

EVERGLADES CLUB
General House Rules
(Revised 2-1-13)

EACH OCCUPANT SHOULD CAREFULLY READ THE FOLLOWING RULES WHICH MENTION THE MORE IMPORTANT ARTICLES OF OUR DECLARATION OF CONDOMINIUM, AND INCLUDE GENERAL COMMON SENSE BEHAVIOR EXPECTATIONS FOR PLEASANT LIVING WITH ONE'S NEIGHBOR. IT IS YOUR RESPONSIBILITY TO KNOW THESE RULES, UNDERSTAND THEM, AND TO ACQUAINT RENTERS WITH THEM. (MAKE A COPY FOR YOUR VISITORS)

1. Owners shall not rent, sell, lease, or permit use of their unit to people having children under 18 in residence. EXCEPTION: a parent or child of the unit owner may occupy the unit in the absence of the owner for a period not to exceed (30) days. That person's spouse and children, if any, may accompany him/her. The total number of occasions for occupancy by all guests combined under this paragraph shall be limited to four (4) in any calendar year, with a maximum accumulation total of sixty (60) days. (Section 13.2 (A) of the Declaration.) In the owner's absence only one (1) family, not to exceed four (4) persons, is permitted as house guests. Such guests may stay only one (1) week and the total number of occasions for this type of guest occupancy in any unit shall be limited to two (2) in a calendar year. (Section 13.2(B) of the Declaration.)

2. No unit can be sold, rented or leased without the approval of the Board of Directors. When any owner plans to sell, rent, or lease, the Board of Directors must be notified immediately. An owner acquiring title to a unit by purchase or other conveyance may not lease or rent the unit for one (1) year after acquiring such title, unless an exception is granted by the Board as provided in Section 14.3 of the Declaration. (Section 14.2 of the Declaration) Rentals shall be for a minimum of two (2) months and limited to two (2) times in a twelve (12) month period.

3. Guests of owners are required to sign the guest register sheet in the laundry, providing the names of all guests and unit number. Include arrival and departure dates.

4. There is a charge of \$100.00 is to be paid by the owner on all sales and new rental approvals. (Check payable to Everglades Club) Payment made to Moore Property Management. The President is to be notified by the owner of any prospective sales or rentals. An interview is required for all new owners or renters. New prospective owners or renters are required to call the president for an interview.

5. Notices of Everglades and VGOA Meetings, etc. will be posted on the bulletin board in the Laundry Room.

6. No owner may own more than one unit at any one time. (Section 15.3, C. (1) (f) of Declaration)

Page 2, cont.

7. Pets of any kind are not permitted anywhere on or in the building at anytime for any reason, except for a service animal approved by a doctor's statement and the Board.
8. The exterior of the building is community property. No one is to paint, alter, or adjust any exterior part of the building, nor add anything affecting the exterior appearance of the Building: either from the courtyard side or street side, without the approval of the Board of Directors. There shall be no removal or addition of plants without approval of the Board.
9. Screened porches, galleries and outside furniture must be kept free from laundry, such as clothing, towels, bathing suits, etc. All trash, such as bottles, boxes, etc, must be kept in the unit until disposed of in the outside garbage disposal area. All outside furniture or flower boxes must be in good condition and properly secured. Owners are requested to use all white exterior furniture. Common walkways shall not be obstructed, littered, defaced or misused in any manner. Fire Marshal requires a 30 inch minimum passage on upper walkways. Upper walkway door mats must be one quarter inch or thinner. Real plants are desirable over plastic flowers. Please remove seasonal decorations in a timely manner. Do not leave any furniture, mats or other articles outside when leaving for the season.
10. There is a list of rules for using the pool, and it is the responsibility of the unit owner to acquaint house guests with the Pool Rules posted on the wall by the pool. (No lifeguard on duty at any time.) Children under 14 must have a parent or guardian present and are limited to certain hours as posted.
11. Unnecessary noise can be a nuisance and must be avoided. In order to ensure your own comfort and that of your neighbors, turn radio, stereo, television, and other instruments down to a minimum volume at all times. Please show this respect for your neighbors. Please close windows for conversations of company or groups after 9 pm.
12. Owners are reminded that it is their individual responsibility to obtain insurance coverage for the interior contents of their unit.
13. Maintenance fees are due to Moore Property Management by the 10th of each month. If not received by the Tenth, a penalty may be imposed.
14. Owners may install and maintain screen doors at their own expense. However, authorization must be obtained from the Board of Directors before proceeding.
15. Do not use the laundry room before 7 am or after 9 pm. Please comply with all the rules of etiquette posted in the laundry room. Anyone using the laundry is expected to read and follow the instructions posted on the wall. Remove all articles when finished, and leave the area clean. Do not use more than two washers or dryers at a time. If using two (2) washing machines, wait for two (2) minutes before starting second machine. This

Page 3, cont.

will prevent flooding in the laundry room floor. Clean lint screen in dryer doors after using. Do not leave clothes hanging in the laundry room when you are not present.

16. Bike Parking: Use bike stands. (Locks are essential) Do not park bikes in the court yard more than half an hour. Remove bikes from bike stands when not being used regularly. Please store bikes in storage lockers or in your condo during hurricane season.

17. NO SMOKING of tobacco products in or on the common areas of the Everglades Property. (This includes the court yard area, the steps and walk ways of the second level.)

18. Garbage: Place regular garbage in plastic bags in the dumpster. Recycle in the blue containers. (Papers, bottles and cardboard can all be mixed.) Please break down cardboard boxes. For disposal of household items like furniture, etc...call the City Solid Waste Dept. at 213-4700, tell them your address and ask when the City can pick up the item. Also, tell them it will be located next to the city dumpster. (Do not place the item next to the dumpster until the night before the scheduled pick up.) CONTRACTORS are required to remove all construction materials...not place in our dumpsters or recycle bins!

19. Toilet paper: VERY IMPORTANT! Use only bio-degradable (one ply- septic safe) toilet paper. DO NOT PUT ANTHING ELSE down the toilet...including wipes...We have aging pipe and clogging will occur if any thing but approved toilet paper is flushed.

20. Garbage disposals: Please use sparingly. Be sure and run water in sink at least 5-10 seconds after turning off the garbage disposal.

21. Complaints, rule infractions or suggestions should be submitted in writing to a Board Member.

22. The use of grills for cooking is prohibited on lanais or any place on the premises. (Please see President if there is any question about use of grills.)

23. Fire & Safety: Every unit has a hard wired smoke detector. The Board changes batteries annually (In April). Do not remove the battery in this unit. It is recommended you have a battery operated smoke detector in your bedroom.

24. Please turn off the incoming water valve when you are gone for more than two days. Also, unplug the hot water heater.

Page 4, cont.

A unit inspection (check) is required at least every three (3) weeks when the unit is unoccupied. Owners will furnish the name and telephone number of the person responsible for checking their unit to the condo president.

25. Cars can be washed at ends of the building. Ask for additional information.

26. Village Green recreation area: Pool (read posted rules), Club House, Clark Center has library, meeting room, 2 desk top computers, changing rooms and rest rooms. There is a bocce ball court, shuffle board court and additional activities (see calendar in the Clark Center.) Wireless internet is available in and near the Clark Center.

27. Parking: Do not park in anyone else's place with out permission. Guests may park in VGOA lot. If you have a worker coming to your unit, let them park in your assigned spot.

28. Emergency keys to units: See the president or one of the officers. (All unit owners are required to furnish the president with a working key to their unit.)

29. All units are subject to brief inspection by officers or designee for structural damage, drainage, water leakage, insect problems and for replacement of smoke detector batteries.

30. Moore Property Management Company is our management company. 239-598-5980. Mike Johnson is the property manager. His cell number is 239-595-7084.

Myron Johnson,

William Pease,

President
651-226-5201

Secretary
239-324-0615

**OWNERS...PLEASE PUT THESE DOCUMENTS IN A PLACE WHERE
RENTERS AND GUESTS WILL SEE AND READ THEM!**

YOUR COOPERATION IN ALL AREAS IS GREATLY APPRECIATED.

