



TARPON BAY COMMUNITIES RULES AND REGULATIONS

Additionally, Tarpon Bay Master Association, homeowners, residents, tenants and guests must abide by a subset of rules and regulations that are specific to each neighborhood (included in this document)

1. Passenger automobiles, sport/utility vehicles, mini trucks, vans and street-legal motorcycles (used for personal transportation and not commercially) that do not exceed the size of the garage are authorized. Commercial vehicles, trucks, campers, motor homes, trailers, boats and boat trailers are prohibited unless parked in garages with the door closed. For uniform appearance, garage doors shall be kept closed when not in use for ingress and egress. Vehicle maintenance outside garages, except car washing in designated areas, if any, is not permitted on the Condominium property. All vehicles must be currently licensed and no inoperable or unsightly vehicles may be kept on condominium property. Provided that the Developer shall be exempt from this regulation for vehicles which are engaged in any activity relating to construction, maintenance or marketing of residences, as are commercial vehicles used by vendors of the Association while engaged in work at the Condominium.
2. No exterior radio, television or data reception antenna or any exterior wiring for any purpose may be installed without the written consent of the Directors. Consent shall be given in accordance with Federal Communications Commission Guidelines applicable to condominiums.
3. To maintain the harmony of exterior appearance, no one shall make any changes to, place anything upon, affix anything to or exhibit anything from any part of the Condominium property visible from the exterior of the buildings or from common elements on Tarpon Bay Common Property without the prior written consent of the Directors. All curtains, shades, drapes and blinds shall be white or off-white in color or lined with material of these colors.
- 4 All common elements inside and outside the buildings will be used for their designated purposes only, and nothing belonging to owners, their family, tenants or guests shall be kept therein or thereon without the approval of the Directors, and such areas shall at all times be kept free of obstruction. Owners are financially responsible to the Association for damage to the common elements caused by themselves, their tenants, guests and family members.
5. No more than two commonly accepted household pets such as a dog or cat and no more than two caged birds, and a reasonable number of tropical fish; not being kept or raised for commercial purposes shall be permitted upon the following conditions:
 - a. On the common elements and Tarpon Bay Common Property, pets shall be under hand-held leash or carried at all times.
 - b. Messes made by pets must be removed by owners or handlers immediately. The Directors shall designate the portions of the property which shall be used to accommodate the reasonable requirements of owners who keep pets.
 - c. Pets that are vicious, noisy or otherwise unpleasant will not be permitted in the Condominium. In the event that a pet has become a nuisance or unreasonably disturbing in the opinion of the Board of Directors, written notice shall be given to the owners or other people responsible for the pet and the pet must be removed from the condominium property within four (4) days.
 - d. Guests and tenants are not permitted to have pets.
 - e. The Board of Directors has the authority and discretion to make exceptions to the limitations in this regulation in individual cases and to impose conditions concerning the exceptions. _____

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6. Disposition of garbage and trash shall be only by use of receptacles approved by the Association or by use of garbage disposal units. Specifically, trash must be securely bagged and newspapers are required to be bundled. Food and vegetable scraps are to be disposed of in the individual residence garage disposal.
7. All persons occupying residences other than the owners shall be registered with the Manager or other designates of the Association at or before the time of their occupancy of the residence. This includes renters and house guests.

Residences may not be rented for periods of less than thirty (30) consecutive days nor for longer than one (1) year. A copy of these Rules and Regulations must be given to the tenants and guests by the owners, or the owner's agent. No residence may be permanently occupied by more persons than the number of bedrooms times two, nor may more persons, including guests, occupy a residence overnight than the number of bedrooms times two, plus two.

This regulation may not be amended in a way that would be detrimental to the sales of residences by the developer so long as the developer holds residences for sale in the ordinary course of business.

8. The Association shall retain a pass key to the residences, and the owners shall provide the Association with a new or extra key whenever locks are changed or added for the use of the Association pursuant to its statutory right of access to the residences.
9. Children under the age of 12 shall be under the direct control of a responsible adult. Children shall not be permitted to act boisterously on the Condominium or Tarpon Bay Common Property. Skateboarding and loud or obnoxious toys are prohibited. Children may be removed from the common elements for misbehavior by or on the instructions of the Directors.
10. Loud and disturbing noises are prohibited. All radios, televisions, tape machines, compact disc players, stereos, singing and playing of musical instruments, etc., shall be regulated to sound levels that will not disturb others and if used at or in the vicinity of a swimming pool shall be used only with earphones. No vocal or instrumental practice is permitted after 10:00 p.m. or before 9:00 a.m.
11. Use of barbecue grills shall only be allowed in areas designated as safe and appropriate by the Directors, if any. Gas or charcoal grills shall not be used on lanais.
12. Illegal and immoral practices are prohibited.
13. Lawns, shrubbery or other plantings shall not be altered, moved or added to without the permission of the Association.
14. Laundry, bathing apparel, beach and porch accessories shall not be maintained outside of the residences or limited common elements (lanais), and such apparel and accessories shall not be exposed to view.
15. No nuisance of any type or kind shall be maintained upon the condominium property.
16. Nothing shall be done or kept in any residence or in common elements which will increase the rate of insurance on the buildings or contents thereof, without the prior written consent of the Directors. No owner shall permit anything to be done or kept in his residence or in the common elements which will result in the cancellation of insurance on the buildings, or contents thereof, or which would be in violation of any law or building code.
17. Persons moving furniture and other property into and out of residences must do so only Mondays through Saturdays between the hours of 8:00 a.m. and 5:00 p.m. Moving vans and trucks used for this purpose shall remain on condominium property when actually in use.

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18. Repair, construction, decorating or re-modeling work shall only be carried on Mondays through Saturdays between the hours of 8:00 A.M. and 5:00 P.M. and the rules for decorators and subcontractors set forth herein must be complied with.

These Rules and Regulations shall apply to owners, their families, guests, staff, invitees and lessees.

19. The Board of Directors of the Association may impose up to a \$100.00 fine for each violation of these Rules and Regulations or any of the condominium documents.
20. The Board of Directors has adopted hurricane shutter and protection specifications for the Condominium which are available from the manager and which must be adhered to.
21. **These Rules and Regulations do not purport to constitute all of the restrictions affecting the condominium and Tarpon Bay Common Property. Reference should be made to the Condominium and Community Association Documents.**

ADDITIONAL REGULATIONS

Flooring – Each unit owner in other than ground floor units who elects to install in any portion of his unit hard surface flooring materials (i.e., tile, marble, wood) shall first be required to submit for approval to the Board of Directors or its representative the proposed hard surface floor. Written approval for the proposed materials is required prior to the installation of hard surface flooring.

TARPON BAY STREET PARKING - No vehicle may be parked on the streets of Tarpon Bay without a permit. Permits may be obtained from the clubhouse. Parking on the streets overnight is strictly prohibited and subject to towing without notice.

INDIVIDUAL ASSOCIATION REQUIREMENTS

BIMINI BAY III AT TARPON BAY

Amendment to section 12.5 of the Declaration of Condominium of BIMINI III CONDOMINIUM ASSOCIATION AT TARPON BAY

Parking – Each unit shall always have the exclusive use of its garage. Each unit, including their guests, shall keep not more than three (3) vehicles on the property designated as Bimini Bay III at any time. Residents must place at least one vehicle in their garage before occupying the common parking space next to the building. Where it is possible for a resident to place a vehicle in front of their garage without blocking access to the neighbor's garage or entry, the resident may park in front of their own garage. Resident unit may not occupy more than one (1) common parking space at any time. Addition vehicles must be parked at the Clubhouse parking lot. Each unit shall be given two (2) parking permits and one (1) guest parking permit with unit signification that must be posted on cars while parked on property designated as Bimini Bay III.

BIMINI BAY III EXTERIOR DECORATIONS GUIDELINES

The Condominium Prospectus for Bimini III Rules and Regulations General Rule A.3. states, “the exterior appearances of the buildings may not be changed or added to without the prior written consent of the Directors. “In keeping with this policy, the following guidelines need to be adhered to as we approach the holiday season:

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Initially, all requests by unit owners to decorate/add to the exterior of any building/unit must be submitted in writing to the board of Bimini Bay III for approval.

Allowed

Holiday decorations during the Christmas season to coincide with the master community decorations or to be permitted from the first weekend following Thanksgiving to the first weekend following New Years

White, clear, non-blinking lights around immediate entrance areas/doors and landscaping (palm trees and shrubs) providing that no wiring obstruct or become hazardous to walkways, doors or common areas or interfere with routine landscaping (shrub trimming, etc.)

- Wreaths on doors affixed with adhesive or wreath hooks. Wreaths around lights on garages
- American Flag – According to the Florida Statutes,

“Any unit may display one portable, removable United States flag in a respectful way and on Armed Forces Day, Memorial Day, Flag Day Independence Day, and Veterans Day, may display in a respectful way portable, removable official flags, not larger than 4 ½ feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, regardless of any declaration rules or requirements dealing with flags or decorations.”

Not Allowed

- All lights (colored, white, flashing, strobe) fixed or attached to any building including garages • Wreaths (exception during Christmas season on doors and around garage lights as previously stated)
- Decorative flags, signs to common areas/walkways
 - Inflatable, animated or plastic figurines

WINDWARD BAY AT TARPON BAY

Windward Bay's Board made the following change in Rules and Regulations on February 22, 2007.

Amend Exhibit "D" (Rules and Regulations); Section A, 1 of the Declarations of Condominium: Passenger automobiles, sport/utility Vehicles, vans and street-legal motorcycles (used for personal transportation and not commercially) are authorized. All trucks, commercial vehicles, campers, motor homes trailers, boats and boat trailers are prohibited unless approved in advance by the Windward Bay Board.

BIMINI BAY I, BIMINI BAY II, BIMINI BAY III, NEPTUNE BAY, WINDWARD BAY

The North Naples Fire Control and Rescue District is enforcing the new N.F.P.A. 1, Uniform Fire Code Florida Edition 2005. The new code Chapter 10, Section 10.11.7 reads as follows:

"For other than one and two-family dwellings, 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 or under any overhanging portion or within 10 feet (3m) of any structure. Listed electric ranges, grills or similar electrical apparatus shall be permitted."

Storage of gas grills or spare LP tanks must be a minimum of 10 feet (3m) from the building. Per N.F.P.A. 58, - 1998 Edition Chapter 5 Section 5.3.1.2 as follows:

“The cylinders shall NOT exceed a water capacity of 2.1 pounds (1.1 kg) nominal 1 pound (0.45 kg) LP Gas”, to be stored in buildings, but not used.

Storage of Hibachi and Charcoal grills will be permitted in those areas listed above but shall be used only as permitted above at 10 feet from any structure.

If you are in violation of this code, you may be cited and can be fined a maximum of \$250.00 per day until the barbecue grill is removed. Or, we can take you to the State Attorney’s Office and you will be fined up to \$500.00 and/or sixty (60) days in jail.

Signature _____ Date _____

Print Name _____

Signature _____ Date _____

Print Name _____