

Bridgewater at Bonita Beach
Supplement to the Association Condominium Documents
April 9, 2015

In order to maintain a community of congenial and responsible residents with the objectives of protecting the value of units and facilitating the development of a stable, quiet community and peace of mind for all residents, the following rules and regulations have been adopted by the Board of Directors to supplement those already published in our Condominium Documents.

Walkways, Storage and Roof

1. Fire codes and building security prohibits the propping open of elevator doors or stairway doors.
2. Personal property items such as beach/pool gear, carriages, shoes etc. are not to be stored in the unit's entryway nor in any common area. The only exception to the rule is that chairs or benches and decorative items may be displayed in the unit's recessed entryway only.
3. Nothing may be left in the storage room outside of the owner's locker
4. Owners, renters and guests are not allowed on the roof. Owners are only allowed on the roof to inspect air conditioning equipment or if accompanied by an approved contractor. Any access to the roof shall be at the owner's sole risk.

Bicycles

1. Bikes must be stored in bike racks and identified with the owner's name and unit number.
2. Bikes not properly identified or not in racks will be considered derelict and subject to removal and disposal after 30 (thirty) days.

Contractors and Deliveries

1. All contractors performing major construction on a unit must be bonded and insured to protect the Association against any and all liabilities, including workman's compensation claims and other work related claims. Such contractors shall agree that they enter the condominium property at their own risk and shall agree to indemnify and hold harmless the Association against all claims arising from presence on the property.
2. Contractors performing major construction on a unit shall complete the contractor application and be approved by the Board prior to construction.
3. The plans for any construction that would affect the exterior appearance of the building must be submitted to the Board or its architectural review committee for approval prior to any work being performed.
4. Owners must comply with Association's approved specifications for screen doors, security and storm shutters and dock boxes.
5. Contractor hours for work on the property are 8:00 am to 5:00 pm Monday –Friday. Except for emergency repairs, contractors may not work on the property outside of the approved hours.
6. In areas where cutting, patching or mixing is occurring, entrances to adjacent rooms must be sealed and all alarms and vents covered.
7. Construction debris must be hauled away by the contractor and may not be left behind or disposed of in the Association dumpster.
8. Contractors are required to clean up any mess they make in common areas by the end of each workday.
9. No paint, grout, mud or other installations materials may be poured into sinks, drains, (including storm drains), toilets, bathtubs or showers.
10. Contractors may not use the Association's grocery or luggage carts. They must supply their own wheels.
11. Tiles are to be cut in the units or at the car wash station not in the walkways or other common areas.
12. The east elevator may not be used for large deliveries or contractor supplies. The west elevators may only be used if elevator pads have been installed. Please call management at least three days in advance to have them installed.
13. Parking or standing in front of the garages is prohibited.
14. All eating, drinking and smoking by contractors and their employees must be done either inside the unit in which they are working or off the condominium premises.

Gas Grills

1. The gas grills at the pool pavilion are to be cleaned after each use.
2. The main gas valve is behind the grill. The gas needs to be turned off after use.

Trash and Recyclables

1. Trash must be securely tied in plastic bags before it is placed down the chute.
2. Loose trash, cans, bottles, cardboard or newspapers may not go down the chute.
3. Disposal of large objects (furniture, appliances, TV's, mattresses etc.) must be arranged by the owner with the trash removal company and may not be left on Association property including the trash room. Property management will assist the homeowner with this disposal of large items.
4. Cardboard boxes must be broken down and/or cut up and placed in the appropriate recycle container or trash bin.
5. Fish guts, animal waste and any other smelly refuse must be double bagged prior to disposal in the dumpster and should not be disposed of over the weekend.

Pets

1. Pets shall be walked only in the designated pet walkway area north of the parking lot.
2. Pet waste must be picked up by the pet owner.
3. No animals are permitted on the pool deck. They may be carried across the deck to get to your boat.

Noise

1. Sound from televisions, stereos, and other audio devices should not be heard outside of your unit.

Rent/Lease

1. Owners who plan to rent their unit must file an application within 20 days of the first day of the rental agreement accompanied by a fee of \$125.00
2. Owners must submit an application for return renters each year. The \$125.00 application fee will be waived for previously approved renters.

Parking Area/Driveways

1. Parking for owners and guests is limited to two personal vehicles per unit at any time. The vehicles should be parked in the assigned space in the garage and one space in the parking lot.
2. Except in an emergency, no repair or maintenance of vehicles is permitted in the garage or other parking areas.
3. Vehicles may only be washed in the designated hose area on the east side of the parking lot.
4. Vendor commercial or service vehicles must park in the "service" spaces on the north side of the parking lot.
5. Traffic flow through the garage is one way...west to east.
6. Roller blades, skateboards, scooters, and other recreational wheeled devices may not be used in the garage, parking lot, pool, spa, boat docks, exterior corridors and other common areas.
7. Electric vehicles may not be charged at common area outlets or with Association electricity.

Pool and Spa

1. Use of the pool and spa is restricted to daylight hours, dusk to dawn.
2. Pool and spa regulations are posted in the pool area and must be observed at all times.
3. Children under 12 years old must be supervised by an adult at all times in pool and spa areas.
4. No food is permitted on the pool deck except in the pool pavilion area and except for Association organized events open to all owners and guests.
5. No glass containers are permitted anywhere on the pool deck.
6. Children who are not toilet trained must be properly diapered with a swim diaper and plastic pants.
7. No pool furniture may be removed from the pool area.
8. Radios, iPods, tape players, portable TV's, and similar devices may only be used on the pool deck and other common areas if earphones are used.

9. Those using the pool or spa should dry off before leaving the pool area and entering the elevators.

In the Owner's Absence

1. Water must be turned off at the main valve in the unit's utility closet.
2. The Association shall retain keys to all units and HVAC storage closets. Keys to locks for screen doors shall also be provided to the Association.
3. Locks to units, HVAC storage closets and screen doors cannot be changed or altered without providing the Association with a duplicate key.
4. Alarm systems codes must be provided to the management company.
5. Non-resident guests may not use the amenities of the condominium if the unit owner is absent.
6. If you have a caretaker or local point of contact (POC) for your unit or your boat, the name of the caretaker and contact information should be on file with the management company so in case of an emergency that person can be contacted.
7. If a boat is on a lift, it should be above the dock level and tied down securely.

Notice of Violation of Rules and Regulations

Any owner may initiate action for a bylaw or rules violation by submitting a signed written or email statement of the alleged violation to any board member. The statement must specify the name of the alleged violator, the unit number that he/she owns or is renting, the time, date, place and the details of the violation. The statement should also include whether the complaining owner advised the alleged violator of the improper action.

ANY COSTS, EXPENSE, OR LIABILITY INCURRED BY THE ASSOCIATION AS A RESULT OF THE VIOLATION OF ANY OF THESE RULES AND REGULATIONS BY AN OWNER, TENANT, OR GUEST OF THE OWNER SHALL BE CHARGED AGAINST THAT OWNER.