



GRANDE
RESERVE
AT PELICAN STRAND

RULES & REGULATIONS

INTRODUCTION

- A. The Board of Directors of Grande Reserve at The Strand Condominium Association, Inc. is responsible for ensuring that the Declaration of Condominium, its by-laws, and the Rules and Regulations of the Association are enacted and enforced. This document provides owners, lessees, and their guests with the current Rules and Regulations.
- B. These Rules and Regulations are intended to help ensure the quality of life and to protect the collective investment of the community of owners.
- C. It is imperative that each owner, lessee and/or guests understand and comply with these Rules and Regulations. Owners, lessees and their guests are also encouraged to review the Grande Reserve at The Strand Declaration of Condominium documents.

AUTHORITY

- A. All unit owners, in addition to any other obligation, duty, right and limitation imposed upon them by the Declaration of Condominium, the Articles of Incorporation, and the By-laws of the Association and the Condominium Act, shall be subject to and agree to abide by the following rules and regulations which shall be applicable to all unit owners, their families, guests, tenants and lessees.
- B. These Rules and Regulations will be reviewed periodically by the Board of Directors and updated or amended from time to time to better serve the membership and reflect current conditions.

ENFORCEMENT

- A. Any violation of Rules and Regulations shall be reported, in writing, to the Management Company. Individual unit owners are not authorized to enforce these rules independently.
- B. The Association shall notify, in writing, any person(s) violating these Rules and Regulations. Minor infractions will be brought to the attention of the person(s) involved by an officer of the Association or the Management Company.
- C. Repeated and ongoing violations will be referred to and considered by the Board for resolution and appropriate action, including but not limited to fines or actions for injunction and/or damages in a court of competent jurisdiction.
- D. These Rules and Regulations shall apply equally to owners, their families, guests and lessees. Owners are responsible to ensure their families, guests and lessees comply with these Rules and Regulations.
- E. Owners, their families, guests and lessees may not direct, supervise or attempt to assert control over the Property Management Company, their employees or contractors.

4. OCCUPANCY AND USE.

- A. **Use:** No commercial activity or professional business shall be permitted in any unit without prior written consent of the Board.
- B. **Emergency Access:** Each unit owner shall provide the Management Company with a duplicate key to their unit, pursuant to their right of emergency access. If any lock is changed, or a new lock installed on any door, the unit owner shall provide a duplicate key to the Management Company.
- C. **Occupancy:** Each unit shall be used only for the purpose of a residence.
- D. **Facilities/General:**
- i. **Garages:** Garage doors shall remain closed at all times, unless vehicles or people are entering or exiting the garage.
 - ii. **Lanai or Terrace:** Unit owners may not enclose their lanai or terrace area. Installation of shutters for any window or lanai must meet certain common criteria that require the prior written approval of the Board. Application for Board approval may be obtained from the Management Company.
 - iii. **Hurricane Shutters:** Unit owners may install hurricane, storm shutters or other types of enclosures, only in accordance with the specifications adopted by the Board. Such specifications shall comply with applicable building codes in effect at the time. Applications for requesting Board approval of the installation of hurricane/storm shutters may be obtained from the Management Company.
 - iv. **Windows:** All window coverings shall be lined with white or off-white lining on the side exposed to the public, unless otherwise approved by the Board.
 - v. **Plants:** No plant, shrub, flower, tree, vine, grass or other plant life may be planted or potted outside the unit, without the prior written consent of the Board. The Board may authorize certain requests that meet established uniform criteria. Small plants are permitted within the plan areas adjacent to unit entrances and the area extending no further than five (5) feet from the garage. Plantings shall be subject to final approval of the Landscape Committee. Flowerpots should be of earth tone color and size subject to Board approval. Unattended potted plants must be removed during the hurricane season.
 - vi. **Yard Items:** The display of decorative yard items such as birdbaths, statues, sculptures, trellises, etc., is prohibited, unless approved by the Board. Owners may display a portable, removable United States flag or armed service flag on designated holidays in a respectful manner.
 - vii. **Screen Doors:** Installation of screen doors requires the prior written approval of the Board to ensure uniformity.
- E. **Outdoor Cooking:**
- i. Outdoor cooking is restricted by Collier County Ordinance prohibiting open flame grills within ten (10) feet of any building. No propane tanks may be stored in a garage or on a lanai.

- i. No unit owner shall cook or barbeque on the lanai or terrace except with the use of Developer installed cooking equipment that has been properly vented.
 - ii. All other cooking and barbequing may only be done in designated areas determined by the Association.
- F. **Sale:** No unit owner may dispose of a unit or any interest therein by sale without the prior written approval of the Association, which approval shall not be unreasonably withheld, except to another owner of a unit in the condominium. Applications for Board approval of the sale of a unit may be obtained from the Management Company. A transfer fee of \$50.00 payable to Grande Reserve at The Strand, is required with the sale of the unit.
- G. **Leasing/Renting:**
 - i. Unit owners, who wish to lease their units, must submit a completed lease application and a non-refundable \$50.00 review fee to the Management Company at least 30 days prior to the starting date of the proposed lease. Applications for Board approval of the lease of a unit may be obtained from the Management Company
 - ii. All leases must be in written form and must be specifically approved by the Association, which approval may not be unreasonably withheld.
 - iii. Unit owners may not rent or lease their unit for less than a month to any one tenant.
 - iv. No unit may be leased more than three (3) times per year. Subleasing is not permitted.
 - v. No unit may be used or sold on a "time share basis."
- H. **Vehicles and Parking Authorization:**
 - i. Owners: All owner vehicles are required to display a Strand access permit at all times. Owners will park their vehicles in the garage overnight.
 - ii. Lessees: Lessees must obtain and display a Strand access permit from the Master Association Management Company for each vehicle to which they park within The Strand. Names will not be displayed. Parking stickers are not transferable. Guests only are allowed to park in visitor spaces unless approved by the Board.
 - iii. Guests: Guests of owners/lessees (more than two (2) days) are required to obtain and display a temporary access permit from The Strand Blvd. Entrance Gate for the duration of their visit. Only "conventional passenger automobiles" and motorcycles, described in Section 12 of the Declaration of Condominium, are permitted within the Grande Reserve.
 - iv. No campers, inoperable vehicles, mobile homes, motor homes, house trailers, buses, boats, boat trailers, or trailers of any kind

may be parked or stored at any time on condominium property. This prohibition shall not apply to temporary (less than 4 hours) parking of motor homes for loading and unloading, trucks and commercial vehicles used by outside vendors, such as for pick-up, delivery and other commercial services. Trucks and commercial vehicles are prohibited within enclosed garages.

- v. Maintenance or repair may not be performed on any boat or vehicle not owned or controlled by the Association, except within a building totally isolated from public view, unless a designated area for these vehicles is approved by the Board.
- vi. Inoperable and/or unsightly vehicles, as determined by the Board, may not be stored or parked on the common elements.
- vii. Residents are encouraged to obey the posted speed limits of 15 miles per hour.
- viii. Unauthorized vehicles and vehicles in violation of any of the above provisions will be issued a warning and may be towed away, at the owner's expense, without limiting other remedies of the Association for the enforcement of this provision.

I. Bicycles/Motorcycles:

- i. Bicycles and other similar vehicles may be operated within Grande Reserve, but must be kept inside garages when not in use.
- ii. While motorcycles and motorbikes are not prohibited, the same shall be driven and ridden upon the roads, streets and paths in such a manner as not to annoy other owners/lessees or damage or destroy the common elements.

J. Children:

- i. Toys, bicycles, or other children's articles, shall not be left outside after dark.
- ii. An adult must accompany any child under the age of twelve (12) while at the pool.

K. Destruction of Property:

- i. Unit owners will be responsible for any destruction, damage, or defacement of buildings, common elements, including but not limited to landscape plantings, facilities, and equipment caused through their own act(s) and/or acts of their lessees or guests.
- ii. Unit owners, their families, guests, invitees or lessees shall be liable to the Association for defacing, marring, or otherwise causing damage to the common elements or limited common elements where the repair of said damage is the obligation of the Association.

L. Garbage/Refuse:

- i. Bagged garbage and any recyclable items shall be deposited in the container provided each owner for such purposes.

- ii. Garbage and recyclable containers are to be placed outside no sooner than the evening prior to scheduled collection (currently every Tuesday and Friday morning) and returned to the garage no later than the following morning. Recyclables should be placed in containers provided for Tuesday morning collection.
 - iii. Owners/Lessees must make arrangements for the placement and removal of trash containers while they are absent from the premises.
- M. **Lakes:** Swimming and boating is not allowed in The Strand ponds. Fishing is permitted.
- N. **Noise:** All occupants of units shall exercise extreme care about making noises or using musical instruments, radios, television, or amplifiers that may tend to disturb other neighbors. Designated normal "quiet hours" are between 10:00 pm to 8:00 am.
- O. **Pets and Animals:**
- i. Unit owners shall be permitted to keep no more than two (2) dogs or cats, in the aggregate, in a unit only if such animal does not disturb or annoy unit owners. Unit owners keeping domestic animals shall abide by municipal sanitary regulations.
 - ii. The pets must be leashed at all times while on the condominium property outside of the unit. Pet owners are expected to clean up and remove any waste made by their pets on Grande Reserve property.
 - iii. If, in the sole judgment of the Board, it is determined that a pet is causing excessive disturbance and annoyance to other occupants, the Board of Directors is empowered to order and enforce the removal of any pet that becomes a reasonable source of annoyance to the resident of the condominium. No reptiles, amphibians or livestock may be kept in the unit. Pets are not permitted in the swimming pool area.
 - iv. The owner of said pet shall be responsible for court costs and attorney's fees and such other expenses as may be incurred by the Association in order to enforce these provisions concerning pets, if the Association prevails in such action.
 - v. We have been advised by our insurance carrier that the following breeds of dogs (purebred or mixed breed) are not allowed: Pit Bull and Rottweiler.
- P. **Recreational Facilities:**
- i. The use of recreational facilities, including the pool area and the Grande Reserve clubhouse, is limited solely to the members of the Association, their lessees, and their invited guests. Swimming and other use of the recreational facilities shall at all times be solely at the risk of the individuals involved, and in no event that of the Condominium association and its members.

- ii. The pool clubhouse is kept locked at all times. Each owner is provided with a key for personal use.
- Q. **Reservation of Recreational Facilities for Private Functions:**
- i. Owners/Lessees only may reserve the pool clubhouse and pool deck area for private social functions of more than eight (8) persons, by contacting the Management Company at least seven (7) days prior to the event. Social Function Reservation Forms may be obtained from the Management Company. Each reservation requires a \$150.00 deposit made payable to Grande Reserve Condominium Association and delivered to the Management Company.
 - ii. The deposit may be refunded following a satisfactory joint walk-through of the facility to ensure cleanliness and restoration to prior condition.
 - iii. Groups may not exceed 60 persons.
 - iv. The Association will arrange for an owner/lessee walk-through of the facility, prior to and after the function, using a Reservation Form checklist.
 - v. Grande Reserve Social Committee and Board business functions have reservation priority.
 - vi. Owners/Lessees are reminded that the pool, showers, and bathrooms will remain open to all residents during functions. The pool area and clubhouse facilities are open to all owners/lessees during holidays and may not be reserved during major holidays.
 - vii. The user of the facilities shall be responsible for leaving them in clean and orderly condition and shall be responsible for any breakage and damage caused to the facility. The facility must be cleaned, rearranged and cleared of any party items prior to 9:00 am the day following the function.
 - viii. The above procedures are intended to ensure property accountability, maintain cleanliness and to minimize inconvenience to other residents.
- R. **Safety:** No one shall permit any activity or keep anything in a condominium unit, storage area, or the common elements that would be a fire or health hazard or in any way tend to increase insurance rates. This section has particular reference to barbequing outdoors. (See paragraph E above.)
- S. **Signs:** No sign or advertisement of any nature shall be posted or affixed to any of the common elements, limited common elements, or in any unit, if such sign may be seen from any portion of the common elements, except for the unit number, which shall be uniform in size and design and approved by the Board. "Open House" signs must comply with strict standards and guidelines established by The Strand Master Association.

- iv. Occupants are not to erect, construct or maintain any wire devices, antennas, satellite dishes, or other equipment or structures on the exterior of the buildings or on or in any of the common elements, except with the prior written consent of the Board.
- v. No clothing, bedding or other similar items shall be dried or aired in any outdoor area of any limited common area if same can be seen from the common elements.
- vi. All window coverings shall be lined with white or off-white lining on the side exposed to the public, unless otherwise approved by the Board.
- vii. No occupant shall tamper with the light bulbs or fixtures affixed to the exterior of the buildings or garages. The care and maintenance of these fixtures is the responsibility of the Association.
- viii. No permanent fixtures, including wall hangings, fountains, etc., shall be mounted to the exterior walls or entrance porches.
- ix. Exterior holiday lighting is permitted between Thanksgiving and January 15.

B. Interior:

- i. All unit owners shall keep and maintain the interior of their respective units in a clean and sanitary manner. The unit must be kept in good condition and repair, including the entire air conditioning system (compressor, ducts, vents, etc.) servicing the respective owner's unit, whether inside or outside the owner's unit. Owners shall promptly pay for all utilities that are separately metered to the unit. Unit owners shall keep driveways, patios, rear balconies, and screened lanais clean and attractive.
- ii. No occupant may make any structural additions or alteration to any unit or to the common elements, or any of the foregoing without the prior written consent of the Board. Licensed professionals shall do all repairs to plumbing and electrical wiring within the unit.
- iii. Floor Covering: All units above the ground floor shall always have the floors covered with wall-to-wall carpeting, except in kitchens, bathrooms, lanais, and foyers where other types of non-resilient floor coverings installed with acoustically acceptable underlayment materials at least ¼ inch thick. Installation of tile or wood flooring requires prior written approval of the Board to ensure adequate noise insulation.