

PUNTA GORDA ISLES SECTION 22

WORKING DRAFT

RULES AND REGULATIONS

10/6/03

These Rules and Regulations do not reflect the full responsibility of Punta Gorda Isles Section 22 ownership or residency. Refer to the Declaration of Covenants, Articles of Incorporation and Bylaws for complete information.

It is the express intent of the Association Documents and the various provisions thereof which are enforceable by the Association and which govern or regulate the uses of the Association property, have been written and are to be interpreted and enforced for the sole purpose of enhancing and maintaining the enjoyment of the Association property and value thereof.

The Association is not empowered and has not been created to act as an entity that enforces or ensures the compliance of the laws with the United States, State of Florida, Lee County and/or any other jurisdiction or the prevention of tortuous activities.

1. Any material alterations to individual property must receive approval of the Architectural Review Committee. Material alterations mean anything that palpably changes the form, function or appearance of the property.

2. All units and lots are restricted to single family residential use.

3. No pets or animals shall be allowed to be kept in the condominium except for dogs, cats and birds, which must be kept on a leash or caged at all times when outside the Unit and provided they are not kept, bred or maintained for any commercial purpose. At the sole discretion of the Board, potentially dangerous breeds such as, but not limited to, Doberman, Mastiff, Boxer, Bull Dog, Dalmatian, Spitz, St. Bernard, German Shepard, Great Dane, Staffordshire terrier, Chow, Presa Canarios, Akita, Wolfhound, Keeshond, Wolf Hybrid, Huskie, Rottweiler, and Pit Bull are prohibited. All owners must use appropriate clean-up equipment when walking a pet. If the board of Directors shall determine that any such pet is a nuisance to other residents, the pet shall be removed from the premises.

4. We are fortunate to have close to our community facilities available for storage of boats and RV's, thereby allowing property owners to maintain the open residential look of the neighborhoods by having boats or RV's at their property for a minimum amount of time for loading or unloading. This will be permitted for a period not to exceed 8 hours in any 24-hour period.

If there are special circumstances that arise that would create a hardship, a request for a variance may be directed to the Community Association Manager, who will address it to the Board of Directors if it needs a change of policy or procedure.

There should be no discharge of any waste materials from holding tanks of any boats or RV's into the sanitary sewer system or the storm water drainage system. If there are

any violations to this prohibition they should be reported to Florida Water at 800-432-4501 or the Lee County Health Department at 458-7025.

5. No activity, business or act shall be done that may be or may become a nuisance or an annoyance to the common interests of the Association members. Any activity or act that is an invasion or interference with the peaceful enjoyment by other residents of their property or that could be detrimental to property values may be considered a nuisance or annoyance.

6. Garbage, trash and agricultural clippings shall be taken out no sooner than the night before pickup and containers shall have secure lids. Empty containers shall be removed the day of pickup and stored out of sight.

7. The Association retains landscape personnel to cover the flora in the common areas. Any additions, alterations or removal of items from the common areas without the express consent of the Association through the Community Association Manager are prohibited.

8. A single tube may be attached to the post of a "For Sale" sign if it meets the following conditions:

- a. It has no writing, advertising or logos on it.
- b. The words "Free Take One" are permitted.
- c. Its size is no larger than necessary to accommodate 8 ½ x 11 papers.
- d. It is a solid, neutral color so the contents can't be seen.
- e. Written notice of violations will be sent by mail to both the homeowner and the realtor.
- f. If not corrected within 14 days, they will be removed by community patrol.

9. Digging or drilling of water wells is prohibited except with the express written consent of the Association and with proper permits from governmental authorities

10. Alleged violations will be presented to the Community Association Manager for resolution. If voluntary compliance is not achieved, the party will be invited to mediate the question using a trained mediator and sharing the cost.

If the violation is still not resolved, it will be presented to the Board of Directors for determination as to whether it should be referred to counsel or a policy change should be considered.

If in the sole discretion of the Board of Directors a violation could be considered an eminent threat to safety or property it may take whatever immediate steps it deems necessary.