

CAMILLE GARDENS NO. 2, INC.  
Croton Court  
Lehigh Acres, Florida 33972  
April 8, 2003

HOUSE RULES and REGULATIONS

In addition to the other provisions of these by-laws, 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 condominium and units located therein, and the conduct of all residents thereof. Please review your **Declaration of Condominium Article X (i) to (xi), Articles of Incorporation IX, and By-Laws.**

1. Camille Gardens No. 2, Inc. is operating as an "Over 55 adult community." See Section 11 of your Bylaws.
2. Guests under the age of (18) shall be allowed to occupy a unit on a temporary basis (after Guest Form is presented to Board of Directors for approval by two or more Board Members) not to exceed (30) days in any calendar year and only then if the permanent occupant is in residence, unless otherwise approved by the Board in writing prior to the guest stay.
3. Guests shall be allowed to occupy a unit on a temporary basis, not to exceed (30) days in any calendar year and only then if the permanent occupant is in residence, unless otherwise approved by the Board in writing prior to the guest stay. Please refer to your Declaration of Condominium, which does not permit the renting of a room or transient tenants.
4. Any exterior change to a unit owner's condominium unit must be approved by the **Architectural Review Board**. The Board must approve any addition. Only use proper **ARB Request Form** for proposed change to be accepted. If approved, a licensed contractor must be used who can give the Association a copy of their liability insurance, contractor license and workman's compensation. The approved request must be completed in exact accordance with the proposal, or the owner will be asked to redo the change in accordance with the plan submitted.
5. No boats, trailers, RV's, campers, mobile homes, trucks, motorcycles, commercial vans, or commercial vehicles of any kind are allowed.
6. Clothes, wash and laundry will be hung only upon the facility and in the location provided by the Association. No clothes, wash or laundry shall be hung in carports, or in any other location not approved by the Board of Directors. A clothesline is allowed at the back end of unit, but must be folded up at night. No clothes on clotheslines of any kind allowed overnight. When a clothesline is not in use, it must be taken down for liability and security reasons.

7. No business signs, estate sale signs, large real estate signs, or yard sale signs are allowed on the common elements. Small real estate signs including For Sale By Owner on metal holders are allowed on the unit owner's property. No large real estate arm signs are allowed. Open House sign is allowed on the day of the Open House while the realtor/agent is on site. Furthermore, yard sales and estate sales are NOT permitted.
8. Neither unit owners, occupants, nor their guests shall be permitted to park automobiles or other vehicles on any grassed area within the condominium property. Damage to the roadway or grassed area by an owner, renter, or guest will be repaired at the owner's expense.
9. No vehicles of any kind allowed to park on Croton Court overnight. Road **MUST** be kept accessible for emergency vehicles. No more than two vehicles per unit allowed to park overnight in driveway.
10. No parking in private parking spaces of other unit owners without their written permission, which must be on file with the Association.
11. Each homeowner may be assessed for painting their home at the proper time as required. Each homeowner is responsible for their roof repair and replacement.
12. No planting is allowed on the grounds, except within the 3' border around the condominium unit. Unit owner is responsible for maintenance of this border area.
13. No pet's allowed.
14. All condominium units shall be used for residential purposes only, for the owners thereof, and for tenants occupying said units under lease. They may not be used for any business or commercial use whatsoever. Please read the Declaration of Condominium X (i) to (xi), which could cause a tenant lease to be broken and/or a unit owner fined.
15. Condominium unit owners, occupants, guests or visitors shall not use or permit the use of the premises in any manner, which would be disturbing to or a nuisance to other said owners, or in such a way as to be injurious to the reputation of said condominium.
16. Prospective purchasers and tenants must fill out appropriate forms, which can be obtained from the Management Company, and submit them to the Association for approval. The Association will provide an approved copy to the current owner, new owner or new tenant, realtor if involved, Title Company if involved, and retain one in the Association file. Prior to approval, prospective purchaser(s) are to meet with two Board Members.

17. Rentals may not be for less than six (6) months. No rental tenant chages or subletting is permitted without the Association's approval. A proper RENTAL/LEASE FORM must be filled out, approved and signed by two of three appointed Board Members, giving a copy to the tenant, owner, realtor and copy retained by the Association. The lease and application MUST be approved by the Board by the Board prior to the lease being signed. No changes (additions, deletions, extensions, corrections) can be made to the lease after it is approved by the Board and will be considered in default of the Rules and Regulations of the Association, making the lease null and void. No automatic renewals or month-to-month rental/lease arrangements are permitted.
  18. No oil changes or mechanical work on automobiles permitted at anytime, except in case of "emergency" i.e. flat tire, dead battery.
  19. **No storage utility building, ham radio antennae's, or satellite disks that are over 18" are allowed. All satellite disks must receive ARB site approval before being installed.**
  20. **Each homeowner to be responsible for maintaining everything on his property. This includes shrubs, trees, post lights, and bulbs. The cutting of grass, fertilizing, lawn spraying, and watering are the Association's responsibility.**
  21. **A key to the owner's unit shall be placed in the Fire Department firebox, or a note on file that the owner does not wish to have his/her key placed in this firebox. Only the Fire Department has access to this firebox to be used in case of emergency only.**
  22. **All owners/tenants must display a permanent Parking Permit Decal on their personally owned vehicles at all times. The decal should be located on the lower left-hand corner of the rear window. New Owners/Tenants will be provided a permanent Parking Permit Decal from the Association/Management Office.**
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We ask that you file this document with your original Articles of Incorporation, By-Laws and Declaration of Condominium, so that in the event of your home being sold, the new owner will be apprised of all Rules and Regulations.

Thanks,

**CAMILLE GARDENS NO. 2, INC.**

  
James Kellen, President

4/8/03