

THE ADRIATIC CONDOMINIUM RULES AND REGULATIONS

In addition to the other provisions of the By-Laws of The Adriatic Condominium, a Condominium, the following house rules and regulations, together with such additional rules and regulations as may hereafter be adopted by the Board of Directors, shall govern the use of the units located on the property and the conduct of the residents thereof. In the event of violation of the provisions of said By-Laws, after notice from the Association by certified mail to the unit owner to correct said violation, the Association Board of Directors may bring appropriate action as set forth in Section 4.24 of the By Laws of the Adriatic Condominium, Marco Island, Florida. Fines up to \$150.00 per day shall be charged for each such violation until corrective action has been taken.

- 1. Each unit shall be used only for residential purposes**
- 2. The use of the units shall be consistent with existing law and these restrictions.**
- 3. Rental or leasing of units no more than three (3) times per calendar year for periods less than thirty (30) days or one (1) calendar month. All leases must be submitted for Board approval, 20 days in advance.**
- 4. The total number of residents and guests permitted overnight in a unit or permitted to reside in a unit during any 24-hour period, shall not exceed seven (7) persons in a two-bedroom unit**
- 5. Common Elements and Limited Common Elements shall not be obstructed, littered, defaced or misused in any manner.**
- 6. No structural changes or alterations shall be made in any unit, except upon approval of the Board of Directors.**
- 7. No unit owner or occupant of a unit shall post any advertisements or posters in the Condominium property except as authorized, in writing, by a majority of the Board of Directors of the Condominium and of the Association.**
- 8. Owners and occupants of units shall exercise extreme care to minimize noises in the use of musical instruments, radios, televisions, amplifiers, automobiles, etc. from 11 pm to 8 am, so as not to disturb the other persons and parties occupying units.**
- 9. No garments, rugs or other items may be hung from the windows, balconies, railings, or from any portions the Condominium property.**
- 10. All garbage and trash shall be deposited in the disposal installations provided for such purpose. Don't leave trash outside your door**
- 11. No owner or occupant of a unit shall install wiring for electrical or telephone installations, nor install any type of television antenna, machines or air conditioning units, etc., except as authorized, in writing, by a majority of the Board of Directors.**
- 12. Bicycles may be used on the Condominium property provided that they are used giving due regard for pedestrians on sidewalks and walkways; and due regard is given that they are not used, kept or parked on grass or landscaped areas; and that they do not obstruct any walkway, sidewalk, street, roadway, or entrance to any building, All bicycles must be parked in designated area or in storage lockers.**
- 13. No motorcycles, motor scooters, motorized bicycles, commonly known as "mopeds," or other like vehicles shall be allowed overnight on the property.**
- 14. No mechanical repairs, draining of coolants or changing oil in vehicles on premises. If your vehicle has any type of oil leak, you must have it repaired and take precautions not to damage concrete in parking areas. The changing of tires (when necessary) is permitted.**

15. No parking of boats or boat trailers on premises.
16. Park only in the space assigned to your unit. Additional vehicles must be parked in the designated guest spaces. No parking on the grass. Vehicles will be removed at the owner's expense.
17. Parking spaces: an owner may allow another owner to use his assigned parking space during his absence. When the latter arrangements are made, a written signed notice must be given to the Board.
18. PETS, dog, not more than 30 lb. at maturity, cats and dogs shall only be allowed outside on a hand-held leash of 6 ft.
19. The speed limit of any vehicle on the premises is not to exceed 10 miles per hour.
20. Each unit owner must give the Board of Directors a key to their unit in case of emergency. This is for the purpose of abating or remedying the cause of such emergency and such right of entry shall be immediate.
21. Anyone vacating his unit for any length of time must shut off their main water line and the hot water tank.
22. Each owner or lessee who plans to be absent from his Unit during hurricane season must prepare his Unit by removing all furniture and plants from his balcony.

SWIMMING POOL REGULATIONS

Hours 9 am to 10 pm

1. NO DIVING
2. Bathing suits only...NO CUTOFFS
3. For use of Owners and registered guests (Local guests must be accompanied by Owner).
4. FOOD is allowed in Pool area. Always make sure to clean up after yourself.
5. Children under 12 MUST be accompanied by an adult.
6. Animals not allowed in Pool area.
7. Persons with open sores, cuts, or communicable diseases MAY NOT ENTER POOL.
8. NO GLASSWARE permitted Plastic is permitted.
9. No running or loud noise in Pool area.
10. Radios are permitted (please be courteous of others).
11. No floating objects or diving gear in Pool. ARM "SWIMMFLUGELS" ALLOWED.
12. Diapered children NOT permitted in Pool, WITH OR WITHOUT DIAPERS.
13. Management is not responsible for lounge chairs, towels, or personal articles left at Pool.
14. DO NOT THROW rocks, money, or any other OBJECTS in Pool.
15. Shower and remove all suntan lotions and oils before entering Pool.
16. NO FRISBEE OR BALL playing in Pool or lawn areas.
17. MAXIMUM POOL CAPACITY: 14 PERSONS.
18. Do not leave Pool area and restrooms dirty--clean up when you leave.
19. NO WASHING OF CARS NEAR POOL AREA.

BOARD OF DIRECTORS, ADRIATIC CONDOMINIUM

3-5-2020

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