

**CALUSA PALMS V CONDO ASSOCIATION**  
**SUMMARY OF RULES AND REGULATIONS**  
**June 2022**

The attached rules and Regulations have been prepared to provide all owners, guests, tenants, and visitors a set of procedures, policies and regulations designed to assure you of a comfortable and cordial living environment. This is a summary, for the complete Use Restrictions, you should refer to the Condo Documents and By-laws.

**General**

Satellite TV dishes may not be fixed to the building structure

Flags are permitted at certain times of the year and only for a fixed period of time

Garage doors must be closed within a reasonable time and not left open for longer than necessary.

No owner shall use his unit or permit it to be used in any manner that is unreasonably disturbing, detrimental or a nuisance to the occupants of another unit.

Hurricane Shutters other than those provided by the Developer may be installed upon approval by the Board of Directors. (Ask the management company for guidelines)

No owner shall make or permit the making of any material alterations of any portion of the Condominium without first obtaining the approval of the Board of Directors and ARC.

Each unit owner is liable for the expense of any maintenance, repair, or replacement of common elements by his intentional act or negligence

Doors to the unit should be closed quietly and not allowed to slam shut.

Signs shall not be placed in any common area or exposed on any window, door or other exterior parts of the unit.

“For Sale or Rent” signs are allowed in the common areas but must meet certain specifications. (Ask the management company) (According to your documents, no signs are allowed)

## **Smoking**

Smoking, including but not limited to cigarettes, e-cigarettes, vaping, cigars, marijuana, any tobacco product, or similar substance, is prohibited on all common elements and limited common elements, including lanais, entryways, and all areas within 30 feet of any condominium building or structure. This rule also prohibits allowing smoke to travel across the areas listed above from substances described above even if the original source of smoke is within the unit. Smoking is permitted in garages and driveways, which are specifically excluded from this rule. This rule is an extension of the nuisance provision in Section 12.6 of the Declaration, which states that a unit owner may not intrude upon the personal enjoyment of a unit by another owner.

## **Garage and Litter**

All garbage and recycling containers must be removed from the roadside ASAP after collection.

No containers can be stored outside the unit. When leaving out recycling material ensure it is weighted down Pick up litter within your area.

## **Landscape**

Do not interfere with or trim plants or shrubs

Parking on the grass is prohibited as it can cause damage to sprinkler heads. Damage to sprinklers will be billed to the CPV association by the Master and, if an owner can be identified, will be subsequently billed. Owners are responsible for their guests and contractors.

The association will allow pots/planters to be left in specific common areas ONLY when the owner is in residence. A potted plant is not allowed in the front plant beds near the sidewalks of any unit. Potted plants may be placed in entryways, front door areas, front areas close to the garage and in the rear of the buildings. Potted plants must not interfere with the landscaping and must provide clearance for the association's landscaping upkeep activities.

Guidelines for potted plants are as follows:

- (2) planters allowed in the entryway planting beds, planter diameter maximum of 18" and total plant height of 24" maximum.
- (2) pots allowed on the cement at the doorways, planter diameter maximum of 18" and plant total height of 36" maximum.
- (6) pots in the rear of the building, planter diameter maximum of 18" and plant total height of 36" maximum.

- Any plant not properly maintained may be cited and optionally removed by the Association.

The Owner is responsible to bring in pots/planters in the event of a hurricane to avoid damage to the property. Any damage caused by a pot/planter left out will be the responsibility of the Unit Owner.

The Common areas of the association are the sole responsibility of the CPV association. No owner may make any physical modifications to these Common areas whether it is landscaping, ornamentation, pavers, stepping stones, mulching, etc, without approval of the CPV Board and potentially the ARC committee.

### **Lanais**

Gas, Electric and Charcoal barbecues are not permitted on lanais. The storage of gas barbecues in the garage is permitted (tank under 2 lbs.) but must be moved outside when in use at least 10 feet from any building.

Charcoal barbecues should only be used outside and removed from sight when cool.

### **Vehicles**

Each unit is permitted two vehicles

Overnight parking on the road is not allowed.

No parking on the grass or the sidewalks

Do not block access to a driveway.

### **Leasing of units**

An owner intending to lease his unit shall give to the Board of Directors or its designee written notice of such intention at least 10 prior to the first day of occupancy.

All leases must be in writing and include a provision that the tenant has been given a copy of the rules and regulations, has read the understood and agrees to abide by these documents by signing the lease.

The minimum lease term is six (6) months The ability to lease a unit is a privilege not a right and may be revoked by the Board of Directors if abused.

## **Pets**

The owner of each unit may keep no more than two pets (total) of normal domesticated household type in the unit. The pet (s) must be carried under the owner's arm or be leashed at all time while outside of the unit and the pet owner shall immediately remove any solid waste left by his pet upon the common elements. The ability to keep pets is a privilege, not a right and the Board of Directors is empowered to order and enforce the removal of any pet which becomes a source of unreasonable annoyance to other residents. No pets of any kind are permitted in leased units. No reptiles, monkeys, amphibians, poultry, swine or livestock may be kept in the Condominium.

***The Board of Directors may levy fines against units whose owners commit violations of Condominium Documents, By –Laws or rules and regulations.***