

THE RESIDENCES AT PELICAN ISLE CONDOMINIUM ASSOCIATION, INC.

RULES & REGULATIONS

Please remember Rules & Regulations are subject to change.

GENERAL:

- Daily “Quiet Time” is observed from 10:00 PM to 8:00 AM.
- Our “No Work Period” runs from November 1st thru April 30th of each Season, no major repair, replacement, alteration, addition or improvement of any portion of the unit or appurtenant limited common elements may be made by a unit owner or an owner’s contractor(s).

Prohibited work during this Seasonal Period includes, but not limited to: tile or carpet removal or installation, cabinet or counter top installation, painting, varnishing or wallpapering. Only emergency repairs within the unit approved by the Association are permitted during this Seasonal Period. Per section 11.3(H) of the Amended and Restated Declaration of Condominium voted on approved by the Membership on July 25, 2016.

- Emergency repairs allowed include, but not limited to emergency repairs of: water / flood damage, fire damage, air conditioning issues, appliance repairs, window / door repairs, screen replacement, plumbing leaks, water heater replacement, electrical issues, lighting / fan issues, TV / cable service, computer service, and phone service. The repair and replacement of hurricane shutters are allowed anytime per Florida State Law.
- Note: Housekeeping service, carpet cleaning, furniture cleaning, drapery cleaning and window cleaning services are also allowed all year long.
- Our “Construction / Remodeling Period” runs from May 1st thru October 31st. Vendor hours are: Monday through Friday 8:00AM to 5:00PM, and Saturday 8:00AM through 12:00 Noon. No work will be permitted on Sundays, Holidays or Holiday Weekends.
- Owner must complete the Alteration Request Form and submit to The Board of Directors for review and receive written approval prior to the start of any work.
- Unit Owners working on their unit must follow the same rules as contractors / vendors.
- Vendors must provide their General Liability Insurance Certificate, Workers Compensation Certificate or Workers Compensation Exemption, and current licenses as required by the State of Florida and Collier County for entry and to work on Pelican Isle. per Section 11.3, Paragraph F of the Association’s Amended & Restated Declaration. This information may be faxed to our office at 239-513-1404 or emailed to Pelicanisleoffice@comcast.net.

All work must comply with: 1) Florida and Collier County Building Ordinances, 2) The owner maintenance provisions of the Association’s Declaration, 3) the Vendor Rules for working on Pelican Isle, and 4) the Rules & Regulations on remodeling and Alterations to Units & Limited Common Elements.

- Move in / move out times are Monday thru Friday 8:00am to 5:00pm when our Staff is present. Moving in / moving out on the weekends is prohibited. Advance notice must be given to our Manager and / or Staff so the elevator pads and mats may be installed.

- Each owner/resident shall conform to and abide by the by-laws and uniform rules and regulations in regard to the use of the condominium unit, which may be adopted in writing from time to time by the Board of Directors of the Association, and to see that all persons using the owner's property by, through or under him, do likewise.
- No owner/resident shall permit or cause anything to be done or kept in his/her unit which will increase the insurance rates on his/her unit, the limited common elements, if any, or the common elements, or which will obstruct or interfere with the rights of other owners or residents or annoy them by unreasonable noises or otherwise; nor shall an owner commit or permit any nuisances, immoral or illegal act in a unit, the limited common elements, if any, or on the common elements.
- No owner shall make or permit the making of any material alterations or substantial additions to his unit or the common elements, without first obtaining the written approval of the Board. Nor can a resident in any manner change the exterior appearances of any portion of the Condominium. The Board of Directors may revoke or rescind any previous approval of an alteration or modification if it appears that the installation has had unanticipated, adverse effects on the Condominium.
- No owner/resident may make or permit any disturbing noises in the buildings or on the condominium property, whether made by himself/herself, his/her family, friends, guests, pets or employees nor may he/she do or permit to be done anything by such persons that would interfere with the rights, comforts or other conveniences of residents.
- No person may play or cause to be played any musical instrument, phonograph, radio, television set or sound system in his/her unit or on or about the condominium property if the same shall in any manner unreasonably disturb or annoy the other owners/residents.
- Each owner shall maintain his/her unit in a clean and sanitary manner.
- Nothing may be hung from the open lanais.
- Soliciting is strictly forbidden. Flyers and business cards may not be left at resident's doors.
- Grilling with any gas grill or any flame is strictly forbidden within any part of any building including your lanais. There are some who have an electric grill on the back lanai. Please keep in mind that the smell of smoking meat is beautiful in the nose of the griller and very offensive to anyone sitting on their lanai over looking the scenery. If there are complaints, please be responsive. We are not enthusiastic about passing more rules and courtesy should rule. It is a short walk to the pool grills.

OCCUPANCY:

- Each unit shall be occupied by only one (1) family at any time, as a residence and for no other purpose.
- When the owner is present, there are no restrictions on the number of guests, whether related or unrelated, that may occupy the unit with the owner.
- In the absence of the owner, and that of his permanently residing family, an owner may permit his unit to be occupied by his parents or adult children, with the proviso that the family and its guests consist of no more than 6 persons. The Association shall be advised of such guest occupancy.

- Houseguests other than parents or adult children are permitted; for only one (1) family occupancy in the unit owner's absence and must consist of no more than 6 persons. Such guests may stay for a period not to exceed 15 days and the total number of occasions for such guest occupancy in any unit shall be limited to 4 in each calendar year, with a maximum aggregate total of 60 days. Guests are not permitted to have pets.
- A Guest Application must be filled out for each houseguest occupancy.
- The Guest Application must be received in the Management Office 20 days prior to your Guest(s) arrival. The Board of Directors must approve your Guest Registration Form. Approval notification will be through the Management Office to the Unit Owner and the Manager will in turn notify the Gate House and Maintenance Department regarding the Guest(s).
- Fobs and/or access cards and unit keys are the responsibility of the Unit Owner to ensure they are used properly and returned to them when your Guest(s) leave. The Association owned emergency access key to your unit at the Gate House are not for Guest(s) use.

LEASING

- Tenants / lessees are not permitted to have pets.
- Each owner/lessor shall be required to follow the rules and regulations with respect to leasing and transfer of units.
- No unit may be leased without the prior written approval of the Board of Directors.
- No unit may be leased more often than 2 times in any calendar year with the minimum lease term being 90 days.
- The total number of occupants of a leased unit is limited to 6 persons.
- Written notice of intent to lease and receipt of all information requested, including a completed application and \$100 application fee, shall be given to the Board of Directors for review and approval at least 20 days before the first day of occupancy of the lease.

TRANSFER OF UNITS:

- A unit owner may not dispose of a unit or of any ownership interest in a unit by sale or gift (including agreement for deed) without the prior written approval of the Board of Directors.
- Written notice of intent to sell or gift a unit, and receipt of all information requested, including the completed application, signed sales agreement and \$100 application fee, must be given to the Board of Directors at least 20 days before the intended closing date.
- The occupancy right of an owner who acquires title by devise, inheritance or any other manner shall be subject to the approval of the Board of Directors.

PETS:

- Pets are required to be registered with the office. Please fill the Pet Registration Form and include a current picture of your pet. If your pet is a service dog, companion dog or therapy dog, please include all appropriate documentation with this application.

- **The ability to keep a pet is to be considered a privilege, not a right of ownership, and the Board of Directors is empowered to order and enforce the removal of any pet which becomes the sources or unreasonable annoyance to other residents of the Condominium.**
- **An owner may not harbor or maintain a household pet that causes damage to the Association premises; detracts from the peaceful enjoyment of the island by any resident (such as unreasonable dog barking); creates a nuisance; or interferes substantially with the health, safety or welfare of other owners or occupants of the same or adjacent buildings or structures.**
- **Barking and / or yelping dogs will not be tolerated and may be removed from the property.**
- **Dogs may not be left unattended on lanais or in the common area.**
- **Not more than one commonly domesticated household pet such as a dog, and up to two cats, a may be kept in each condominium unit by Units Owner**
- **Guests and / or tenants are not permitted to have pets of any kind.**
- **Said pet may not exceed a size of fifteen (15) Inches in height measured from shoulder to toe and will not be approved if at full growth it will not meet the height restriction.**
- **If not in the owner's unit, the pet must be held in the Owner's arms, or be leashed at all times while on Condominium property. This is the Collier County Law.**
- **An owner must clean up after his/her pet immediately and dispose of the wastes, complying with health laws and regulations of Collier County and the State of Florida.**
- **Pets are not permitted in the pools or spas. Pets are not permitted on the pool or deck areas.**
- **Pets other than dogs or cats are not permitted without additional approval of the Board.**
- **Every owner who maintains a pet upon his/her premises agrees to hold the Association harmless from any claim incident involving his/her pet. The owner further agrees to indemnify the Association with respect to any expenses incurred in the defense of any claim or action.**

VEHICLES

- **Residents must register all vehicles and visibly display the proper vehicle sticker on all vehicles including cars, trucks, motorcycles, motorbikes or other powered vehicles**
- **Each owner is responsible for advising guests, service personnel and tenants/lessees of the regulations regarding parking. A tenant/guest vehicle pass obtained from the gatehouse must be visibly displayed on the tenant/guest vehicle at all times.**
- **All motor vehicles within this condominium property shall adhere to the posted speed limit. Violators are subject to fines and other appropriate action.**
- **All automobiles shall be parked only in the parking spaces so designated for that purpose by the Association. No automotive gear such as car covers can be stored in the parking space.**

- If a resident registers two motorcycles or motorbikes, these must be parked together in a single parking space. Motorbikes and motorcycles are not to be parked in the same parking space with cars or trucks.
- No boat trailers, construction trailers or other trailer of any kind, jet skis, camper, mobile home, motor home or disabled vehicle shall be permitted to be parked or stored on the land. Commercial vehicles are subject to restrictions in the Declaration of Condominium.
- Oversized vehicles are any vehicle that is greater than 228 inches long or wider than 80 inches, this would include most crew cab pickups and dually pickups. Oversized vehicles are not to be parked in any of the garage or covered parking stalls nor visitor parking areas. They are to be parked in the parking area just north of and adjacent to the tennis courts.
- Electrical Vehicles - Charging of electrical vehicles on condominium property is prohibited unless prior written approval of the Board of Directors is obtained. As a condition of approval the owners must agree to purchase and install a separate electric meter for charging the vehicle at a common element socket, agree to pay any cost required to upgrade the electric facilities and lines if necessary, and agree to pay all properly metered electric costs associated with charging the owner's vehicle." The vehicles owner will also be required to sign a user indemnification form for the Pelican Isle Condominium Association.

BICYCLES

- Bicycles are prohibited from being ridden in the garages. Bicycles are to be stored in the designated bicycle storage rooms or in the owner's individual storage locker. Bicycles are not to be left overnight in any common areas including assigned parking stalls.
- Bicycles which are kept by owners or occupants on the PIYC Residences property must be registered with the Management Office and the registration sticker must be visibly displayed on each bicycle.
- Bicycle violations will be tagged and logged. Repeated violations for improper storage and non-registered or abandoned bicycles are subject to removal and disposal without notice.

COMMON ELEMENTS

- No person shall be permitted to roller blade, skateboard or the like on Association property. For safety and privacy reasons, people are not permitted to play outdoor games, sports or the like on or about the road ways or parking area that are parts of Association property.
- Sidewalks, stairways, corridors and landings which are part of the Common Elements or limited Common Elements shall not be obstructed in any way or manner whatsoever and shall be exclusively for ingress to or egress from the units.
- No items are to be left or stored in the common element areas including assigned parking spaces, hallways, stairways, corridors, landings, etc. except for owner provided bench, table, wall hanging, umbrella stand, or plant at the owner's front door. Items in violation of this rule may be tagged, and logged, and are subject to removal and disposal.
- In particular and not limited solely to this, baskets or boxes in the hallway used to store shoes, boots, swimming gear, fishing rods, balls, bats, clothing should not be used and will be tagged for removal if not resolved in a reasonable amount of time.

COMMUNITY ROOM

- **The Community Room (Building II, #203) is intended for the peaceful enjoyment of residents and their registered guests only.**
- **The Community Room hours are from 7:00 am to 10:00 pm The Community Room will be locked from 10:00 pm to 7:00 am.**
- **There is a copier, fax, and scanner. A high speed wireless internet connection is available.**
- **The Residences Board of Directors and the Master Board of Directors have first priority for reservation of the community room and/or the board room for any scheduled meeting and/or Residence sponsored event (i.e. “The Residences Party”); user and cleaning fees are waived. The Master Association Board has second priority for any scheduled meeting, the user and cleaning fees are waived. Fee paying reservations have third priority. Residents groups which are open to attendance by any resident and are comprised of at least six Residents may schedule meetings on a non-exclusive use basis without payment of fees.**
- **Residents may reserve the Community Room for private events for not more than one day at a time by contacting the Property Manager, or other Board designee. The use of the entire Community Room area will be for the exclusive use of the reserving party to insure privacy for the event. Only PIYC Residences employees will be allowed access. Reservations will be secured upon receipt of a check made out to the Residences at Pelican Isle Condominium Association, Inc. in the amount of \$250. There is currently a \$100 non-refundable user fee and a refundable \$150 excess cleaning deposit.**

EXERCISE ROOM, LIBRARY AND OFFICE AREA

- **Hours are from 7:00 am to 10:00 pm. These areas will be locked from 10:00 pm to 7:00 am.**
- **The exercise room, library and office area will be closed to all residents when the Community Room is in use by a “reserving party”.**
- **Persons 16-years and under must be accompanied by an adult to use the exercise equipment; proper attire is required.**

SWIMMING POOLS AND SPAS

- **Warning: No Life Guard on Duty. Use pool at your own risk.**
- **For the peaceful enjoyment of residents and their registered guests only.**
- **Pool / spa hours: Dawn to Dusk per Collier County / Florida Department of Health Code.**
- **Shower before using pool / spa.**
- **Maximum spa use is 15 minutes. The spa temperature is kept between 100 and 104 degrees.**
- **Children twelve (12) years and younger must be accompanied by an adult.**
- **Children under three (3) years are not permitted in the spa.**
- **No animals on pool decks or on the spa decks.**

- Pregnant women, small children, people with health problems and people using alcohol, narcotics, or other drugs that may cause drowsiness should not use spa pools without first consulting a doctor.
- No diving. No running at the pool/spa area.
- Earphones are to be used with any noise emitting device.
- No glass is allowed the pool / spa area. Drinks must be in plastic or safety acceptable containers and are to be consumed only on pool decks and not in pool or spa.
- Safety equipment is not to be played with.
- No water guns, balls, lounging rafts, floating chairs or similar pool accessories are permitted in the pool or spa area.
- Chairs are to be used for sitting or lounging only.
- Association grills provided at the pools must be cleaned and propane tanks turned off by the user after each use. Please put the grill cover back on the grill after the grill cools down.
- All swimmers must wear appropriate swim attire. **PLEASE** make every effort to avoid tracking water into the lobby areas and elevators.

STORAGE LOCKERS / STORAGE CAGES

- Storage lockers / storage cages are for storage only.
- Storage lockers / storage cages are not to be used as workshops.
- No flammable items, paint thinners, chemicals, etc. are to be kept in the storage areas.
- Nothing is to be stored outside or on top of storage locker / storage cages.
- Aisles are to remain clear at all time.
- Items left outside or on top of your storage locker / storage cage will be tagged, removed and disposed of, if not resolved in a reasonable amount of time.

TRASH

- Trash must be secured in plastic garbage bags and properly disposed of in the garbage chutes. The garbage chutes are only to be used between the hours of 8:00 AM and 10:00 PM. Please respect the quiet hours.
- Food and vegetable scraps are to be disposed of in individual resident garbage disposals.
- You are encouraged to recycle newspapers, aluminum cans, plastic bottles, and glass in the appropriate bins in each garage; Cardboard boxes are to be broken down and placed in the trash room for disposal.

HELPFUL TIPS FOR COMMUNITY LIVING

- **Barking Dogs are considered a nuisance and will not be tolerated.**
- **Pet owners are required to immediately clean up after their dogs. ALWAYS!!!**
- **Dogs must be leashed or carried at all times.**
- **Never leave your dog unattended on your lanai or in a common area.**
- **Homeowners whose pets are on the Pelican Isle property are required to register them with the Association, and abide by the size and pet restrictions as set forth in section 12.6 of the amended and restated Declarations of Condominium documents.**
- **When using the Association amenities such as the barbeque, and the pool and spa, please clean up after yourself, so that others may enjoy them as you have.**
- **Noise carries – especially over water. Residents can hear your conversations at the pool, in the spa, and on your individual lanais. When discussing private matters, please consider that others may hear every thing that you say. Also, please be considerate of your neighbors and moderate your conversations.**
- **Likewise, noise carries through our floors, walls and ceilings. Letting the wind slam your front door shut, will reverberate up, down, and to your neighbors on either side. The noise generated from hurricane shutter operation, operation of the lanai glass sliding doors, and the sliding closet doors will generate noise in all directions. If the rollers on your sliding doors are bad, please have them replaced.**
- **If you have hard surface floors, please be considerate of the neighbors below you, and wear soft soled shoes, or no shoes at all.**
- **Please consider the sanity of your neighbors, and do not hang wind chimes on your lanais.**

VENDOR RULES FOR WORKING ON PELICAN ISLE

- **Vendors must provide their General Liability Insurance Certificate, Workers Compensation Certificate or Workers Compensation Exemption, and current licenses as required by the State of Florida and Collier County for entry and to work on Pelican Isle per Section 11.3, Paragraph F of the Association's Amended & Restated Declaration. This information may be faxed to our office at 239-513-1404 or emailed to Pelicanisleoffice@comcast.net.**
- **All work must comply with: 1) Florida and Collier County Building Ordinances, 2) The owner maintenance provisions of the Association's Declaration, 3) the Vendor Rules for working on Pelican Isle, and 4) the Rules & Regulations on remodeling and Alterations to Units and Limited Common Elements.**
- **Our "Construction / Remodeling Period" runs from May 1st thru October 31st. Vendor hours are: Monday through Friday 8:00AM to 5:00PM, and Saturday 8:00AM through 12:00 Noon. No work will be permitted on Sundays, Holidays or Holiday Weekends, except emergencies.**
- **Our "No Work Period" runs from November 1st thru April 30th of each Season, no major repair, replacement, alteration, addition or improvement of any portion of the unit or appurtenant limited common elements may be made by a unit owner or an owner's contractor(s).**

Prohibited work during this Seasonal Period includes, but not limited to: tile or carpet removal or installation, cabinet or counter top installation, painting, varnishing or wallpapering. Only emergency repairs within the unit approved by the Association are permitted during this Seasonal Period. Per section 11.3(H) of the Amended and Restated Declaration of Condominium voted on approved by the Membership on July 25, 2016.

- **Emergency repairs allowed include, but not limited to emergency repairs of: water / flood damage, fire damage, air conditioning issues, appliance repairs, window / door repairs, screen replacement, plumbing leaks, water heater replacement, electrical issues, lighting / fan issues, TV / cable service, computer service, and phone service. The repair and replacement of hurricane shutters are allowed anytime per Florida State Law.**

Note: Housekeeping service, carpet cleaning, furniture cleaning, drapery cleaning and window cleaning services are also allowed all year long.

- **For access to our property, please stop at the Gate House and supply your Driver's License to the Privacy Officers who in turn will issue you a vendor entry fob to enter the Residence Building. Anyone unwilling to turn over their Driver's License for a vendor entry card, will not be allowed on the property. Upon leaving the property, turn in the vendor entry card and your Driver's License will be returned.**
- **Entry to all Residence Buildings for vendor(s) is through the side service doors only, if the door needs to remain open for bringing material in you must have our Maintenance Staff present, who will control the door – never prop open a door for any reason; never use the front main entry doors without prior approval, and under the supervision of our Maintenance Department.**
- **If you need to use our elevators to move equipment or materials, please notify our Maintenance Staff in advance to install the protective pads and floor mats. Elevators will be inspected prior to and after use. Vendors will be billed for any damage.**

- **Fire Alarm System - If there is the possibility of potential dust, smoke, fumes, etc. created by your work that would set our smoke detectors off, please call our Maintenance Staff for assistance. If the fire alarm is activated due to lack of compliance or other actions of the contractor or subcontractors, the person or company responsible will be required to pay for any fine charged to the Association by the Fire Dept. For any and all emergencies, call 911 immediately.**
- **Work vehicles are to be parked in the Tennis Court parking area, or to the East of the pavilion parking areas in front of Residence I and Residence II, only. Please see attached map for parking locations. Please do not park work vehicles on the pavers. Work trailers are not permitted on the property after work hours are over. Any vehicles with a trailer must park in the NE Parking lot near the gatehouse only.**
- **Vehicles making deliveries and unloading materials may park temporarily between the buildings when unloading is completed, you need to move your vehicle to the Tennis Court parking area.**
- **Dumpsters will not be allowed onto the property without written permission from the Board of Directors. If written permission is granted, dumpsters are only allowed 8:00am to 5:00pm Monday thru Friday. Dumpsters are not allowed overnight or on the weekends. Wood must be put down under the dumpster wheels / rollers to protect the pavement. The Contractor will be responsible for any damage to the pavement caused by the dumpster.**
- **Vendors are responsible the removal of all trash and debris created by their work from Pelican Isle. The Pelican Isle trash chutes and dumpsters are not to be used.**
- **Vendors are responsible for any sewer back-up problems that are caused by construction debris that is disposed of in sinks and toilets.**
- **No work preparation, i.e. mixing of paints, mud, grout, cutting, grinding, sawing is permitted in any common area including: the garages, carports, outside areas, or in the hallways outside of the unit.**
- **All work preparation must be contained within the unit being renovated.**
- **Port-a-johns are not allowed on the property and pool restrooms are strictly off limits for all vendors.**
- **Any contractor employee taking breaks, smoking or eating food must do so in the parking lot near the tennis courts. They are NOT to take their breaks in the garages, around the pools, in the grass, etc.**
- **All concrete floors, walls, and ceilings must be x-rayed before drilling into the concrete.**
- **Each unit owner is responsible for the conduct of any contractor, decorator, subcontractor or other workman employed in work on the owner's unit for the entire duration of the contractor's presence on the island.**
- **Any vendor failing to follow these rules will be removed immediately from the property and will not be allowed back on the property without the approval of The Board of Directors.**

Remodeling and Alterations to Units and Limited Common Elements

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- Owner must complete the Alteration Request Form and submit to The Board of Directors for review and receive written approval prior to the start of any work.
- Unit Owners working on their unit must follow the same rules as contractors / vendors.
- Vendors must provide their General Liability Insurance Certificate, Workers Compensation Certificate or Workers Compensation Exemption, and current licenses as required by the State of Florida and Collier County for entry and to work on Pelican Isle. per Section 11.3, Paragraph F of the Association’s Amended & Restated Declaration. This information may be faxed to our office at 239-513-1404 or emailed to Pelicanisleoffice@comcast.net.

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- No owner shall make or permit the making of any material alterations or substantial additions to his unit or the common elements or in any manner change the exterior appearance of any portion of the condominium, without first obtaining the written approval of the Board of Directors. The Board of Directors may revoke or rescind any previous approval of an alteration or modification if it appears that the installation has had unanticipated, adverse effects on the Condominium. Additional instructions and forms are available on the Residences Web Site, and from the Management Office. Questions should be directed to the On-site Property Manager
- An owner who desires to install any hard surface floor covering (e.g. marble, slate, ceramic tile, parquet) shall be required to install Pro Flex 90 or its equivalent as a sound absorbent

underlayment to substantially reduce the transmission of noise to adjoining units. The owner must obtain written approval of the Board of Directors prior to any such installation. If any hard surface flooring is installed without this sound absorbent underlayment, the Association will require the removal of the flooring at the owner's expense.

- All concrete floors, walls, and ceilings must be x-rayed before drilling into the concrete.
- Hurricane shutters shall conform to the specifications adopted by the Board of Directors.

HURRICANE SHUTTER INSTALLATION/REPLACEMENT

Board of Directors Resolution:

WHEREAS: The Residences of Pelican Isle Yacht Club Condominium Association. (the "Association") is responsible for the operation and maintenance of the residences of Pelican Isle

WHEREAS: Section 718.113(5), of the Florida Statute requires the Association to define hurricane shutter specifications that include color, style, and other functions deemed relevant by the Board and to allow all unit owners who wish to install such shutters at their own risk and expense to do so,

NOW THEREFORE BE IT RESOLVED by the Board to adopt "Hurricane Shutter Specifications" as follows:

1. GENERAL RULE

The installation of hurricane shutters is prohibited, except in strict conformity to plans, terms, conditions, and specifications approved by the Board

2. DEFINITION

"HURRICANE SHUTTERS" shall mean any device, installation, equipment or appliance, whether permanently or temporarily affixed, or attached in any manner to any portion of the building so as to be visible from the exterior of the building, used either directly or indirectly, as its main purpose or incidental to its main purpose as protection against storm damage, water penetration by driven rain, wind damage or damage from physical objects or projectiles carried by the wind

3. PROOF OF INSURANCE, LICENSES AND PERMIT

Any unit owner desiring to install hurricane shutters shall supply the Association the following items regarding the installing contractor prior to the installation of the shutters if there is not a valid copy of each currently on file with the Association: a copy of the occupational license, Proof of Liability Insurance and Workers Compensation Insurance and Certificate of Competency or Contractors License valid in Collier County and a written certification that the product installed complies with the applicable building codes. If the contractor has a copy of all the aforementioned documents then the owner does not have to supply these items again. The owner must also supply a copy of the permit obtained from the Collier County Building Department as required by law prior to installation.

4. INSURANCE REQUIREMENTS

No Contractor shall begin work or install material unless the contractor carries Public Liability Insurance, including complete operations, in an amount not less than \$1,000,000, and workers Compensation Insurance in an amount not less than \$500,000, and Automobile Liability Insurance in an amount not less than

\$1,000,000. Notwithstanding any minimum amount required herein, no insurance coverage shall be less than the minimum amount required by law

5. UNIT OWNER RESPONSIBILITY

(a) The unit owner is responsible for all costs of installation, maintenance and continued first class upkeep of hurricane shutters and for insuring them against property damage. The unit owner shall permit the Association to inspect the shutters as necessary to ensure compliance with the Association's specifications.

(b) The unit owner is responsible for obtaining all necessary building permits and for the adherence to compliance with all applicable building codes.

(c) The unit owner must install and maintain the hurricane shutters referred to herein in a first class manner. If the unit owner fails to maintain the shutters as required hereinafter fifteen days' written notice from the Association to the unit owner, the Association shall have the right to perform, or to have performed, any required maintenance or repair work or to have the shutters removed and the property restored to its condition prior to installation, at the expense of the unit owner. If any hurricane shutter must be partially or wholly dismantled or moved in order to allow the Association access to other parts of the home for which the Association is responsible, the cost of such dismantling or removal shall be borne by the unit owner.

(d) the unit owner is responsible for any damage to the common elements or other property or it units within the condominium that is caused as a result of the installation or maintenance of the hurricane shutters described herein.

The foregoing was adopted by the Board of Directors on 4/4/2006, the document was signed by the President, Gary Mullennix.

HURRICANE SHUTTER SPECIFICATIONS FOR THE RESIDENCES OF PELICAN ISLE

Terms and Conditions for Installation:

The Board of Directors has adopted hurricane specifications. These specifications establish the minimum requirements for the installation and/or replacement of Hurricane Shutters. In addition to technical requirements, the following shall apply to all such installations:

- 1. Shutters shall be installed as per specifications adopted by the Board**
- 2. All costs in conjunction with the subject installation and materials shall be borne by the unit owner and not the Association. Any damage to the building or decorative band caused by the installation or operation of the storm/security shutters, will be the responsibility of the unit owner, and must be repaired immediately**
- 3. The unit owner will be responsible for maintaining the hurricane shutters and indemnify and hold the Association harmless from any costs or liability involved in the installation, maintenance, or restoration of the hurricane shutters**
- 4. The Association has the right to demand that the owner maintain and repair the hurricane shutters and mechanism for operating same, and restore the area to its original condition in the event that the shutters are ever removed**
- 5. If the owner fails to uphold any of his/her obligations under these terms and conditions, the owner and his/her successors in title agree to allow the Association access to the unit for maintenance, repair, or restoration, and pay the cost of that work, including attorney fees, should the Association be required to bring action to enforce provisions of this document**

6. Any unit owner desiring to install hurricane shutters shall supply the Association the following items regarding the installing contractor prior to the installation of the shutters if there is not a valid copy of each currently on file with the Association: a copy of the occupational license, Proof of Liability Insurance and Workers Compensation Insurance and Certificate of Competency or Contractors License valid in Collier County and a written certification that the product installed complies with the applicable building codes. If the contractor has a copy of all the aforementioned documents then the owner does not have to supply these items again. The owner must also supply a copy of the permit obtained from the Collier County Building Department as required by law prior to installation.

Technical Specifications:

1. The materials, equipment, installation and construction used shall conform to all respects with the requirements of construction established by local government agency having jurisdiction over construction in the development related to hurricane shutter 'wind load' requirements.

2. No hurricane shutter shall be permitted or approved unless it is determined that the product has been tested by a licensed Florida engineer to meet local wind load requirements of construction established by the local government agency and complies with the 2002 Florida Building Code and any other subsequent amendments to these codes.

3. No Hurricane shutter shall be permitted or approved, unless the materials used incorporated into, or a part of the hurricane shutter shall be at a minimum as follows:

Type of shutter:

The unit owner will be able to choose from motorized Roll Down, with overrides, or manual Roll down. No accordion shutter or any other device will be permitted as part of this specification. No modular or end cap systems will be permitted as part of this specification.

Color:

Color must be white for Roll down shutters, hoods, tracks, and storm bars.

Residence I Installation:

East facing balcony shutters are to be installed on the ceiling adjacent to the glass sliding doors.

West facing lanai shutters are to be installed on the ceiling adjacent to the rails on the inside of the screens.

Residence II Installation:

East facing balcony shutters are to be installed on the ceiling adjacent to the glass sliding doors.

West facing lanai shutters are to be installed on the ceiling adjacent to the rails on the inside of the screens.

Residence III Installation:

West, South, and East facing lanai shutters are to be installed on the ceiling adjacent to the rails on the inside of the screens.

West, South, and East facing balcony shutters are to be installed on the ceiling adjacent to the rails. The exception being the North East Lanai on the 01 stack shutters which are to be installed on the ceiling adjacent to the rails on the inside of the screens.

North facing balcony shutters are to be installed on the ceiling adjacent to the glass sliding doors.

Manufacturing and Installation Standards:

(A) **Heavy Duty, High Density, Foam Filled Aluminum** is made up of pre finished aluminum painted using a polyamide paint process. Slats are roll formed and injected with urethane for maximum strength as needed for long spans. Slats should be manufactured with ventilation holes and end guides to prevent lateral movement during operation. Vertical storm bars must be placed per engineering drawings defining wind load requirements

(B) **Extruded Aluminum** slats are manufactured by extruding a high quality 6063-T⁶ aluminum to produce a single piece slat with a nominal wall thickness of .040". Vertical storm bars must be placed per engineering drawings defining wind load requirements.

(C) **Side Tracks** are to be manufactured with aluminum 6063-T6, with a factory finish, baked on paint system with UV inhibitors to prevent fading. The minimum depth of the tracks where slats are held should be no less than 1.5". Mounting anchors for structural support should be along a 1" flange on side. Tracks should be lined with a commercial grade, tightly woven, high density nylon pile weather stripping.

(D) **Manually** operated shutters should be gear type, sealed, enclosed casing, and permanently lubricated. Detachable handle and universal assembly are to be stainless steel or an equivalent non-corrosive material.

(E) **Motorized** shutters must use only UL listed motors and switches. Motors must be tubular with protected non-corrosive casings, and have a thermal cut off protection.

(F) **Hoods** must be made of pre finished, embossed or textured aluminum coil, 3105-H14 aluminum alloy, custom formed to size and housing design. Hoods are to be attached to structure by means of a wall ceiling or soffit mount. Adjoining housing must be custom mitered, and sealed with matching sealant to provide protection from moisture, insect, and dirt intrusion. When more than one shutter is mounted on the same wall, the hoods must be mitered and continuous over all of the shutters Hood shapes may be five or six sided depending upon the installation of the shutters.

Fasteners:

All fasteners used for attaching the components of any shutter system must be corrosion resistant. Proper spacing combined with allowable stress and shear factors of fasteners will comply with the applicable building codes.

RESOLUTION OF DISPUTES

- Resolution of disputes shall be as stated in the Declaration of Condominium.
- Violation of rules is subject to a fine as permitted by Florida Law.

CALLING FOR HELP or QUESTIONS

Pelican Isle General Manager:

**William C. Wallick, CAM, Office: 239-513-1562, Cell Phone: 239-287-6608
Office Email: pelicanisleoffice@comcast.net (not for emergencies)**

Please call the Office for the following:

- **Leasing Applications & Approvals**
- **Sale Applications & Approvals**
- **Guest Applications & Approvals**
- **Pet Applications & Approvals**
- **Community Room Scheduling**
- **Front Door Call Box Information**
- **Electronic Entrance Fobs**
- **Vehicle Bar Codes**
- **Rules violations must be submitted in writing to our General, Manager will investigate ASAP, review with the Board of Directors and take corrective action if necessary. DO NOT call the Gate House, or our Staff as they are not authorized to deal with non-emergency issues regarding violations.**
- **Emergency privacy issues involving immediate and imminent danger, property loss, physical harm or violence, please dial 911, and then call the Gate House at 239-514-0273. If no answer, please call their cell phone 239-206-7986**

Pelican Isle Maintenance:

**JR Rendon, Office: 239-513-0735, Cell Phone: 239-218-7587
Maintenance Email: pelicanislemaintenance@comcast.net (not for emergencies)**

Please call the Maintenance Staff for the following:

- **Duplication of Multi Lock Keys**
- **Common Area repairs, burnt out light bulbs, landscaping and irrigation issues**
- **Spa / Pool maintenance issues**
- **If elevator pads are needed, please advise Maintenance 24 hours in advance.**
- **Emergency privacy issues involving immediate and imminent danger, property loss, physical harm or violence, please dial 911, and then call the Gate House at 239-514-0273. If no answer, please call their cell phone 239-206-7986.**

PELICAN ISLE GATE HOUSE

**Call: 239-514-0273, Cell Phone: 239-206-7986 or
Gate House Email: pelicanislegatehouse@comcast.net (not for emergencies)**

Please call the Gate House for the following:

- **Emergency privacy issues involving immediate and imminent danger, property loss, physical harm or violence, please dial 911, and then call the Gate House at 239-514-0273. If no answer, please call their cell phone 239-206-7986.**
- **After hour emergencies, you may also want to call 911.**
- **Hours for deliveries are: Monday to Friday 8:00 AM thru 5:00PM, Saturday 8:00AM thru 12 Noon.**
- **Hours for moving in / moving vans are: Monday to Friday 8:00 AM thru 5:00PM when our Staff is present. Moving in on the weekends is prohibited. Advance notice must be given to our Manager, who will notify the Gate House to allow access and instruct our Staff on when to install the elevator pads.**
- **Furniture deliveries, large package deliveries, contractor or maintenance vendors that are expected. Please give as much advance notice as is possible.**
- **Maids, housekeepers, and home watch services need to be listed on your entry authorization form and sent to the Gate House. They will need their own access keys.**
- **The Gate House must be advised of all guests who are staying overnight in your unit. The Guest Registration Form is available from the Office and our Web Site. Parking passes will not be issued without an approved Guest Registration Form.**
- **If no other arrangements can be made, condo keys for guests or relative arrivals may be left in an envelope with the proper name and arrival info on the envelope.**
- **The emergency access keys owned by the Association and kept at the Gate House are not to be used by your guests. The unit owner must provide keys for their guests.**
- **The Gate House will receive incoming small packages, only if the delivery service is unable to leave them at your front door. No outgoing courier pickup will be accepted at the gate.**