

FAIRWAYS AT PAR ONE CONDOMINIUM ASSOCIATION, INC.
(A 55 & OLDER COMMUNITY)
C/O SANDCASTLE PROPERTY MANAGEMENT
16266 SAN CARLOS BLVD, SUITE 10
FORT MYERS, FL 33908

ASSOCIATION RESTRICTIONS:

The following restrictions are applicable to all residents of the Fairways at Par One Condominium Association. **At least one person that occupies unit must be 55+ years of age.**

PARKING AND VEHICLES:

1. Two parking spaces are permitted per unit. Neither vehicle bearing a commercial logo nor any recreational vehicle is allowed to park permanently within the complex. Prohibited also are trailers including boat and travel. All vehicles must have a parking sticker placed on the left rear-bumper. Stickers are available at the Clubhouse. Office hours are posted inside Clubhouse on the office door.
2. To obtain a POHA sticker, both license plates and vehicle registration must be up-to-date.
3. No repairing, servicing, or washing of cars is permitted on the premises.

BADGES AND/OR POOL PASSES:

4. Upon arrival, renters and/or guests must obtain from the POHA office at the Clubhouse pool passes at a cost of \$1.00 per pass per month.
5. Each guest three years and older must display a badge.
6. A maximum of four passes will be issued to renters and/or guests for any one month.
7. Badges must be worn or displayed at the pool and the Clubhouse.
8. Renters and/or guests may not use owner badges.

POOL:

9. All residents, renters, and guests must abide by all pool rules. A complete list of these rules may be found posted at the pool.
10. Gates to the pool area must be kept locked at all times. Remember to carry your keys with you at all times.
11. Access to bathrooms from the pool area is located outside on the left side of the Clubhouse.
12. When entering the Clubhouse from the pool, shoes and a cover-up must be worn.
13. There is NO LIFEGUARD ON DUTY at anytime.
14. Children under twelve (12) years or age must be accompanied by a parent (or adult over twenty-one (21) years of age) to use the pool.
15. Children under the age of three (3) are not permitted in the pool.
16. No radios are permitted in the swimming pool deck area without earphones.

CHILDREN:

17. Children must be eighteen (18) years old in order to use the poolroom.
18. Unless accompanied by an adult, children must be twelve years or older to use the Clubhouse and all recreational facilities.

19. Parents, guardians, and/or unit owners will be held responsible for damage to lawns by children or adults. Lawns are not to be used as a play area.
20. Children cannot attend paid social functions intended for adults only in the Clubhouse.

USAGE:

21. The units may be used for residential purposes only.
22. No unit shall be permanently occupied by more than two people for each bedroom in the unit.
23. The units shall be occupied as private dwellings for the Unit Owners or any of their approved tenants, members of their families, and their social guests, and for no other purpose.
24. Children under the age of sixteen (16) are prohibited from residing in the Condominium' Unit. Nothing contained herein shall prohibit the temporary visit (not to exceed a total of sixty (60) days in any one calendar year) of a child, grandchild, nephew, or niece of a Unit Owner. (Except in Pars Two & Four where the minimum age is eighteen).
25. No business, trade, or profession of any type whatsoever shall be conducted from within any unit without the prior written consent of the Board of Directors.
26. No signs of any type are permitted on the buildings, in windows, or on the grounds of the complex without written permission of the Board of Directors.
27. No immoral, improper, offensive, or unlawful use shall be made of any unit, the Homeowners' property, the common elements, or any other part thereof, and all laws, zoning ordinances, and regulations of all government authorities having jurisdiction thereof and all Rules & Regulations promulgated by the Association shall be observed.
28. The use of barbecue grills, both charcoal and gas fired, on balconies or porches are prohibited by Golden Gate Fire Control and Rescue District.
29. Nothing shall be done or kept in the units which shall increase the premiums for insurance on the Condominium property or which will obstruct or interfere with the rights of another Owner. (No vehicles of any kind, including bicycles, are permitted on walkways or porches).
30. All occupants of units shall exercise care about making noise and using musical instruments, radios, televisions, and amplifiers that tend to disturb occupants of other units, particularly before 8:30 a.m. and after 10:00 p.m.
31. Please refrain from disposing of trash and recycling before 8:30 a.m. and after 10:00 p.m. All garbage and trash shall be placed in the disposal facilities provided for such purpose by the Association. Break up all cartons and boxes, so they will lay flat. Please use plastic bags, securely tied, and fill the back of the dumpster. Do not place anything on top of the closed dumpster. Please recycle when appropriate. Please use trash bins and recycle bins assigned to your Association.
32. All common hallways and passages shall be kept free for their intended use by all the unit owners and shall, in no event, be used as storage areas, either on a temporary or a permanent basis.
33. No skateboards, baby carriages or strollers may be stored or left on common ground.
34. No clothesline or similar devices are allowed nor shall an item be affixed without permission to the common elements. Nothing shall be affixed or hung, displayed on the exterior walls, doors, balconies, or windows of the Homeowners units except with the prior written consent of the Board of Directors. No hanging baskets shall be affixed or hung from porch light stanchions.

PETS:

35. Renters and/or guests are prohibited from keeping pets of any kind. Those found doing so will be asked to remove the pet or be evicted.
36. Owners must register pets with the POHA and must comply with Association documents as to size restriction. At maturity the dog may not exceed 15 pounds. Due to lack of enforcement of

this rule, any dog in residence as of February 1, 2004, will be grand fathered. The owner must complete the "Grandfather Form" provided by POHA and agree to abide by this document. A picture of the dog must be provided at that time.

37. All pets must be LEASHED and wear the P.O.H.A. tag on their collar. Dog owners must walk on the roadway and dogs will be allowed to wander 6-10 feet on the bordering grass. Owners must pick up after their pet.

HANDICAPPED PARKING

38. Upon submission of appropriate authorization (a photo copy of the hanging tab and vehicle registration), the Association will assign a designated handicap parking location/sign in accordance with ADA standards.

RECYCLING AND TRASH PICKUP

39. Fairways at Par One trash pick-up is accomplished in the form of Dumpsters located around the property. If the dumpster closest to your residence is filled, use any other you find empty. Recycling is required. Recycled items includes glass, cardboard, paper, etc. and does not need to be separated. Please place recycle items in green containers with yellow lids. Also, insure all cardboard is broken down so not to take up extra space.

Note: This is not an all inclusive list of rules and does not in any way preclude the requirement for you to read and understand the Condominium Documents that are required to be turned over to you by the seller/lessor prior to executing your closing. Please sign and date after reading all of the above rules and regulations showing you agree to abide by the stated rules.

Signature : _____

Signature: _____