

**YACHT HARBOR, INC.**

**2500 GULF SHORE BOULEVARD N  
NAPLES, FLORIDA 34103**

# **HOUSE RULES AND REGULATIONS**

**With**

**RULES GOVERNING INDIVIDUAL DOCKS**

Revised March, 2024

# HOUSE RULES AND REGULATIONS

Yacht Harbor, Inc. has been planned and organized as a private residential community providing a permanent year round or temporary winter home for its members.

All of the rules and regulations are designed to assure the comfort, convenience, safety, privacy and general peace of mind associated with dignified living in a safe environment and to enhance the desirability of ownership of an apartment in Yacht Harbor. The rules and regulations are intended to assure that all of our apartments and all our facilities will be treated as private homes.

Copies of the rules and regulations will be given to all owners and lessees to familiarize themselves with these house rules.

The Directors and Officers of Yacht Harbor, Inc. have been elected from the membership to manage the Corporation for the best interest of all members. Since it is expected that every member may wish to become a Director, it would be good for all to consider their responsibilities to each other.

## A. RULES ON OCCUPANCY

1. Subject to the restrictions hereinafter set forth, an owner, relatives of an owner, and house guests of an owner may occupy the apartment.
2. An application to lease must be submitted to the Yacht Harbor Board of Directors for approval not less than 30 days prior to the occupancy date.
3. The approved lessee of an apartment, the relatives of such lessee, and guests of such lessee may occupy the apartment subject to the restrictions stated in these House Rules.
4. An owner, whose apartment is leased, may not use the parking, pool, or dock facilities during the term of the lease.
5. Any apartment not occupied for a week or more must have its water supply shut off.
6. When no one is occupying an apartment for 30 days or more, a home watch arrangement must be made so that someone enters each apartment at least every 30 days to perform an assessment. Water intrusion or leak is a primary concern.

7. To prevent water damage from storms or sprinklers, occupants should close and secure all windows and sliders when absent from their apartments.

## **B. LESSEES**

1. A lessee is an individual occupying an apartment with the consent of the Yacht Harbor Board of Directors.
2. The use by a house guest, other than a family member, shall be treated as a lease and subject to the rules and regulations covering all apartments. Only one vehicle may be kept on the property by a lessee.
3. An owner must assure that a lessee knows the Rules and Regulations and provide access to the document (printed and/or digital), and the owner is responsible to the YH Association for a lessee breach of any rules.
4. No lease will be permitted for a term of less than 30 days. An owner may not lease more than two times in one calendar year. No approved lessee may sublet the leased apartment and no occupancy of the leased apartment is permitted in the absence of the approved lessee.
5. The owner shall pay to the Association a fee of \$100.00 per application to help compensate for the paperwork, time, cost of investigation, etc.
6. The Board shall not approve leases by any owner who is delinquent in any payments to the Association,
7. Lessees may have 2 overnight guests. These guests may not exceed 5 nights within any one month period. Double occupancy is not allowed.

## **C. HOUSE GUESTS**

1. A "house guest" is any person who is being entertained at an apartment at the specific invitation of the apartment owner, or an approved lessee and is staying overnight. A relative of an owner or approved lessee shall not be considered a house guest but his or her occupancy shall be governed by the rules applying to D. RELATIVES and E. UNDER-AGE OCCUPANCY.
2. All house guests must be registered with Yacht Harbor, Inc. A book is kept in the mail room for this purpose. The registration form in this book must be completed in full.
3. Owners and lessees are restricted to the following occupancy limitations:
  - a. One (1) bedroom apartment- maximum occupancy 5 people
  - b. Two (2) bedroom apartment-maximum occupancy 7 people

## **D. RELATIVES**

1. Relatives of an owner or approved lessee must abide by all the Rules and

Regulations.

2. Relatives of an owner or approved lessee, other than a relative who permanently resides with the owner or approved lessee, must be registered in the book kept in the community building.

## **E. UNDER-AGE OCCUPANCY**

1. No person under the age of 18 is permitted to occupy any apartment unless the owner or approved lessee is in residence at the same time.

## **F. LEGALITY**

1. Nothing contained in these Rules and Regulations dealing with occupancy shall be construed as requiring any act or prohibiting any act which requirement or prohibition would be unlawful under Federal, State or Local Law or be considered in such a manner as to otherwise violate the Federal Fair Housing Amendments Act of 1988 or any other Federal, State or Local Law.

## **G. APARTMENT RESALES**

1. Any owner offering an apartment for sale shall give written notice by mail or delivered in person, to all owners of Yacht Harbor, Inc. stating the asking price and date of availability. There shall be a waiting period of ten days before the apartment is placed on the open market-
2. An owner offering an apartment for sale must advise the membership once a year.
3. No corporation, business, or association group or dual ownership will be approved for the sale of any apartment. During the interview of a prospective purchaser by Board members, it shall be clearly stated and understood that the apartment is being purchased primarily for their personal residential use and not as an investment rental property.
4. An application for sale of an apartment must be submitted for approval of sale to the Yacht Harbor Board of Directors not less than 30 days prior to a scheduled closing date.
5. An applicant must have a minimum credit score of 725, and a credit score above 750 is desired. A score between 725 and 750 is a concern that requires further explanation by the applicant.

## **H. PROPERTY MANAGER**

1. The duties and responsibilities of the (independent contractor) Property Manager will be defined by the Board of Directors.

2. Every owner must provide the Board with a key or keys to their apartment for emergency access in the event of fire, water leaks, electrical short circuits, etc.
3. Owners leaving their cars while away shall leave car keys in a conspicuous location in their apartment in the event cars must be moved in an emergency,
4. A resident that has misplaced the keys to their apartment may contact a Board Member or the Property Manager to obtain entry.

## **I. AUTOMOBILES and BICYCLES**

1. There is one assigned parking space for each apartment. These assigned parking places are plainly marked 'RESERVED' and are to be used by the owner or renter, only. All other spaces marked 'GUEST' are set aside for the use of visitors only. Owners are not to park in the 'GUEST' parking spaces except for short term situations such as freeing up their 'RESERVED' parking space for a contractor, their guest, a short term project, etc.
2. If an owner needs to have a second car at Yacht Harbor, then permission from another owner to use that reserved parking space must be communicated to the Board via an email from the owner granting permission. Then, the Board would need to approve that request and communicate the situation to all owners.
3. Please do not block the driveway entrance, or exit, even temporarily.
4. Drivers should use caution and slow speeds while on property, entering, and exiting.
5. Traffic entering the property from the boulevard should use the north entrance and exit through the south (one way traffic).
6. There shall be no parking or storage of campers, boats, trailers, or mobile homes.-Motorcycles, motor bikes, or motorized scooters are not allowed. Trucks of all kinds are not allowed except for service vehicles that may be parked temporarily for loading or unloading or daily for the duration of renovation or maintenance work. Owners and lessees are not allowed to have pickup trucks but SUV's are allowed. Guests, including relatives, are allowed to have a pickup truck during their visit for up to 15 days. No pickup truck staying overnight may be used for storage of items associated with construction. All vehicles must be of a size not to be a burden to others (width, length, or height), which is at the discretion of the Board.
7. Parking Permits must be provided to and utilized by guests that are parked at Yacht Harbor. This is for the safety and security of our owners. An unidentified car is subject to be towed at the owner's expense. In addition, any guest's car that remains on property overnight must be documented in the Guest Logbook in the mailroom. Please be conscientious of this procedure.

8. Cars may be washed in their parking space or a visitor space but avoid spraying any other vehicle. Be aware of the impact that wind can have on water spray affecting other cars or building windows.
9. Bicycles kept on property by owners need to be easily identified by the yellow tags, located in the mailroom.
10. Bicycles should not be ridden on walkways.

## **J. PERSONAL SERVICE FOR OCCUPANTS**

1. An owner or lessee requiring a caregiver to reside in any apartment must request approval of the Board of Directors in writing. Such a request will be acted upon within ten days of receipt of the request.

## **K. CONSTRUCTION**

1. If you plan to have construction performed in your apartment or make a major change, submit an "Alteration Request Form" to the Property Manager.  
(Examples - replace windows, sliders, screen frame, remodel the kitchen or bathroom(s), remove/modify a wall, replace flooring, etc.)
2. Appropriate insurance is required.
3. Replacement windows or sliders should have white frames (facing outside).
4. Replacement or new screen frames on second floor apartments should include horizontal cables as opposed to restraint bars. The objective is to move towards a consistent look.
5. Major construction is prohibited from January 1 - March 31.

## **L. SWIMMING POOL AND DECK AREA**

1. The pool shall be used only between the hours of 8:00 A.M. to 10:00 P.M. All pool users are required to comply with the Florida State Board of Health regulations and Yacht Harbor rules posted pool side.
2. People under 12 years of age and all those unable to swim must be under the immediate supervision of a responsible adult.
3. Everyone uses the pool at his or her own risk. The use of the pool is limited to owners (not leasing), lessees, and guests.
4. A shower must be taken before entering the pool. Oils, creams and lotions must be removed by a shower.
5. Spread an underlying towel over furniture when using oils and sun lotions, etc.
6. Running, shouting, and other unsafe or offensive conduct is strictly prohibited.
7. Food and drinks may be consumed around the pool. Trash, debris, droppings, etc. must be removed and properly disposed of. Spills and food messes should

be cleaned and/or washed off. No glass containers, including drinking glasses and bottles (use unbreakable products only).

8. Pool deck furniture should not be removed from the fenced in pool area. Sun bathing and use of chairs and recliners is permitted only in the area at the east end of the pool deck.
9. For sanitary reasons, children who are not toilet trained or incontinent adults, are not permitted in the pool unless they are wearing "swim diapers" manufactured for this purpose.
10. Conversing on cell phones is PROHIBITED in the fenced pool area. When on the phone outside the fence, please do not use the speakerphone feature and face the bay so that the sound does not carry towards the residences.
11. Other rules may be posted near the pool from time to time. Please observe them for your enjoyment and safety.

## **M. WALKWAYS**

1. Please walk on sidewalks, paved pathways, and paved areas. Avoid short-cuts across the grass and planted areas in order to keep Yacht Harbor beautiful and avoid needless maintenance expenses.

## **N. PERSONAL GARDENS**

1. Occupants of first floor apartments may plant flowers or shrubs immediately adjacent to their apartment entry. They will then be responsible for proper maintenance including removal of weeds and dead seasonal plants.

## **O. MAINTENANCE**

1. Total interior maintenance and repairs are the responsibility of the owner.
2. No exterior changes can be made without approval of the Board of Directors.
3. When service repairs are required, it is the responsibility of the owner to select the service source.
4. Payment of all such charges are the responsibility of the owner, including home watch service.

## **P. NOISE**

1. All residents will keep noise to a minimum. In the interest of keeping the area quiet there will be no athletic activities on the Yacht Harbor premises.

## **Q. Flooring**

1. Ceramic, stone, or all types of vinyl tile/plank/sheet is allowed in wet areas (kitchens, bathrooms, and entryways). These floorings are allowed throughout first floor apartments.
2. In second floor apartment non wet areas, the flooring must meet a 60 IIC rating (Impact Insulation Class) such as carpet, cork, and most vinyl SPC flooring. Most laminate, engineered wood, and LVT/LVP (without a rigid, dense core) do not meet this specification. Ceramic is not allowed.
3. The floor of bedroom closets must have sound suppression (carpet, cork, mat, false floor, etc.).
4. Hard Surfaces underlayment must meet a 70 IIC rating and a 70 STC rating. Proflex 90 is allowed for attached or adhered flooring (e.g. - ceramic tile). Carpet pad must be dense.
5. On hard surfaces, the legs of chairs or other furniture that is moved must have an appropriate pad/protector to minimize noise.
6. On hard surfaces, rolling chairs or other furniture must have noise suppression (special casters, mats, etc.)
7. Rolling luggage on hard surfaces can be noisy so please carry luggage across hard surfaces including balconies (esp. - early morning or late evening).
8. If an adjacent owner(s) complains of noise attributed to hard surfaces, the Property Manager and/or Board members may perform an assessment of the apartment. Mitigating actions can include the following:
  - a. Make furniture compliant
  - b. Add rugs/runners
  - c. Wear shoes that are less noisy
9. All flooring changes must be approved by the Board to assure compliance via the "Alteration Request Form".

## **R. DRYING CLOTHES**

1. No laundry, bathing suits, towels or other items can be placed on railings of porches. Second floor porches are common property and as such must be kept clear at all times.

## **S. PETS**

1. No pets of any kind are permitted at Yacht Harbor, Inc.



## **T. MAIL**

1. A mailbox is provided for each apartment. United States Postal Service Regulations require that mail boxes be kept locked at all times. Each mailbox is labeled with the apartment number

## **U. STORAGE**

1. The patio areas on the ground floor and the area under the stairs are not to be used for storage.
2. Bicycles are to be kept in the bicycle rack only or in an assigned locker.
3. Lockers must be kept clean, neat and free of odors.
4. Positively NO gasoline or flammable liquids of any kind can be kept in lockers or apartments.
5. Locker doors should be kept closed and secured.

## **V. LAUNDRY**

1. Laundry equipment is provided in the Community Building.
2. After use, leave the door to the washing machine ajar and remove any lint on the lint screen.
3. Out of consideration for others, promptly remove laundry after the completion of the wash and/or dry cycles.

## **W. SIGNS**

1. No "For Sale" or "Rental Signs" are allowed at any time. However, "Open House" signs may be temporarily displayed during the hours of an Open House.

## **X. BOAT DOCKS**

1. The seawall walkway is for the use of all residents.
2. Boat docks extending outward from the seawall walkway are private and are assigned to individual owners.
3. The boat well adjacent to apartment S9 is common property.
4. Rules covering the use of assigned boat slips are covered by a separate set of rules.

## **Y. CHILDREN**

1. Children should not, in the interest of safety, be permitted to play on the seawall walkway and seawall cap, the individual docks, or in the area of the boat well.

2. Children are not permitted to play ball in the parking area or to bicycle, roller skate, use skateboards or in any other way interfere with the quiet and comfort of the residents.
3. Children should moderate their voices when in the pool area, on the porches or anywhere else on the premises.

## **Z. CONDUCT**

1. Owners, lessees, family members, and guests are required to behave in a manner to promote the health, happiness, and peace of mind of each other.
2. Yacht Harbor Board members, Property Manager, and Caretaker must be treated with respect and decency at all times, and vice versa.
3. Issues between owners should be directed to that owner, first. If two owners can not resolve the issue, then the Board should be included.
4. An owner should communicate with the Board prior to communicating with the entire community to voice a concern/complaint. The Board should be given an ample opportunity to address a complaint/concern.

**In no way are these Amended and Revised House Rules meant to take precedence, supersede or replace the Yacht Harbor, Inc. Amended and Restated Bylaws.**

## **RULES GOVERNING DOCKS**

1. A boat slip is to be sold (new assignment) only to owner-residents of Yacht Harbor, Inc. An apartment owner(s) can be assigned only one dock slip. If two apartments are owned, then two boat slips can be assigned (one slip per apartment).
2. A boat slip can be rented or loaned only to owner-residents of Yacht Harbor, Inc. In the event of an apartment lease, the use of that boat slip may be granted to the leasee.
3. An owner may give a visiting guest, arriving by boat, permission to dock for a reasonable length of time, but not to exceed one week.
4. No use of charcoal cookers, gas grills, or other food preparation devices will be permitted on the docks. Absolutely no cooking is permitted on the docks or boats tied up to the boat slips.
5. Any electric power needed to maintain a docked boat must be provided by the boat slip assignee. If the power is provided from the electric lines of the Corporation, then arrangements will be made to compensate Yacht Harbor, Inc. for the energy consumed.
6. All maintenance pertaining to the docks is the responsibility of the boat slip assignees.
7. Dock boxes are not allowed on the finger piers or the seawall walkway.
8. Devices added to shared boat slip pilings need to be agreed upon by both boat slip assignees.
9. Guests of owners who wish to fish from the docks shall be accompanied by the owner during the time they are using the docks.
10. No boat lifts are allowed in the assigned boat slips or in the boat well.
11. Motorized personal watercraft are prohibited from being kept in the assigned boat slips or in the boat well.
12. An owner may leave his/her boat in the assigned slip at all times at his/her own risk, but may utilize the boat slip only when in residence.
13. An owner whose apartment is leased, may not use the parking, pool, dock facilities, or other amenities during the term of the lease.