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## **EXHIBIT F**

# **RULES AND REGULATIONS**

# NAPLES SQUARE III CONDOMINIUM ASSOCIATION INC.

## RULES AND REGULATIONS

The Board of Directors publishes the rules and regulations set forth below for information and guidance of all residents.

Your cooperation in observing the rules listed below will ensure that our condominium community continues to be a pleasant and attractive place in which to live in.

ALL UNIT OWNERS MUST INSTRUCT THEIR GUESTS AND TENANTS TO OBEY ALL RULES AND REGULATIONS OF THE NAPLES SQUARE III CONDOMINIUM ASSOCIATION. Unit Owners who rent or lease their Units are responsible for the conduct of their tenants. Any infraction of the rules shall be directed to the owner of the Unit.

**TENANTS MUST BE FURNISHED WITH A COPY OF THE RULES AND REGULATIONS.**

No Unit Owner shall make any alteration, decoration, repair, replacement, exterior change of paint, glass panes, or other enclosures on balconies or any other part of the exterior units, common elements, or any condominium building without prior written approval from the Board of Directors. Thus, the Board of Directors of the Association must approve the installation of storm doors, floor covering on balconies, and hurricane enclosures. The board will consider written requests specifying the color and material specifications.

**Rule Changes** – The Board of Directors reserves the right to change, revoke, revise, or add to the existing Rules and Regulations.

### GENERAL

- 1) All owners/residents must complete and return to the Association a PURCHASE/LEASE DATA SHEET and must be approved by the Association.
- 2) No articles shall be placed upon the common elements of the condominium property, other than customary patio furniture.
- 3) The common elements (including but not limited to the balconies and patios) of the condominium property, shall not be obstructed in any manner and shall be kept free and clear of rubbish, debris, and other unsightly or unsanitary material.
- 4) Fire exits shall not be obstructed in any manner.
- 5) No articles shall be hung or shaken from any Unit onto the common elements (including but not limited to the balconies and patios) of the condominium property.
- 6) No Unit Owner shall throw, sweep, or allow to fall any article of water from his Unit onto the common elements (including but not limited to the balconies and patios) of the condominium property.

- 7) No article shall be attached to, erected upon, installed, or affixed to the exterior walls, exterior doors, or roof of a Unit or upon the other common elements of the condominium property, except that an Owner may display one portable, removable United States flag in a respectful way and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day, and a Unit Owner may display, in a respectful way, portable, removable, official flags, no larger than 4 1/2 feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps or Coast Guard. Additionally, an Owner may display a religious object on the mantel or frame of the door of the Owner's Unit that is no larger than 3 inches wide, 6 inches high and 1.5 inches deep.
- 8) Employees of the Association shall not be sent off the condominium property by any Unit Owner at any time for any purpose, nor shall any Unit Owner direct, supervise, or in any manner attempt to assert any control over the employees of the Association.
- 9) Unit Owners complaints regarding the maintenance and operation of the condominium shall be made in writing to the Board of Directors of the Association.
- 10) Children of guests under the age of 16 shall at all times be supervised by their parents or the Unit Owner they are visiting.
- 11) Those Unit Owners who violate these rules shall be responsible for all costs incurred by the Association, including court costs and a reasonable attorney's fee, in the process of rectifying the non-compliance. These costs shall also include the removal of all articles, vehicles, and substances from the condominium property, which were placed thereon in violation of these rules.
- 12) Each Unit Owner requesting to speak or comment on any specific item listed in the agenda for any meeting of the Association shall submit, in writing, to the Board of Directors, at least twenty-four (24) hours prior to opening of the meeting, the statement or comment he/she desires to make at the meeting. The speaker will be allowed a maximum of three (3) minutes for his/her comments.
- 13) Excessive noise and/or nuisance by owners, residents, their guests, and workers is prohibited.
- 14) Everyone is requested to control loudness of group gatherings, TV, radios, and/or stereos especially during evening and night hours when windows are open, as sound is carried on the airways. Wind chimes are not permitted outside the Units.
- 15) Feeding birds, squirrels, or other small animals is not permitted.
- 16) Bicycles, roller skates, roller blades, and skate boards are not permitted on walkways at any time. Roller blades, skates, and skateboards are not permitted on roadways, or the parking garage. Walkways are strictly for foot traffic.
- 17) No more than two (2) bicycles may be stored by any Unit Owner in the appropriately designed bicycle storage rack(s) within the parking garage. All additional bicycles must be kept in the Unit Owner's storage lockers.

- 18) Children are not to play in the elevators, lobbies, and stairways.
- 19) No construction work is permitted from December 15<sup>th</sup> through April 15<sup>th</sup> during season. Work hours and hours for moving in or out are Monday through Friday 8:00 A.M. to 5:00 P.M. Prior arrangements must be made with Management to install pads in the elevator. No moving is allowed on Weekends or Holidays without prior Board approval. Any damage to the elevator interior is the responsibility of the owner moving in or out and/or having construction work done. Damage will be billed to the Unit Owner.
- 20) Any Unit Owner desiring to lease or sell his/her Unit must submit an application accompanied by a check in the amount of \$150.00 made payable to the NAPLES SQUARE III CONDOMINIUM ASSOCIATION, INC. at least twenty (20) days prior to the effective day of the proposed lease or sale. Within the first twenty-four (24) hours of occupancy, all adult tenants/renters are required to participate in an orientation meeting, for the purpose of familiarizing them with the association's rules and regulations and amenity use restrictions.
- 21) NO FOR SALE, FOR RENT, OR FOR LEASE signs or any other sign shall be posted on the premises of any Unit.
- 22) Any request for condominium records must be in writing, with the agreement that the requestor will pay \$0.25 per page, plus postage.
- 23) Eligibility for service on the Board of Directors is restricted to members of the Association only (except for developer representatives during the period when the Developer is in control of the Association).
- 24) Each Unit Owner shall provide to the Condominium Association keys to the Unit Owner's Unit and Storage Locker to allow the Condominium Association to perform any and all obligations required of it under the Declaration of Condominium.
- 25) All carpeted floors must be covered with a pad of a minimum weight designated by the Association. Installation of hard-surfaced floor coverings, other than those installed by the Developer, such as tile, marble, wood, and the like must first be submitted to and approved by the Board regarding material specifications and installation methods, and if approved must meet all applicable structural requirements. Further, the Board will have the right to specify the exact material(s) to be used for sound insulation purposes.

### **FLOORING SPECIFICATIONS**

- 1) Sound Underlayment Control Material - Wall-to-wall carpeting must be installed over high padding. If a Unit Owner desires to install any hard surface floor coverings (e.g., marble, slate, ceramic tile, parquet), the Unit Owner shall also install a sound absorbent underlayment of such kind and quality equivalent or superior to ¼ inch of cork or Proflex 90MSC and perimeter sound isolation material.

- a. At the perimeter of the entire floor, and the periphery of all protrusions to that floor, fiberglass board (6-15 pcf) not less than 3/8 of an inch (9.525 millimeters) thick, to minimize flanking, should be used within 1/4 inches (6.35 millimeters) of the finished surface.
  - b. Closed-cell polyethylene foam (2.7 – 9 pcf) not less than 1/4 of an inch thick (6.35 millimeters) may also be used as the perimeter isolation barrier.
  - c. The fiberglass board or the polyethylene foam can be cut into strips and held in place with a few spots of acoustical sealant. If the strips are too tall, they can easily be trimmed within 1/4 inch of the finished surface after the tile is grouted, therefore keeping any hard residue out of the perimeter grout joints.
- 2) After the tile is set and grouted, additional time should be spent to check the perimeter of the entire floor and the periphery for any protrusions that penetrate the floor. Should any of the hard materials from the installation make contact between the tile or setting bed and the wall, or a penetrating protrusion, a large reduction in the sound rating will occur. After grouting, but before the edges are caulked, trim the polyethylene sheeting back to the top of the fiberglass or polyethylene foam edging.
- 3) A sealant is required at the perimeter of the entire floor, and the periphery of all protrusions to that floor.
- a. This joint shall be 1/4-inch-wide (6.35 millimeters) from the finished top of the tile. This joint must be filled with an elastomeric sealant or an acoustical sealant. Hard grout is unacceptable.
  - b. This caulking can be done before or after grouting as long as the hard grout is left out of the joint between the floor and the wall and around the periphery of any protrusion.
  - c. If USG acoustical sealant is used, the joint can be painted to conform with the color of the grout used in the field.
  - d. Dow-Corning and G.E. Silicone sealant comes in a variety of colors to harmonize with the color of the tile.
- 4) Any flooring installed on the lanais and balconies of a Unit shall be installed as to ensure proper drainage. All tile and its bedding and grout must be of such material and so supplied as to be waterproof.
- a. A half-inch gap corner bead must be installed between screen enclosures and/or rails.
  - b. Tile edge must not be left unfinished and must harmonize with the color of the tile.
  - c. Under no circumstances should the tile be installed at the outer edge of the balcony. All grout to be held away from balcony outer edge to avoid grout seeping over balcony.

### **BALCONIES AND WALKWAYS**

- 1) No floor coverings shall be applied to the balcony deck unless approved by the Association.
- 2) Laundry, rugs, towels, bathing suits, mops, or other similar articles shall not be hung or spread on the common elements of the condominium property where it would be visible from outside the condominium. Articles of any sort shall not be beaten, cleaned, or dusted by handling or extending same from any window, door, or over railings. Items shall not be placed on the grass area for cleaning or painting.
- 3) You must dispose of cigarette butts appropriately, do not throw over balconies.
- 4) No flowers of any kind are to be planted in the ground around the edges of the buildings.
- 5) Cooking is prohibited on all balconies and terraces.
- 6) Children are not to run, skate or play on roads or walkways.
- 7) No chairs or other items are permitted on the walkways at any time.
- 8) Each Unit Owner who plans to be absent from his or her Unit during the hurricane season must prepare his/her residential Unit prior to departure by:
  - a. Removing all furniture, potted plants, and other movable objects from his/her balcony, in any; and
  - b. Designating a responsible firm or individual satisfactory to the Association to care for his/her Residential Unit should the Residential Unit suffer hurricane damage.
- 9) Glass topped tables are not permitted on open-air balconies.

### **POOL RULES AND REGULATIONS**

- 1) Every Unit Owner must know the pool rules and instruct their guests or renters accordingly. Safety is the first consideration.
- 2) All persons wearing diapers must wear protective covering to not allow spillage into the pool.
- 3) The pool & spa hours are dawn to dusk.
- 4) No excessive noises from any radios around poolside shall be permitted.
- 5) Everyone must shower before entering the pool. Suntan lotion and oils must be removed before entering the pool.

- 6) Children, not toilet trained must wear a swim diaper. No disposable diapers, please.
- 7) Conventional swimsuits must be worn in the pool.
- 8) Glass containers are not allowed in pool area. No eating at poolside, only at the grill area on the terrace area.
- 9) No rafts, snorkels, fins, balls, or any other toys are allowed in the pool.
- 10) If chairs or lounges are moved, they must be put back before leaving the pool area.
- 11) No pets on pool deck.
- 12) No running or horse play.
- 13) No smoking in or on the pool deck.
- 14) Children under 13 years of age must be supervised by an adult at all times.

### **STORAGE ROOMS**

All items in storage rooms must be stored within individual lockers (no exceptions).

### **PARKING**

For purposes of these Parking Rules, “Reserved Spot” shall mean a parking space assigned to a specific Unit underneath the building or in an enclosed private garage. “Unreserved” parking spaces shall mean those parking spaces not assigned to any specific Unit and designated by the Association for common use.

1. The Condominium has a limited number of Unreserved parking spaces. Each Unit may not utilize more than one Unreserved parking space at any time, and the Unit’s Reserved Spot must be utilized as the primary parking space before utilizing an Unreserved parking space.
2. Residents should advise their guests of the visitor parking locations. No parking of private vehicles is permitted in areas designated for delivery or unloading.
3. No overnight parking of commercial vehicles, vans, trucks larger than one-half (1/2) ton capacity, recreational vehicles, boats, trailers, campers, mobile homes, or motor homes is permitted on the Condominium Property.
4. Pickup trucks used for personal transportation are permitted provided they are not commercial

vehicles and fit within a marked parking space.

5. If a Unit owner leases his or her Unit in accordance with the Declaration, the tenant may only use the Unit Owner's assigned parking space or street-side parking and may not use any other Unit Owner's assigned parking space or any other unassigned parking space.
6. During Peak Season (January 1 through March 31), no vehicle shall occupy an Unreserved parking space for more than fourteen (14) consecutive days without being driven and removed from the Unreserved parking area in the normal course of use.
7. No disabled or inoperable vehicle may remain on the Condominium Property for more than forty-eight (48) hours.
8. No vehicle repairs shall be performed on the Condominium Property.
9. Vehicles must be parked within the painted lines of a designated parking space.
10. Parking in fire lanes, driveways, landscaped areas, or any area not designated as a parking space is prohibited.
11. Vehicles in violation of these Rules may be towed at the owner's expense in accordance with applicable law.
12. The Association reserves the right to enforce these Parking Rules through all remedies available under the governing documents and applicable law. Any vehicle in violation may be subject to towing and/or other enforcement action under these Rules.

### **SECURITY**

- 1) Unit Owners are prohibited from providing their building access device to anyone.
- 2) Keep building entrance doors closed at all times except to depart and enter.
- 3) Under no circumstance open the lobby door for anyone other than your guest.

### **TRASH ROOMS**

- 1) All garbage and refuse should be contained in tightly tied plastic bags and deposited in the trash chute.
- 2) All boxes and cartons should be flattened by cutting the corners and folding, or thoroughly crushing to reduce bulk and should be placed in the designated areas instructed by Property Management.
- 3) Refuse and garbage shall not be deposited in any hallway or outside anyone's door.

### **PETS**

- 1) Pets are to be walked in the designated area only.
- 2) Under no circumstances may any exotic pets, such as snakes or other reptiles, rodents, or any breed of dog commonly known as "Pit Bull" or any aggressive dog be permitted on any portion of the Condominium property.
- 3) Pets shall be limited to two pets per Unit, with strict behavioral criteria. All pets shall be registered with the Association. Pets are limited to owners only.

### **PET BEHAVIOR CRITERIA**

- a. The pet shall not make disturbing noises such as barking or crying that interfere with other residents' quiet enjoyment of the Property.
- b. The pet shall not be permitted to damage any common or limited common area of the Property.
- c. The pet shall not be permitted to defecate except in permitted areas. When using Permitted areas, owners will clean up after their pets every time without exception.
- d. The owner will obey any and all use and health regulations concerning pets on the Property. No pets are permitted on the pool deck.
- e. Their owners whenever outside the residence will securely leash pets. No pet shall be allowed to run free for any amount of time.
- f. No pet shall behave in any fashion, which reasonably disturbs the enjoyment of the Property by owners and their guests.

**Aggressiveness, viciousness, biting, or any other behavior causing injury to any person shall**

**be grounds for immediate removal of the pet from the Property without the notice requirement below.**

If an owner's pet behaves in a fashion, which violates the behavioral criteria, the Board is permitted to exercise the following remedies:

- a. On the first offense, the Board will send a written notice to the owner via registered mail asking that the behavior be changed.
- b. If a second behavioral problem occurs during any twelve-month period, the Board of Directors may vote to order the pet removed at any regularly scheduled meeting via the simple majority of the Board.

### **NAPLES SQUARE TRADE RULES**

1. Work hours are 8 a.m. to 5 p.m. Monday through Friday. The Unit Owner is responsible for any trade personnel hired by the Unit Owner. The Unit Owner must arrange for trade access to the building and unit and ensure that all trades have left the building by 5 pm.
2. All trades must be properly licensed and insured and must provide documentation prior to starting work.
3. All stone and tile deliveries must be scheduled with the management office so elevator reservations can be made.
4. The use of any hard surface flooring requires the incorporation of sound control. Since there are several methods of sound control, the method you choose must be approved by the Association before installation begins.
5. All materials and supplies must be unloaded in designated locations.
6. Do not pour grout, paint or any other construction debris down any drain.
7. Do not cut tile/stone on terraces. Tile may only be cut with a wet saw in an area properly tented to contain dust.
8. Do not use trash chutes. All debris must be deposited in dumpster or hauled away daily. (VIOLATORS WILL BE THROWN OFF THE JOB.)
9. All alterations to terraces must have written approval of the Association and necessary permits must be obtained.
10. All exterior doors must be kept closed to prevent heavy AC condensation, which could cause unnecessary charges for repair. Interior hall doors must be closed.

11. No cutting or drilling into the concrete floor or ceiling slab is permitted without prior approval by the Association. Cutting or drilling into the floor or ceiling slab may require a post tension x-ray.

**All trades must be out of the building by 5 p.m. indicated on item #1.**

**THESE RULES AND REGULATIONS WILL BE STRICTLY ENFORCED.**

In the case of any inconsistencies between the terms of the Declaration of Condominium for Naples Square III and these rules and regulations, the terms of the more restrictive provisions shall control, unless such terms of these rules and regulations are prohibited by the Declaration of Condominium and, in that event, the terms of the Declaration of Condominium shall control.