

## Summary of Rules - Regulations and General Information Bridgewater at Bonita Beach Condominium Association

### Walkways/Storage

- Fire codes and building security prohibit the propping open of elevator doors or stairway doors.
- Fire code prohibits items placed in walkways or in stairways.
- Chair(s) and or flowers can only be displayed in the unit's recessed entryway.
- Items such as beach/pool gear, carriages, bikes, shoes, etc. are not to be stored in the unit's entry way.
- Personal property of unit owners shall only be stored within their units and/or assigned storage areas.
- The common areas shall be kept free and clear of refuse, debris, and other unsightly material.

### Bicycles

- Bicycles must be placed in bike racks when not in use and have owners identification.
- Bicycles of owners in extended absence status must be stored in owners assigned storage area or in unit.

### Grills

- Fire code prohibits cooking grills in walkways, docks, and lanais.
- Gas grills are provided in the pool pavilion area.
- The main gas valve behind the each grill must be turned off after each use.
- Clean grills after each use, brushes are provided.

### Trash Disposal

- *Trash must be SECURELY tied in plastic bags.*
- No loose trash or newspapers should be placed in chute.
- Large objects should be disposed of in the trash room.
- Cardboard boxes must be broken down and placed directly into the waste receptacle.
- *Vendors or contractors are not allowed to dispose of waste, packaging or building materials on association property. Make sure debris removal is a part of your contract with all vendors and contractors.*

### Recyclables

- Containers are provided in the garage for recyclables.
- Be sure to place items in proper bins. Bins are clearly labeled.

### Pets

- *Only unit owners are permitted pets with Board approval.*
- Guests and renters are not allowed to bring pets.
- Pet walk area is north of the parking lot.
- All waste is to be picked up including in the pet walking area.
- Animals are not permitted on the pool deck. (They are to be carried to boats).
- If pets are left unattended please keep them inside with doors and windows closed, do not leave animals on the lanais.

### Rent/Lease

- No unit may be rented/ leased for a period less than 30 days. A unit can only be rented/leased 3 times within a 12 month period.
- **Renters are not allowed pets.**
- An application with a \$125.00 application fee is to be sent to the management company at least 30 days prior to the rental date.

### Parking Area/Driveway

- Parking is limited to two personal vehicles per unit. (one assigned space and one lot space)
- Garage owners should park in garages.
- Except in an emergency, no repair or maintenance of vehicles is permitted in the parking areas.
- Boats, trailers, RV's, mobile/motor homes or unlicensed or inoperable vehicles may not be kept on the property.
- Commercial or service vehicles should park in assigned areas, parking is not permitted overnight.
- Traffic flow through the garage is one way - counterclockwise west to east.
- Vehicles may only be washed in designated hose area.
- Roller blades, skateboards, scooters and other recreational wheeled devices are prohibited from the garage, parking lot, pool, spa, boat docks and exterior corridors.
- Traffic flow is west to east both in the garage and parking lot.

### **Pool and Spa**

- *Pool & spa hours are Dawn to Dusk*-(both pool and spa restricted to daylight hours).
- **No Lifeguard on Duty.**
- No Diving.
- Children under 12 require adult supervision.
- Food is restricted to the pool pavilion area.
- **No glass containers**, any expense incurred for glass cleanup is individuals responsibility.
- *Non-toilet trained children must be properly diapered with a swim diaper and plastic pants.*
- Furniture may not be removed from the pool/ spa areas.
- Radios, tape players, portable TV's etc. on the pool/spa deck and the barbeque/ dock areas are limited to earphone use only. Electrical appliances are prohibited.
- No animals on pool deck.
- *Dry off before entering the elevator, when tile is wet it becomes extremely slippery!!*

### **Owner's Absence**

- *Turn off water at main valve in utility closet.*
- Turn off water heater.
- In order that proper steps and procedures may be taken in a minimum amount of time during an emergency the Association shall retain pass keys to all units. The locks of each unit are not to be changed or altered without providing the Association with a duplicate key (including screen doors) for entry when unit is vacant.
- Alarm system codes must be provided to the management company.
- Local Point of Contact (POC) should be designated for emergencies and on file with the management company.
- **Lanais, without approved hurricane shutters, must be empty during storm season.**
- **All furniture on first floor decks must be removed.**
- **Items (chairs/flowers) in recessed unit entry way must be removed.**
- Non resident guests may not use association amenities if owners are absent.
- Boat owners should provide local POC to the management company. If boat is on a lift make sure the boat is above dock level and tied down properly during storm season.

*Please provide this information to any guests or renters that may be using your condo in your absence.*