

The Chateau of Naples, Inc. (Revised 2020)

Management & Maintenance
Rules and Regulations
Pool Rules

Management & Maintenance

Suggestions or complaints about the operations of the Chateau or the Rules & Regulations should be directed to a member of the Board of Directors.

For the protection of your property, you must notify the manager of your guests, lessees or service personnel who are authorized to be admitted to your unit or have been given a key or access code.

The manager will assist an owner in obtaining service persons, if needed, but should not be expected to perform maintenance work in your unit, except by mutual agreement, after working hours and for extra compensation.

ASSESSMENTS: Assessments and installments not paid within ten days of the due date shall bear interest from the due date at the maximum allowed by Florida law.

LEASING: PRIOR TO OCTOBER 1, 1992

A unit which was owned prior to the date above may be leased only once during the year and for a minimum of 30 days. The owner must pay the Chateau a fee for processing a lease or a sale application. The fee is set by the Board of Directors.

AFTER OCTOBER 1, 1992

A unit acquired after this date may not be leased.

Rules & Regulations

The Chateau is composed of 26 individual units. In choosing to live at the Chateau each of us agrees to abide by a set of rules which best reflects the desires of the majority.

We recall the words of past Chateau President, Norb Winter:

"While the Board is committed to upholding the rules, that alone won't achieve the good of living in harmony with one another. What does, is considerate people getting along with each other."

- 1. SALE OF UNIT:** Please notify the Board of Directors 30 days prior to your intention **to list** your unit for sale. The Board of Directors will inform the Association members that a unit is for sale as someone may have knowledge of a prospective buyer.
- 2. ARRIVALS AND DEPARTURES:** The manager must be informed **24 hours** prior to the date and time anyone is arriving and leaving to ensure your unit is ready. All guests must register in the Guest Book in the Office/Mail room located adjacent to the pool. A copy of the Chateau Rules and Regulations will be provided to them upon arrival.
- 3. VEHICLES:** Any occupants of a unit, other than the owner, is limited to one vehicle on the property.
- 4. PARKING:** Care should be exercised to see that your car is parked within the limits of the carport space assigned to your unit. Residents may also park in any available outside parking space. Owners are required to make sure their guests park in available outside parking spaces. Guests may park under the owner's carport with permission of the unit owner. If all parking spaces are full, residents and guests must use street parking. No parking is allowed outside of designated parking spaces.
- 5. CAR CARE:** The only area approved for washing and vacuuming cars is by the northwest pool gate. There is a water hose and outdoor power outlet available for use.
- 6. OCCUPANCY:** If an owner is **not** present, guests are permitted for only one (1) family occupancy and only two (2) people per bedroom may occupy the unit for a period not to exceed **14 days**. The number of occasions for this type of guest occupancy shall be limited to two (2) in any calendar year. Exceptions require Board approval. There is no restriction on the number or frequency of guests that may occupy a unit when the owner is present, except that the county limits occupancy to a maximum of two (2) person per bedroom plus two (2) persons.
- 7. NOISE LEVEL:** Please keep in mind that voices and sounds travel in these surroundings. Therefore, after 10 p.m., please turn down all devices including radios, computers and televisions, etc. Keep voices to a minimum going to and from the carports and minimize other noises which could disturb your neighbors.

- 8. CHILDREN:** It is not intended to restrict the normal activities of children, but we do ask that they avoid running, skating or bicycling, etc., on the beach or pool patios, the parking lot, the sidewalks or other restricted areas. Also, please remind them to keep their voices down in the stairways and unit entryways.
- 9. LAWN:** The large expanse of the lawn facing the gulf is '**sacrosanct**'. Please keep off this lawn at all times. No sunbathing is permitted on the lawn in chairs on towels or on blankets.
- 10. GARBAGE DISPOSALS:** The sewer and plumbing system is **very delicate**, and the underground pipes are shallow and clog easily. The Board of Directors recommend that the disposal systems be used sparingly.
- 11. TRASH:** A large trash container is located behind the large doors near the north driveway entrance. The trash container is to be used for ordinary bagged trash. All garbage must be placed in the container in a tightly closed plastic bag. Any construction material or other similar large items must be disposed of offsite by the contractor or owner. Flowers and other plant material should be put in the horticultural bin adjacent to the trash bin. **Do not use the horticultural bin for trash.**
- 12. RECYCLING:** Recycling is encouraged. Large blue bins are located adjacent the trash container for recycling. Paper, bottles, cans and plastics may be recycled. Please rinse out items. Hazardous waste items are not to be put into trash container or recycle bins but must be taken to the Naples Transfer Station located at 2640 Corporate Flight Dr., phone number (239) 643-3009. The station is open from 8:30 a.m. to 4:30 p.m. Tuesday through Saturday.
- 13. RAILINGS:** No items shall be hung from railings, balconies, porches or stairways.
- 14. WINDOWS:** To prevent water damage from sudden rainstorms, please close all windows when going out for the day or evening.
- 15. PATIO FURNITURE:** Chairs, chaises and umbrellas from the pool and beach patios may not be taken to the beach. When you leave the patios, **please lower umbrellas and return furniture to its proper place.**
- 16. USE OF BEACH PATIO:** The Beach Patio Area is a Common Element that includes the beach patio, the seawall and the beach down to the Association's property line. The Beach Patio Area is very popular with residents and a place our residents gather frequently during the sunset hours. This area is available without restriction to residents and their family members. Residents using the Beach Patio Area with their non-family guests should limit the number in their party to one table which seats six people. This will allow the Beach Patio Area to be available for use by other residents. For occasions involving a large number of guests, residents can use the public beach adjacent to the Beach Patio Area, located approximately 20 feet away from the north and south ends of the seawall and about 50 feet away from the steps leading to the beach from the beach patio. Alternatively, the Moorings Park beach facilities nearby are available for their members and their guests.

17. **SAND RINSE:** There is a hose provided at the southwest corner of the beach patio which should be used to rinse feet or shoes to prevent tracking sand onto the common areas. Children should be discouraged from using the hose as a toy.
18. **OUTDOOR COOKING:** Outdoor cooking is permitted only on the grill located on the Pool Patio between 5:00 p.m. and 9:00 p.m. daily. Please do not use any glass. **Please turn off the gas and clean the grill after each use.** No outdoor cooking is allowed on unit porches or lawns next to units.
19. **BICYCLES:** Bikes may be parked in front of the owner's car under the carport.
20. **BOATS:** The only boats that may be stored at the Chateau are boats of the 'Sunfish' type or shorter. When not in use, boats or kayaks must be securely and safely suspended from the underside of the carport roofs.
21. **PETS:** Pets are **not** permitted in units or on the Chateau property at any time.
22. **LAUNDRY:** Laundry facilities have been provided for the use of all residents and guests. We ask everyone to be respectful of these facilities for all to have equal opportunity of their use. Please read and adhere to the rules posted in the Laundry Room. Day visitors may **not** use the laundry facilities. Laundry facilities may be used daily between the hours of 8:00 a.m. to 9:00 p.m.
23. **FREEZERS & REFRIGERATORS:** The Board of Directors requires that kitchen cabinets, freezers and refrigerators be emptied of all frozen and perishable food items during extended absences of owners. The manager has the Board's approval to inspect and dispose of items not removed to prevent extensive clean up and odors permeating into other units in case of power failure.
24. **STORAGE ROOM:** Each unit has a cubicle in the storage room, which may be used to store luggage, etc. Please do not exceed your space. Bicycles are not allowed in the storage room. Please make sure the Storage Room is locked after leaving.
25. **ENTRY DOOR FLOWERPOTS:** Flowerpots may be placed on either side of a unit's entry door. Please check with the Landscaping Committee as consistency of appearance regarding color and size is preferable.
26. **CONSTRUCTION:** Major construction projects must be accomplished during the summer months, **(May through September)** to avoid disturbing other owners. Please notify the Board of any major construction projects planned as soon as possible. Permission from the Board of Directors may be requested if an extension is necessary.

Pool Rules

- 1. POOL HOURS:** 8:00 a.m. to 9:00 p.m. The pool is for adults between 4:00 p.m. and 6:00 p.m. The pool capacity allows for 19 persons in the pool at one time.
- 2. NO LIFEGUARD ON DUTY: Swim at your own risk.** For safety, it is recommended that no one swim alone. All persons under the age of 16 must be accompanied by an adult.
- 3. CHILDREN:** who are not potty trained must wear a YMCA approved swim diaper.
- 4. CONDUCT:** Running, towel snapping, pushing and fighting are not allowed. Diving is prohibited.
- 5. SUNBATHING:** A towel must be used when sunbathing at the pool or beach patio. Suntan lotions and oils will stain the furniture.
- 6. GLASS:** No glass is permitted in the pool area or on the beach patio. Plastic is permissible.
- 7. BUOY ROPE:** Please do not hang or sit on buoy rope. Our insurance company requires that the rope delineating the deep end from the shallow end be replaced after swimming. Please be sure to do this. Thank you.