



RULES AND REGULATIONS

BONITA PINES CLUB

The rules and regulations detailed herein were adopted by the Board of Directors (Board) on March 14, 2007 pursuant to the governing documents of Bonita Pines Club, Inc. Changes to Rule No. 3 concerning vehicle parking and Swimming Pool Rule No. 5 concerning diapers were adopted by the Board at a duly called meeting April 18, 2011. We ask your compliance with these regulations in the best interests of your association and in consideration of your fellow owner members and guests. Any question as to the interpretation of the Rules and Regulation will be decided by the Board.

1. Garbage placed in trash chutes or bins must be securely enclosed in a plastic bag. No disposal of liquid inflammables. Each condo has a garbage disposal for the disposal of edible garbage. Please close all doors to trash areas after use.
2. Tenants must register with the association using a standard provided form. Guests occupying a unit in the owner's absence must also register. The registration form will be provided by the Board. The filled out form should be placed in the C-119 mailbox located at "C" building or mailed to Bonita Pines Club, Attn: Buildings Manager C-119, 25806 Cockleshell Drive, Bonita Springs, FL 34135.
3. Vehicle parking spaces are to be used solely for that purpose. No commercial, governmental, off road, inoperable vehicles, campers, buses, mobile homes, motorcycles, mopeds, motor scooters, golf carts, boats, or trailers of any kind shall be permitted to be parked or stored at anytime upon condominium property. This applies to all owners, tenants and guests and other invitees but shall not apply to the temporary (less than 12 hours) parking of commercial vehicles used by outside vendors to furnish services to the condo property. Such parking of commercial vehicles for periods longer than 12 hours shall require permission of the Board. Unit owners, their families, renters, lessees, or guests may park personal, non-commercial pick-up trucks in marked parking spaces at any time. However, such trucks must meet the following restrictions: no more than (3/4) three quarter ton size per manufacturer's designation; single rear wheels (no dual wheels) empty beds if not covered; & standard exhaust/muffler system. All numbered & covered parking spaces are reserve for units as assigned by the Board. Do not back into covered parking spaces. Unit owners or tenants not in residence may store one operable vehicle in their assigned parking space. Automobile covers may be used and must be secured side to side and front to back. Unit owners or tenants not in residence storing a vehicle on the common elements must leave a key to the vehicle with the Board for use in the event of

an emergency or common element maintenance. Unit owners or tenants are urged to park in the assigned carport space of a unit owner or tenant who is not in residence with the permission of the owner &/or the Board. Any vehicle in violation of these provisions may be towed at the owner's expense w/o limiting other remedies of the Association for enforcement. Car washing and minor auto repairs are permitted, but major work on vehicles are not allowed on the premises.

4. Objects such as chairs not in use, bicycles, flower pots and the like are not permitted on walkways except that 12”diameter planters are allowed in selected corners with permission of the Board. White or Terra Cotta window flower boxes, fitting on the sill, are permitted.
5. Upper walkways and railings will not be used to shake rugs, hang towels or otherwise to detract from the appearance of the premises.
6. All condos must have a unit door key on file with the Board for emergency purposes.
7. No children under the age of 12 are allowed in the elevators unless accompanied by parent or guardian. Tenant and/or owner will be liable for the service call if the elevator is damaged.
8. Laundry room washers and dryers are to be kept clean. Laundry room hours are from 8 A.M. to 10 P.M., Monday thru Friday and 10 A.M. to 8 P.M. on Saturday and Sunday. Personal items are not to be stored in Laundry or Electric rooms anytime.
9. Lawn grills must be cleaned. After use allow grill to bake off grease. Clean grates with wire brush and cover after cooling. Grills are not permitted in condo units or lanais. Be certain to cover the grill the night of use to prevent damage from lawn sprinklers.
10. ANIMALS OR PETS ARE NOT PERMITTED ANYTIME ON THE CONDOMINIUM PROPERTY.
11. Gasoline or any volatile inflammables may not be stored in units.
12. Practicing golf swings on the lawn is not permitted.
13. Major plantings, such as trees & shrubs must be approved by chairman of Grounds Committee, except for flowers around perimeter of buildings, and base of trees.
14. Storm shutters must meet current applicable building code and must be Board approved. Acceptable colors are cream or ivory. The entire installation must be located INSIDE the Lanai. Durable acrylic sliding doors with bronze frames are also permitted.
15. Bicycles must be stored under the ground level stairways and only when the owner of the bicycle is in residence; otherwise bicycles must be stored in the condo unit. Bicycles stored under stairways shall not protrude into the walkway.

16. The main water shut off valve in a unit must be turned off when the unit occupant is not in residence overnight or longer.

NOTE: The Post Office requires the unit number be included in your address. This is necessary in order to properly identify and make deliveries to the many short term residents

SWIMMING POOL RULES AND REGULATIONS

1. The Public Law, Health and Safety Regulations apply to all using the swimming pool area.
2. Swimming hours are from dawn to dusk.
3. Use the shower before entering pool and after use of oil, sunscreen or suntan lotion.
4. The following prohibitions apply:
 - a. Food is prohibited around pool area. Beverages are allowed in unbreakable containers only.
 - b. Littering is prohibited; use trash cans provided.
 - c. Flotation or thrown devices are prohibited in the pool area except child life preservers and “noodles”. Noodles must not be stored or left at the pool.
 - d. Running and shouting around the pool are prohibited
 - e. Audio devices at poolside are prohibited except personal entertainment devices (I-pods, etc)
5. Diaper dependent persons must wear swim diapers in the pool. Swim diapers must not be changed at the pool.
6. Swimmers with hair below the neckline must tie hair in a “bunch” to prevent filter clogging.
7. Children under twelve (12) must be under adult supervision at all times.
8. Please cover chairs and lounges with a towel.
9. Towels do not reserve lounges.

POOL HOUSE RULES

1. Hours of Operation: Basic hours 8 A.M. to 10 P.M.
 Special hours See a Committee person
2. Only owners and unit occupants may use the facility. Scheduling of the facility is accomplished by filling in the time and date on the calendar on the bulletin board. See members of the Social Comm. for general information on use.

3. Each Condo unit shall have a key. They will be charged \$2.00 for it, with replacement keys costing \$5.00. Each person is responsible to lock up. Each person is responsible to clean up after they have used the facility and to leave it in good condition with chairs, tables etc. put in place. (Note – one key fits all doors).
4. Renters are responsible for obtaining a pool house key from the unit owner.
5. NO SMOKING OF ANY KIND IS PERMITTED INSIDE THE BUILDING.
6. Things left in the refrigerator must be labeled as to who owns it and WHEN it was put there, and may not be left for more than 24 hrs.
7. All activities will be self supporting; i.e., no funds from Bonita Pines Club, Inc. shall be used.
8. All activities that involve children under twelve (12) must be under the supervision of a parent/guardian especially when operating the TV, VCR, and DVD.
9. Bonita Pines is not responsible for any personal property left inside the building.
10. Thermostats have locked covers for control by authorized members. See a member of the Social Comm. or Board for assistance.
11. General cleaning will be done by maintenance personnel.