

Bermuda Royale Condominium Association, Inc.

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4802 Airport Road Naples, Florida 34105

BERMUDA ROYALE, A CONDOMINIUM NEIGHBORLY EXPECTATIONS

Attention Bermuda Royale Condominium owners. There have been a number of recent purchases and sales in our community and the board of directors' wish to extend a welcome to all. At a recent board meeting all directors felt that a short reminder of "neighborly expectations" should be circulated of some of the more important rules & regulations that will hopefully help those new owners and remind long time owners of their obligation to their Bermuda Royale neighbors.

These "neighborly expectation" were extracted from the WTC and Bermuda Royale Documents which you should have received at time of purchase. A full version of these documents can be found on the WTC website at www.worldtennisclub.net under "Bermuda Royale Governing Documents".

1. For your information no, carriages, bicycles toys, benches, tables, or any other object of a similar type and nature be left on any sidewalk adjacent to your condo. Bicycles if parked outside of your unit must be cleared by the end of the day.
2. Personal property of Unit Owners shall not be stored outside your Units. Unit Owners may keep normal outdoor furniture on their lanais. In other words any chairs, toys etc. outside of your unit must be removed by the end of each day.
3. No garbage cans, supplies, containers, plants or other articles shall be placed in or on the walkways, hallways, balconies and entryways, nor shall any linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles be shaken or hung from any of the windows, doors, walkways, balconies or entryways, or exposed on any part of the Limited Common Elements or Common Elements; and the Limited Common Elements and the Common Elements shall be kept free and clear of refuse, debris and other unsightly material.
4. No Unit Owner shall play upon or permit to be operated a television, radio, musical instrument, or other device in such a manner as to unreasonably disturb or annoy other occupants of the Condominium.
5. Condominium owner must inform the WTC office and have CINTAS or similar professional onsite to shutdown the water source to your condo block when replacing a water heater, air conditioner or any work that requires a plumber to shut the water off at the source.
This alleviates the situation of an accident that could cause other condo owners in your block to suffer through water damage claims.
6. Cooking, with an electric grill, propane BBQ or charcoal devise is not permitted on lanais as per Florida Law. No barbecuing or outdoor cooking is permitted on walkways, balconies, lanai or any portion of the buildings.

No flammable, combustible or explosive fluid, chemical or substance, shall be kept inside any Unit or Limited Common Element, except those necessary and

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suiting for normal household use. The exception to this rule is storage of a US standard, regulated, up-to-date BBQ propane tank for use on properties with an exterior lanai. Those units would be 101 and 105 on Douglas Drive and 101 and 104 on Jessica Lane. We ask that the propane cylinder be kept in the garage when not in use.

7. No commercial vehicle or any vehicle with more than two axles or disabled vehicle shall be permitted to be parked or stored on the Condominium Property unless kept fully enclosed with a garage at all times. No vehicle shall be parked anywhere but on paved areas intended for that purpose or in garages. Parking on lawns or landscaped areas is prohibited. No vehicle shall be used as a domicile or residence, either permanently or temporarily.
8. Owners may install screen or storm doors provided the frames are white in color and open in design without decorations, of similar construction to standard models offered by the major manufacturers. Approved doors include a combination screen/storm door in white aluminum frame with brushed nickel hardware or a white aluminum frame retractable screen. Owners are advised to contact the Management Office in regards to the exact type of door permitted prior to purchasing any material.
9. If ceramic tile flooring, hardwood flooring or other hard surface flooring is installed in second floor units, it shall be applied over a resilient membrane that is both sound absorbing and provides a mold inhibiting moisture barrier, specifically with a minimum Sound Transmission Class rating of 70. The Management Office is to be contacted for information regarding specific approved materials and procedures and shall perform inspections during the installation process.
10. The Owner of each Unit may keep not more than two (2) pets of a normal domesticated household type (such as a cat or dog) in the Unit. The pet must be leashed or carried under the Owner's arm at all times while on the Condominium Property outside of the Unit. Be advised renters or visitors **are not allowed** to have pets.

The Board may impose reasonable restrictions upon how and where pets may be permitted upon the Common Elements. **Pets may not occupy leased units.**

The pets must occupy that condo with the owner and not cared for, watched over or taken care of by a renter or leasing occupant when the owner is not on property.

No reptiles, amphibians, poultry or livestock may be kept in the Condominium, but tropical fish or caged birds are permitted in the Unit (but not on lanais as to caged birds). The ability to keep such a pet or animal is a privilege, not a right, and the Board of Directors is empowered to restrict the keeping of such pet(s) and

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may order and enforce the removal of any such pet(s) which becomes a source of annoyance to other residents of the Condominium.

11. Owners are expected to collect and properly dispose of their pet's waste and litter, immediately. Violation of this rule may result in the Board fining the owner and/or revoking pet approval and ordering the permanent removal of the animal from WTC.
12. Continuously barking dogs or any excessive noise created by a pet may result in the Board fining or revoking pet approval.
13. WTC **does restrict pets being** walked in and around the Club areas and near the tennis courts.
14. Each owner is allowed parking in his garage [preferred] and two extra guest or family overnight parking spaces. If additional space is required please contact the WTC office for the permission to park the vehicle near the WTC office.

Please close your garage door when not in use. An open garage door is unattractive and open to violation by criminals.

Bermuda Royale Document 12:10 – Because the number of parking spaces is limited, an Owner's right to keep more than (1) vehicle on the Condominium property may be limited or regulated by the Association.

WARNING: According to Florida Statutes section 715.07, the Board of Directors is empowered to tow any vehicle at any time or in any place if it is parked in violation of parking restrictions. Towing will be done at the owner's expense.

15. Trash and recycling is provided for only BR and paid in our fees. Trash and recycling is picked up weekly. Please consider others as you recycle and dispose of your trash. Cardboard, plastic, aluminum cans and such are to be deposited in the smaller green bins while the 20 cubic foot large steel bin is for common trash. Large cardboard boxes must be broken down to allow them to fit inside the smaller green bins.

WARNING: In the WTC document Section 8.13 states very clearly that only the dumpster in your individual Association is to be used by you and/or your guests. Violators will be reported to the Sheriff and subject to up to a \$500.00 fine

16. Owners are advised that the electricity provided in your garage is common to all BR owners. It is provided to power the garage door and lights **only**. **Any use of a fridge, freezer, stove or heavy workplace equipment is prohibited.**
17. Bermuda Royale Document 13.2 Owners who rent or lease their condo must understand that 30 days or one month is the minimum rental/lease period.

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Bermuda Royale does not allow one, two or three week rentals. Action will be taken by the board if this regulation is violated.

18. WTC Document 1.6 **The owner or agent must provide the renter or person leasing your condo all required paperwork.** This paperwork must be completely filled out and submitted to the WTC management office prior to a renter or guest arriving.