

180 Cypress Way East
Naples, FL 34110

RULES AND REGULATIONS

General Rules and Restrictions:

- * No dogs, cats, pets, or other animals are permitted on the premises.
- * Two Bedroom Apartment Units may be occupied by no more than (4) persons on a permanent basis, or (5) persons on a winter seasonal rental basis.
- * Garage doors should remain closed except during vehicle entry and exit. This is a security issue!
- * No clothing, bathing suits, towels, rugs, or the like shall be placed on fences enclosing patios and porches or anywhere visible from the walks, streets, or other units. Nothing may be draped from shrubbery at any time.

Vehicles and Parking:

- * Parking of Trucks at Palm Crest Villas is authorized only by written Application to the Board of Directors. Rules and Criteria are outlined in the *Truck Parking Authorization Program*.
- * The parking lot and garages are not to be used to park boats, trailers, mobile or motor homes. SUVs and Vans are permitted.
- * Vehicles with commercial printing are not permitted.
- * No ladders, wheel barrows, work materials, or debris may be visible from any vehicle.
- * Recreational vehicles, boats, trailers, and motor homes may be parked for a period not to exceed 48 Hours in the grassy parking area.
- * Residents should park in their assigned parking spaces only.

Swimming Pool / Pavilion :

- * Pool Hours: 8 AM to 10 PM
- * Palm Crest Villas Guests utilizing the pool and Pavilion must be accompanied by their Hosts.
- * Children under the age of 14 must be accompanied and supervised by an adult at all times.
- * Swim suits only are to be worn in the pool. Cut-off jeans are not permitted. Swimmers requiring diapers must also wear tight fitting rubber pants.

- * No floats, inner tubes, or toys of any kind are allowed in the pool or on the pool deck.
No ball playing or running is permitted in the pool or lawn areas.
- * Glass of any kind is not allowed in the pool area.
- * Pool furniture is to be covered with a towel when lotions and sunblocks are used. No chair / lounge may be reserved by leaving your clothing or towel. Please be considerate of others.
- * Everyone must shower to remove lotions and oils before entering the pool.
- * Residents utilizing the pool and Pavilion for gatherings and parties are responsible for the clean-up of the area and the removal of all excess trash to the dumpster. Please leave the pool area clean and orderly. Chairs and lounges should be returned to their proper location before leaving the pool area.

Refuse / Garbage:

- * All refuse must be sealed in plastic bags and disposed of in the dumpster. Refuse must not be left in garages or on balconies, steps, patios, or porches.
- * Cardboard boxes should be flattened to take up less room.
- * Dumpsters are not to be used for the disposal of landscape plant materials or construction waste. Disposal of all waste resulting from remodeling or construction is the responsibility of the contractor. At no time should large articles, appliances, or furniture be left outside the dumpster for disposal. Removal of these items is the responsibility of individual residents.
- * Collier County Regulations require ReCycling. Please place recyclable materials in Bins as marked.

Noise / Nuisance:

- * Please be considerate of your neighbors.
All loud noises should be curtailed before 8 AM and after 9 PM.
Please do not play radios, stereos, and televisions any louder than necessary at any time.
Please be considerate with your use of washers, dryers, dishwashers, vacuums, and other noisy appliances.
- * Units above the ground floor may not have non-resilient floor coverings unless installed with acoustically acceptable underlayment materials. All installation must be approved in advance, and in writing by the board of directors.

Landscaping:

- * Owner / Tenants are permitted to plant annuals in space available adjacent to their units. It is the responsibility of the owner to maintain such plantings in a healthy and attractive condition.
- * Additional permanent plantings are not allowed without approval of the Board of Directors.

Recommendations and Complaints:

- * The Board of Directors has the responsibility for upholding Association Rules and Regulations and the maintenance of the common grounds. All issues of concern should be presented in writing to the Board.
- * Please do not address complaints or give direction to workers or contractors on the premises. Inform the Board as soon as possible of any problem or concern.

Sale Notification, Lease, and Occupancy Restrictions:

* Definitions:

Guests - Owners may allow guests or relatives to occupy their units in their absence only if no fee of any kind is paid to the owner.

Owners must notify the Board of Directors in advance and in writing providing names, relationship, arrival and departure dates.

Lessee - Any person or persons using a condominium unit owned by another for any financial consideration is defined as a Lessee.

- * Apartments may not be leased more than (2) two times per year. The lease period shall not be less than (1) one month.
- * Two Bedroom Apartment Units may be occupied by no more than (4) persons on a permanent basis, or (5) persons on a winter seasonal rental basis.
- * Application for Sale, rental, or lease must be made at least (2) two weeks prior to the date desired. Application forms are available from the Palm Crest Villas Board of Directors or the accounting office of Mark Stout; CPAs of Naples, 9915 Tamiami Trail N. Naples, FL 34108
- * Completed forms, together with applicable application fees must be returned for review and Board approval.
- * All new owners and lessees must be interviewed by (2) or more Board members preferably prior to application approval or as soon as possible after arrival.
- * All new owners and lessees must receive a current copy of Palm Crest Villas Rules and Regulations.
- * Renters approved by the Board returning subsequent years need not be interviewed again unless the Board deems necessary, but an application must be submitted by the owner for each rental period, and the application fee paid. Renters must receive updated Rules and Regulations each year.
- * Unit Owners are responsible for the conduct and any damage caused by Guests and/or Lessees.

Remodeling, and Construction:

- * Palm Crest Villas By-Laws require notification and approval of the Board of Directors prior to the commencement of any construction in condominium units. Special concerns exist if any common or limited common elements are involved. Please contact the BOD well in advance regarding your renovation plans.
- * Units above the ground floor may not have non-resilient floor coverings unless installed with acoustically acceptable underlayment materials. All installation must be approved in advance, and in writing by the board of directors.

Extended Time Away from Your Palm Crest Villas Home:

- * Owners are strongly encouraged to furnish the Board of Directors with access (during their absence) to a key to their unit for emergency repairs and essential maintenance. Access may be in the form of a duplicate key to be stored in a locked cabinet, or written notice listing a responsible key holder.
- * Owners are also encouraged to turn off water, water heaters, and nonessential electric appliances in their units if an extended time away is anticipated.
Water heaters should be inspected and replaced on a regular basis to prevent leaks and water damage to their own and neighboring units. The cost of repairing water damage can greatly exceed the small cost to update your water heater!!

Palm Crest Villas, Inc.
180 Cypress Way East
Naples, FL 34110

Palm Crest Villas
Truck Parking Authorization Program

Date: April 2007

Board Members: Bob Borrows, John Montana, Herb Grueber, Tim Nance

To: All Owners and Residents of Palm Crest Villas

Memo Subject: Truck Parking Policy at Palm Crest Villas

In response to numerous requests over many years and a two-year review of owners and residents, the Board of Directors is initiating a system that allows the parking of selected Pick-up Trucks at Palm Crest Villas. **All participants agree that this system is not a legal right, but is a variance of condominium By-Laws granted solely by the permission of the collective condominium owners of Palm Crest Villas at the February 2007 Annual Meeting. Rules and criteria must be strictly adhered to. Failure of truck owners to follow rules and/or criteria will result in the loss of their Truck parking authorization at Palm Crest Villas and subject all residents to the loss of the Truck Parking Authorization Program.**

Truck Parking Authorization Program
at Palm Crest Villas Condominium:

- * Permission to park a Truck at Palm Crest Villas is issued as an Association Variance to the Palm Crest Villas By-Laws approved by the Association members and issued and supervised by the BOD.
- * Individuals seeking authorization to park a Pick-up truck at Palm Crest Villas are required to fill out the Application attached and agree to follow all Program guidelines.
- * The application will be reviewed, approved, and supervised by the Palm Crest Villas BOD.
- * Application for an individual Pick-up Truck is one time only, signed by the applicant, and approved by the BOD. Trucks will be individually inspected and approved by two (2) members of the Board.
- * Applicability and compliance with Rules and Criteria are decided by the PCV Board of Directors in its sole and absolute discretion.
- * Criteria and Guidelines for approved Pick-up Trucks will be Strictly Enforced.
- * Violation of any guideline will be issued one warning from the BOD
- * Further violation of the agreement will result in the immediate termination of the Pick-up Truck parking variance for that vehicle.

* **Pick-Up Truck Criteria and Guidelines:**

- * One (1) truck variance per unit.
- * Family use of truck only - No commercial use of any kind.
No tool bodies, racks, lift gates, signs or names.
- * Trucks limited to 3/4 ton - no dual wheels or flat beds.
- * No campers or trailers allowed.
- * Trucks cannot store loads of any kind including equipment or debris.
- * Standard tires only - no mud tires or custom.
- * Standard bumpers and bumper height only - no lift kits.
- * Standard paint finishes and decor only - no custom, scenic, or other.
- * No custom mufflers or exhaust.
- * Any vehicle may be denied parking authorization if it has any custom feature that the BOD deems is not in the best interest of the PCV condominium Association.

Application

Applicant: _____

Owner / Resident	Unit #	Date
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Vehicle Description: _____

Make/ model/ year	color	Vin #
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Comments or other applicable information:

The undersigned applicant understands all Rules and Criteria listed above and agrees to strictly abide by the Palm Crest Villas Truck Parking Authorization Program.

Signature of Applicant	Unit #	Date
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Approved by Board Members:

	Date
	Date