



TARPON BAY COMMUNITY, ASSOCIATION, INC RULES & REGULATIONS

These Rules and Regulations are adopted by Tarpon Bay Community Association, Inc., a Florida condominium association, pursuant to Chapter 718, Florida Statutes, and the Association's Declaration of Condominium, Articles of Incorporation, and Bylaws (collectively, the "Governing Documents"). These Rules and Regulations are binding upon and apply to all unit owners, occupants, residents, tenants, invitees, and guests.

Tarpon Bay is governed by a Master Association and seven (7) Sub-Associations. Each owner and renter is responsible for being familiar with the Governing Documents of Tarpon Bay and their applicable Sub-Association. These Rules and Regulations provide a summary of key provisions; the complete Governing Documents are available on the owners' portal.

VEHICLES AND PARKING

- a. Only passenger automobiles and minivans seating up to eight (8) passengers and **without commercial decals, signage, or wraps** are permitted.
- b. Pickup trucks of any size; cargo or passenger vans; vehicles used for business purposes; vehicles displaying decals, signage, or wraps; DOT commercial vehicles; trucks; boats or personal watercraft; campers; motor homes; trailers; licensed motorcycles; and any other non-passenger motor vehicles **may not be placed, parked, or stored on any portion of the Association Property or in the Common Areas**. All such vehicles must be kept inside the garage.
- c. Low-Speed Vehicles (LSVs), golf carts, minibikes, and other recreational vehicles are **not permitted on streets or within the Common Areas at any time**.
- d. A **Temporary Parking Permit**, obtained from the Association Office, is required prior to parking any vehicle overnight in the Clubhouse Parking Lot or other Common Areas. Vehicles must comply with all restrictions stated on the permit. Any prohibited or non-permitted vehicle is subject to towing at the vehicle owner's expense. The Community Association Manager (CAM) and/or the Master Association Board of Directors shall have final authority in determining compliance with the intent of these restrictions.
- e. The clubhouse parking lot is reserved for community use, including access to amenities, visits to the Association Office, clubhouse functions, and attendance at association meetings, **between the hours of 5:30 AM and 10:00 PM**. Any vehicle parked in the clubhouse parking lot **after 10:00 PM and before 5:30 AM must display a valid parking permit**.
- f. No vehicle may be parked on the street **overnight between the hours of 10:00 PM and 5:30 AM**.
- g. Parking on grass or landscaped areas is **strictly prohibited at all times**.

SAFETY

- a. Electric bicycles, electric scooters, and similar devices are **not permitted on sidewalks or within pedestrian walkways located on the Common Elements or Common Property.**
- b. Fireworks and explosive or hazardous devices are **strictly prohibited anywhere on the Condominium Property or Common Elements.**
- c. No owner or resident shall permit any act, use, or condition within a unit or the Common Elements that would (i) result in the cancellation, suspension, or invalidation of any insurance coverage maintained by the Association, or (ii) violate any federal, state, or local law, ordinance, rule, regulation, or applicable building or fire code.
- d. **Statutory Right of Access.** Pursuant to Section 718.111(5)(a), Florida Statutes, and the Governing Documents, the Association possesses an irrevocable right of access to each unit during reasonable hours, or at any time in the event of an emergency, when necessary for maintenance, repair, replacement, or to prevent damage to the Condominium Property. To facilitate such access, the Association Office shall maintain a pass key and/or access code for each residence. Owners and residents shall provide the Association with an updated key or access code whenever locks are changed, added, or reprogrammed.
- e. **Weapons Prohibited in Common Areas.** Firearms, weapons, and hazardous instruments are prohibited within the clubhouse, pool deck, association meeting rooms (including board and town hall meetings), and all Common Elements and Common Property, except as otherwise required by applicable law.

HARMONY OF EXTERIOR

- a. **Exterior Modifications.** To preserve the harmony of the community's exterior appearance, no owner, resident, tenant, or occupant shall alter, replace, affix, install, display, or exhibit anything upon any portion of the Condominium Property or the exterior of any building without the prior written consent of the Association. Such consent must be documented through a properly completed, approved, and signed **Request to Alter (RTA)** maintained on file in the Association Office.
- b. **Antennas and Wiring.** No exterior radio, television, satellite, data reception antenna, or other exterior wiring of any kind shall be installed without the prior written consent of the Master Association Board of Directors. Approved consent shall be retained on file in the Association Office.
- c. **Security Devices.** Security cameras must be mounted inside the unit only. Camera doorbells are permitted, provided they do not alter or damage the exterior building surfaces beyond the approved installation.
- d. **Exterior Lighting.** No lights, fixtures, or illumination devices shall be affixed to the exterior of any building unless expressly approved in writing by the Association.
- e. **American Flag.** The display of the United States flag is permitted and protected pursuant to Section 718.113(4), Florida Statutes, subject to reasonable rules regarding placement and manner of display.
- f. **Other Flags.** Decorative flags, political flags, banners, and similar displays are not permitted on the Condominium Property or Common Elements.

- g. **Decorations and Displays.** Inflatable, animated, or plastic figurines and similar decorative items are not permitted in the Common Areas or on the Common Elements.
- h. **Temporary Structures.** Tents, canopies, inflatable structures, bounce houses, slides, or similar temporary structures are not permitted on Condominium or Association property unless expressly authorized in writing by the Association.
- i. **Real Estate Signage.** No real estate "Open House" or "For Sale" signs shall be displayed within the community except on the day of an approved open house. Realtors must comply with all Association procedures for access, showings, and open houses as administered by the Association Office.
- j. **Nuisances.** No nuisance, objectionable condition, or activity of any kind shall be permitted or maintained upon the Condominium Property or Common Elements.
- k. **Unlawful Conduct.** Illegal or immoral activities are strictly prohibited anywhere on the Condominium Property or Common Elements.

PETS

- a. **Permitted Pets.** No more than two (2) commonly accepted household pets, such as cats or dogs, shall be permitted per unit. Owners and handlers are responsible for immediately removing and properly disposing of all pet waste in appropriate receptacles.
- b. **Nuisance Pets.** Pets that are aggressive, vicious, noisy, or otherwise constitute a nuisance or unreasonably interfere with the peaceful enjoyment of other residents or units are prohibited. If, in the reasonable judgment of the Board of Directors, a pet is deemed a nuisance or unreasonably disturbing, written notice shall be provided to the owner or other responsible party, and corrective action shall be required.
- c. **Renters and Guests. Renters and guests are not permitted to have pets,** except as otherwise required by applicable law.
- d. **Leash Requirement.** All permitted pets must be restrained by a handheld leash or carrier at all times when outside the unit.
- e. **Restricted Areas.** Pets are not permitted within the clubhouse, pool area, or other enclosed or restricted amenity areas, except as otherwise required by applicable law.
- f. **Assistance Animals.** The Association shall comply with all applicable federal and state laws, including the **Fair Housing Act (FHA)** and **Americans with Disabilities Act (ADA)**, as they relate to assistance animals, including service animals and emotional support animals. Assistance animals are not considered pets for purposes of these Rules and Regulations.

GARBAGE CARTS

- a. Garbage and recycling carts may be placed curbside **no earlier than 6:00 PM on the evening prior to the scheduled collection day** and must be removed **no later than 6:00 AM on the morning following collection.**

b. At all other times, garbage and recycling carts shall be **stored inside the garage** and shall not be visible from the Common Areas.

REGISTERING RENTERS AND GUESTS

a. **Registration Requirement.** All renters and guests occupying a residence, other than the unit owner, must be registered with the Association Manager. Guest registration forms are available on the Association portal and at the Association Office.

b. **Tenant Status.** Any individual occupying a residence who is not listed on the deed or the original sales or rental application shall be deemed a tenant after fourteen (14) consecutive days of occupancy and must comply with all tenant requirements established by the Association. Additional information is available through the Association Office.

c. **Rental Term Restrictions.** The various Sub-Associations within Tarpon Bay have differing minimum rental term requirements, ranging from thirty (30) to ninety (90) days. Owners, renters, and guests are responsible for verifying and complying with the rental guidelines applicable to their specific Sub-Association.

LOUD NOISE

a. Loud, disturbing, or excessive noises that unreasonably interfere with the quiet enjoyment of other residents are **prohibited between the hours of 10:00 PM and 9:00 AM.**

b. The use of radios, televisions, speakers, music devices, or similar sound-producing equipment in the vicinity of the swimming pool or other Common Areas must be kept at a volume that does not disturb others. The use of personal listening devices with earphones or headphones is encouraged.

BBQ GRILLS & FIRE PITS

a. No barbecue grill, hibachi, fire pit, or other flame-producing device used for cooking or heating shall be operated **within ten (10) feet of any structure, within or adjacent to natural preserves, or within any covered area**, including lanais or screened enclosures. In most neighborhoods, this restriction limits the use of such devices to the driveway area only. All use must comply with applicable **Collier County fire codes and regulations**, as amended from time to time. **Electric grills are permitted.**

WORKERS

a. Repair, construction, decorating, remodeling, or similar work shall be performed **only Monday through Saturday between the hours of 8:00 AM and 5:00 PM**, unless otherwise approved in writing by the Association.

b. All work must comply with applicable **Collier County codes and regulations**, which **prohibit construction activity on Sundays and major holidays**, as amended from time to time.

HOLIDAY DECORATIONS

- a. **Permitted Period.** Holiday decorations may be displayed **from Thanksgiving through January 6.**
- b. **Lighting Placement.** Decorative lights are permitted around entrances, front doors, garage doors, and landscaping, provided that all wiring is properly installed and does not obstruct walkways, driveways, or routine landscape maintenance, or otherwise create a safety hazard.
- c. **Installation Restrictions.** Holiday decorations shall not be nailed, screwed, drilled, or otherwise permanently affixed to the Condominium Property, buildings, or trees, nor installed in a manner that causes or may cause damage to the Condominium Property.
- d. **Wreaths.** Wreaths are permitted and may be displayed on or around garage areas as part of the holiday decoration scheme.
- e. **Prohibited Lighting.** Flashing, blinking, or strobe-type lights are prohibited.
- f. **Cords and Walkways.** Any electrical cords crossing a sidewalk or driveway must be fully covered with an appropriate protective barrier and securely affixed to prevent tripping hazards.
- g. **Responsibility for Damage.** Any damage to the Condominium Property, Common Elements, or landscaping resulting from holiday decorations or their installation or removal shall be the responsibility of the unit owner.

LANDSCAPING

- a. **Association-Controlled Landscaping.** Lawns, shrubs, bushes, and other exterior plantings shall not be altered, removed, relocated, or added to without the prior written approval of the Tarpon Bay Master Association. Approval must be obtained through a properly completed, approved, and signed **Request to Alter (RTA) – Landscape** form. Owners and residents must refer to the Landscape Committee’s approved plant list available on the Tarpon Bay portal.
- b. **Personal Plantings.** All personal plantings must be confined to the interior of the lanai.
- c. **Association Property. All plantings located outside the building footprint are the property of the Association,** regardless of who installed or paid for them.
- d. **Landscaping Contractors.** No outside landscapers or landscape contractors may perform work within Tarpon Bay unless expressly authorized by the Association.
- e. **Owner Maintenance Prohibited.** Owners and residents may not perform their own pruning, trimming, edging, planting, or other landscaping maintenance on Association-maintained property.
- f. **Potted Plants.** No more than five (5) potted plants are permitted per unit, of which no more than three (3) may be visible from the street. Vegetable plants and fruit trees are not permitted anywhere on the Condominium Property. All remaining potted plants must be kept within the lanai.

CLUBHOUSE AND AMENITIES

a. **Authorized Use.** The Tarpon Bay Clubhouse and amenities, including but not limited to the fitness center, billiards room, yoga room, business center, and card room, are for use by owners, renters, and their registered guests only. Pickleball, basketball, and tennis courts are reserved for use by owners, renters, and their registered guests **between the hours of 8:00 AM and 9:00 PM.**

b. **Rules Compliance.** All owners, renters, and guests must comply with all posted and established Pool/Spa, Fitness Center, and amenity rules, as amended from time to time.

c. **Prohibited Uses.** The clubhouse, amenities, and facilities shall not be used for conducting private or commercial business activities unless expressly approved in writing by the Master Association Board of Directors.

d. **Clubhouse Rentals.** The clubhouse may be rented for a function sponsored by a unit owner with the prior written approval of the Master Association Board of Directors. A completed rental agreement and any required deposits or fees must be submitted through the Association Office.

e. **Pool, Patio, and Grill Areas.** The pool, patio, and grill areas are intended for use by owners and residents, with a maximum of eight (8) guests per household at any one time. These areas may not be used for private parties exceeding eight (8) guests. Combining multiple households to exceed the guest limit is prohibited. All use is subject to the posted Pool/Spa and Fitness Center Rules.

f. **Business Center.** The clubhouse business center is available for community use when necessary to access the internet or utilize available software for personal, non-commercial purposes. The printer may be used for personal printing needs, limited to fewer than ten (10) pages per use.

Failure to comply with these Rules and Regulations may result in enforcement action, including fines, suspension of use rights, or other remedies as permitted by law and the Governing Documents.

Adopted by the Master Association Board of Directors on May 11, 2026

Signature

Date

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