removable hooks/fasteners are suggested. Wreaths around garage lights are permitted. No inflatable, animated, or plastic figurines are permitted in the common areas or along parkways.
9. Decorative and political flags and signs are not permitted in the Bimini Bay III common areas or along walkways.
10. Fireworks of any kind are prohibited on Bimini Bay III property.
11. No landscape elements on Bimini Bay III property may be altered, moved, or added to, without the written permission of (first) Bimini Bay III Board and (second) approval from the Master Association--- after receiving a completed ACC form.
12. Upper unit owners wishing to install any hard-surface flooring shall also install a sound absorbent underlayment beneath the new surface. The minimum sound-deadening material required must have an STC rating of greater than, or equal to, 72 decibels and an IIC (Impact Installation Class) rating of greater than or equal to 68 lb. The unit owner shall obtain written approval of the Board of Directors prior to any such installation. (Bimini Bay III Docs-Section 6.3.3-page 14)
13. The operation of personal drones inside Bimini Bay III is prohibited. Drones for project-related commercial use are allowed if they are compliant with the Association's Rules and Regulations. (Bimini Bay III Docs-Section 12.10, Page 30)
14. Whole home generators are allowed at Bimini Bay III. Installation of individual whole home generators must comply with the Bimini Bay III Generator Guidelines (document available on community website) and must also comply with all applicable state and county laws and ordinances. (Bimini Bay III Docs-Section 12.9, page 30)

15. Electric automobile home charging stations may be installed in Bimini Bay III garages upon prior written approval of the Board of Directors and must be in accordance with the provisions of Section 718.113 (8) of the Florida Statutes. The electricity for the charging station must be separately metered and payable by the unit owner installing such station. Owner must provide a certificate of insurance naming the association as an additional insured on the owner's insurance policy for any claim related to the installation, maintenance, or use of the charging station.

16. No person shall engage in any practice, exhibit any behavior nor permit any conditions to exist that will constitute a nuisance or become a reasonable source of annoyance or disturbance to any occupant of Bimini Bay III. (Bimini Bay III Docs-Section 12.7, page 30)

17. A unit owner must own their unit for a minimum of one year before having the ability to lease the unit. (Bimini Bay III Docs-Section 13.1.2)

18. No unit may be leased more often than four (4) times in any calendar year, with the minimum lease term being 90 continuous days. No new lease may begin until at least ninety (90) days have elapsed since the first day of the last lease. (Bimini Bay III Docs-Section 13.1.2)

19. No unit lease may be offered for a period of more than one (1) year. However, the Board of Directors may approve the same lease from year-to-year when new annual applications are submitted. (Bimini Bay III Docs-Section 13.1.2)

20. A completed ACC form is required for any proposed unit alteration requiring the issuance of a Collier County project permit and for any alteration of exterior unit walls, including lanai walls. A downloadable PDF of the ACC form can be found on the Bimini Bay III website under the "forms" menu item. ACC applications must receive approval by the Bimini Bay III Board of Directors before any project work is allowed to begin.

21. To help prevent mold and leaking problems, it is the owner's responsibility to maintain the unit's air conditioning system in good working order and the related condensation drain lines serving the unit. The Association recommends that condensation drain lines be serviced at least twice per year. (Bimini Bay III Docs-Section 6.2.7 and 6.2.8, page 13)

22. Any contractor hired by an owner to perform work involving the maintenance, repair, replacement, alteration, addition or improvement of any portion of any unit, must be properly licensed and fully insured. Seasonal owners are encouraged to hire a Home Watch service to monitor their unit and that these providers also be licensed and insured contractors. (Bimini Bay III Docs-Section 6.3.6, page 16)

23. No unit owner, nor any vendor hired by unit owner, is permitted to climb onto any building roof surface without prior consent from the Bimini Bay III Board of Directors.

***Fines for specific violations of rules as stated above may be levied by the Bimini Bay III Board of Directors according to amounts and conditions as outlined in Florida Statute 718.303(3), with a single notice and opportunity for owner hearing before a Board appointed Compliance Committee.***

Additionally:

Bimini Bay III homeowners, residents, tenants and guests must also abide by a set of rules and regulations as defined by the Tarpon Bay Master Association. As one example: no on-street parking is permitted on TB common streets without a permit...offending vehicles are subject to towing at owner's expense. These kinds of important master rules are outlined in the Tarpon Bay Community(s) Rules and Regulations document. This Master Rules Document is available on the Tarpon Bay website.

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## **Additional Important Information**

- Unit owners may display the United States flag every day of the year from removable mount affixed to buildings. In addition, Florida condo law provides that an owner may display flags that represent the U.S. Army, Navy, Air Force, Marine Corps, Space Force or Coast Guard on Armed Forces Day, Memorial Day, Flag Day, Independence Day, Veteran's Day and Patriot Day. (Florida Statue)
- All pets must be under hand-held leashes or carried at all times. This is a Collier County ordinance
- No more than two commonly accepted household pets such as a dog, or cat and no more than 2 caged birds and a reasonable number of tropical fish are permitted. Guests and tenants are not permitted to have pets.(TB rule #5)
- No hibachi, gas-fired grill, charcoal grill or other similar devices used for cooking, heating or any other purpose shall be used or kindled on any balcony, lanai, or under any overhanging portion or within 10 feet of any structure. Electric grills, not to exceed 200 square inches of cooking space, are permitted. (N.F.P.A. 1, Uniform Fire Code, Florida Edition)
- The Master Association office shall retain a pass key, or digital lock code, for each Bimini Bay III residence, and the

owners shall provide the Association with a new replacement key or new digital code, whenever locks or codes are changed or added, for the use of the Association pursuant to its statutory right of access to the residences. (TB Master rule # 8)

- Regulation of gas-grill cooking devices: Conventional gas grills, utilizing standard-size propane tanks, are not permitted for use in Bimini Bay III. For driveway use, at least 10 feet from any building, small gas grills utilizing one-pound propane cylinders, are permitted. In these cases, no more than a total of two (2) one-pound cylinders may be present in the attached garage at any time: one cylinder attached to the grilling device and one spare cylinder.
- Owners renting out their unit are required to display a copy of the Bimini Bay III Rules & Regulations Document in plain sight within their unit for easy access by any renter.

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