

Ambassador Club of Naples, Inc
1910 Gulf Shore Blvd. N.
Naples, FL 34102

A BRIEF SUMMARY OF THE RULES

- Q.** What is the Ambassador Club?
A. The Club is a condominium of 32 units incorporated under Florida Statutes and governed by a Board of Directors numbering five (5) Members who are elected by Club Members. There is no land lease.
- Q.** May I serve on the Board of Directors?
A. Yes, you are encouraged to participate in the management of the Club.
- Q.** Is there any litigation pending against the Ambassador Club?
A. No.
- Q.** What is the annual maintenance?
A. Currently, the quarterly maintenance is \$2,051.00 payable the first of Jan-Apr-July-Oct.
- Q.** Do you have a reserve fund?
A. Yes. We have a reserve for Capital Expenditures. However, with a large expenditure the fund may not be sufficient to cover the total cost and a Special Assessment may be required.
- Q.** Does each unit have a boat dock?
A. No. The docks are common property and are leased on the basis of availability, subject to Club rules and regulations. 12 to 30 ft. maximum length by 11'0" maximum beam for boats. Currently the annual fee is \$1,200.
- Q.** Can I have more than **one** parking space at the Ambassador Club?
A. **NO.** Only one (1) space is designated for each unit. Guest parking is for visitors and service people only.
- Q.** Can I install a washer and dryer in my unit?
A. No. The drains are already at their maximum capacity.
- Q.** What is the procedure if I want to sell my apartment?
A. The Board of Directors must be notified in writing including the sale price at least twenty-one (21) days to listing the property. The Board in turn notifies all other Unit Owners who may make an offer before the unit is put on the market. See Procedure on re-sale of an apartment for more details.
- Q.** If I lease my apartment do I still have the use of the pool and dock facilities?
A. No. For the period of the lease you lose the use of your unit and all Club facilities.

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A BRIEF SUMMARY OF THE RULES (cont'd)

Q. What items are covered by the House Rules Part "B" - Members?

A. Building and Grounds - No exterior change in appearance shall be made to any apartment except by Club action.

Insurance - common property maintained by the Club. All other (contents, liability, glass, etc.) is the responsibility of the Owner.

Maintenance - within the apartment is the responsibility of the Owner.

Manager's Duties - includes inspection of empty apartments each month.

Nightly Lockup - each week, one Member is assigned the duty by the Manager.

Occupancy - when not in residence only the Owners' children and their spouses and grandchildren are allowed, by advising the Board of Directors. All others including parents, uncles, aunts, cousins, brothers, sisters and friends would constitute a lease and an application must be present to the Board of Directors.

Leasing - The lease application must be submitted to the Board of Directors at least twenty (20) days prior to the first day of occupancy by the lessee and the application must be approved by the Board of Directors. Maximum of two (2) leases per calendar year and not less than one (1) month each lease.

Pets - **no** pets are allowed at any time.

Pool - is for the use of the apartment occupants and their guests only. The rules are posted at the pool.

Balconies, Walks, Stairways, Grounds - are not to be used for storage, or obstacles which are considered a hazard to safety, or plantings. Bicycle racks are available. Children are not to play on balconies, or walkways, or stairways, or driveways, or parking lot.

Laundry - facilities are provided for the use of Members, lessees, and house guests only. The rules are posted in the laundry room.

Garbage and refuse containers - Plastic garbage cans are provided behind each building. You are encouraged to participate in the City of Naples recycling program - see Manager for details, City rules posted in the back shed.

Noise - consideration of others is the best way to eliminate disturbing sounds.

Q. What items are covered by House Rules Part "A" - Tenants/Lessees?

A. Guests - **NO** overnight guests are permitted unless they are approved on the lease application.

Occupancy - **All** occupants of an apartment during the term of the lease must be listed on the lease application.

Pets - Pool - Balconies, Walks, Stairways, Grounds - Laundry - Garbage and Refuse Containers - Noise - Parking - same as Members' Rules

NOTE: For further clarification, see the Declaration of Condominium, The By-Laws, House Rules (parts A & B) and the House Rules for Docks and Boat Slips.