

**RULES
FOR
LIVING
AT MIMOSA**

**MIMOSA CLUB
1900 ALAMANDA DRIVE
NAPLES, FL 34102**

January 2007

NAPLES MIMOSA CLUB, INC.
HOUSE RULES & REGULATIONS

These rules and regulations govern the use of Mimosa facilities by owners, their guests and lessors. They must be adhered to and residents have an obligation to inform their guests accordingly. The cooperation of each owner is necessary in order to provide a clean attractive, congenial and safe environment for all to enjoy.

OCCUPANCY:

Permanent residents shall be limited to four people per apartment, with a maximum number of overnight occupants in one unit limited to six.

GUESTS:

An owner not-in-residence may allow guests to use apartment provided prior written notice has been given to Board President, including name, period of occupancy, date of arrival/departure and vehicle information (if applicable).

UNIT RENTALS:

No apartment may be leased more than two (2) times per year, with a minimum lease period being two (2) months. An application to lease, accompanied by a seventy-five (\$75.00) fee must be submitted to the Board for approval.

RENTER RULES:

Sub-Lessees must be approved by the Board of Directors. No overnight guests are permitted in the leased unit, unless the actual lessee is also present.

VISITOR COMPLIANCE:

It is the responsibility of the owner to assure that family, friends and/or sub-lessees know the Mimosa Rules and Regulations. Each member is liable to the club for action of their occupants. Please leave a copy of Rules and regulations document in plain sight for visitors/renter to see.

LANAIS/BALCONIES:

No towel, laundry, rugs or other such articles shall be placed on railings, clotheslines or elsewhere for drying (or other purposes) where they can be seen from outside the building.

GRILLS:

No grills are allowed in any areas of the yard, parking lot or at the pool.

PARKING:

Covered carport parking is numbered for those members who own them. Resident is permitted to use only their assigned parking area. No campers, boat trailers, boats, motor homes, non-passenger vans or commercial trucks are to be parked on Mimosa property. The only exception to this rule is service and/or contractor vehicles while doing work at request of an individual owner.

DELIVERIES:

All deliveries of large/heavy/bulky items must be made through front entry door on Alamanda side...to avoid damage to rear step areas from dragging hand carts up steps to walking level. Please demand this from your delivery people.

LAUNDRY FACILITIES:

Laundry rooms are provided on each of our three floors and are meant to be used only by the residents of that particular floor. Machines are intended for normal residential washing and drying only. Heavy rugs, slip covers, or spreads are prohibited. All residents are respectfully asked to keep the rooms and machines as clean as possible and also to please remove laundry promptly. Washer lids must be left open when not in use. Lint must be removed from dryer basket after each use.

ACCESS TO UNITS:

It is imperative that the Board President has one key to each apartment, kept in a locked master key file. This is necessary only for security reasons involving potential issues such health emergencies, water leakage and the like. This is for the protection of all owners.

NON-SMOKING AREAS:

Smoking is prohibited in the elevator, laundry rooms and central corridors.

PETS:

Pets of any kind or description are **NOT** permitted!

CAR WASH:

Residents only are permitted to wash their personal cars in the Northeast corner of the visitor parking area, near the entrance to the alley. An exterior water faucet is available on the north wall of the building.

BICYCLES:

Private bicycles may be kept in the rack near the middle back steps, or under assigned carport area of individual owner.

ELEVATOR:

Care is to be exercised when moving furniture to avoid marring or scratching interior of elevator. A telephone exists in the elevator for emergency situations.

OPEN HOUSE:

"For Sale" signs are not permitted. However, Open House signs may be placed on the premises on the day of the open house. The Realtor must assure that sign location conforms to city zoning regulations.

PEST CONTROL:

A pest control service provides regular spraying of the perimeter of the building.

STORAGE:

The individual storage closets located in the storage rooms on each floor are not watertight, in that they are susceptible to water damage from floor level. Please use discretion in articles stored.

WALKWAYS:

No outdoor mats may be placed in front of entry doors because they interfere with surface cleaning efforts by maintenance personnel.

WORKERS/REMODELING:

All contractors shall be licensed and properly insured to protect the overall structural integrity of the building.

WATER DAMAGE:

Please note....the main water valve for each unit should be turned off if the owner is going to be away for more than three (3) consecutive days.

TRASH DISPOSAL:

Please run bio-degradable materials through your garbage disposal. Place appropriate items for recycling into the labeled blue plastic containers near the dumpster area. Also, please break down all cardboard boxes (before placing in the dumpster) in order to conserve space.

NOISE REDUCTION:

Please pay careful attention to the volume levels of radios, televisions, stereos and the like. Portable devices may not be operated outside of an owners unit at any time.

SWIMMING POOL:

- Pool use is restricted to hours between 9:00 A.M. and 8: 00 P.M.
- All rules posted in pool area must be obeyed.
- Our pool is maintained according to regulations of the Florida State Board of Health.
- No diving or running - everyone used pool at their own risk.
- No glassware in pool area...use only plastic!!
- All refuse, including any cigarette butts, must be removed by the users upon leaving pool area.
- Please return pool furniture and umbrella to positions in which they were found.
- All bathers must wear footwear and cover-ups to and from pool, in elevator and corridors.
- Children under 12 years of age are not allowed inside pool enclosure unless accompanied by an adult.
- To maintain our "private pool legal status", owners should discourage inviting casual visitors (other than house guests) to use the pool.
- Pool furniture is not to be removed for use on lawn areas.
- Please: close gates when entering/leaving pool area...this is very important for liability and insurance issues.

SALE OF UNIT:

In the event that a Mimosa owner decides to sell his unit (or any interest in it), the owner is required by our bylaws to notify the Board President with this information not less than 10 days prior to listing the unit with a real estate broker, or before contracting directly with any private party not a current owner at Mimosa. Any member who might be interested in upcoming purchases may notify the Board Secretary in writing and these members will then be notified when a unit becomes available.

SPECIAL NOTE:

IN THE CASE OF A MIMOSA UNIT BEING OFFERED FOR RESALE, IT IS THE RESPONSIBILITY OF THE SELLING OWNER TO PROVIDE PURCHASING PARTY WITH A COPY OF THESE RULES AND REGULATIONS