

Gulf Winds East Condominium Association

Rules & Regulations

For Owners, Renters and Guests - Updated 4/12/24

All owners, renters, and guests must obtain and display a **Parking Permit or Pass** on their vehicle. Parking permits/passes can be obtained from the Property Manager at the Gulf Winds East office

Owners are permitted one domestic dog or cat per unit on the property of Gulf Winds East Condominiums.

Common Elements are not to be obstructed, defaced, littered, or misused in any manner.

No Unit Owner or Occupant of a unit shall post any advertisements or posters of any kind anywhere on GWE property, without the written permission of the Board of Directors.

Water coming into the unit must be turned off when the unit is vacant for more than 72 consecutive hours.

No Signage is permitted on property or in windows of units. (For Sale, For Rent)

- Open Houses may **ONLY** be held twice a month. Please notify the Board of Directors or management prior to opening houses.
- Open house signs are Permitted only on the day of the open house. All signage must be removed at the end of each day of the Open House

No garments, rugs, or other items may be hung from the windows, railings, or lanai. They may only be maintained within the confines of the unit, not visible by others.

Barbecuing is not permitted on walkways, in front of doorways, or on lanais. Gas grill tanks are not allowed to be kept on lanais, within the unit or in individual storage bins.

Garbage and Trash should be deposited in the disposal locations located between each set of buildings. Recycling bins are available at each location. Furniture and appliances **CAN NOT** be deposited at the dumpsters. If found to have done this, the owner will be billed for the extra pick-up service.

Bike Riding, Skateboarding or Rollerblading are not permitted on any walkways, in front of doorways or on any sidewalk, including around the lakes.

Material Alterations are to be approved by the Board of Directors. The proposal must be delivered to Seacrest Management 20 days in advance to receive Board Approval. GWE has

specifications for the replacement of all doors, windows, floor covering, and hurricane shutters. If on 2nd or 3rd floor a cork underlayment must be installed as a noise barrier. Contractors must check in with the on-site Maintenance Person. Contractors must be properly licensed and insured in Collier County.

Dryer ventilation may only be disposed of in the unit itself, (water filler catch can) If any unit is found to be venting into the Common walls or into existing ventilation pipes, the owner will be fined and subject to the Fire Inspector inspecting the units. Any owner found venting into common property will be subject to payment for damages incurred.

Lanai area may not have any floor covering except tile. Lanais are not storage areas; there are to be NO large furniture or appliances stored on the lanai.

Occupants of units should exercise extreme care to minimize **NOISE**, so as not to disturb occupants of other units.

Entrance keys for the Tennis Courts and Fobs for the pool must be provided by the owner to their renters and guests.

GUESTS AND RENTERS

All unit rentals are not to be less than 30 days and no more than 12 months in length per lease.

Leases may be renewed for a length not to exceed 12 months, with Board approval.

Applications for renewals MUST BE SUBMITTED 30 days in advance of lease expiration.

Lease Fees are \$100.00 for a **NEW** lease application, and \$50.00 for ALL lease **RENEWALS**.

NO adult may reside in a Rental Unit permanently unless specified on the Lease Application

NO guest may reside in a Rental unit for more than 14 days. Guests must be on lease if they stay for more than 14 days. If someone is in a unit besides the owner for more than 14 days, it is considered a rental and will require an application, lease and applicable fees.

NO Rental Unit may be subleased without written permission from the Board of Directors

Units may not be rented to more than 6 people at a time and no more than 4 adults at once. Renters must notify their guests of the Rules and Regulations, Renters are liable for their guests while on property.

Ultimately, the actions of All Guests and Renters are the responsibility of the Owner of the specified unit. The owner's responsibility CANNOT be passed off to a Rental Agency, Manager or other Representative for the owner. Owners are the responsible party.

LAKE AND POND

Do not feed the ducks, turtles or alligators.

No Swimming in the Lake or Pond

Keep Off rocks around the lake.

Do not throw rocks or debris in the lake or fishing pond.

Fishing IS permitted by owners, renters, and guests.

TENNIS COURTS

Use of the Courts is Limited to Owners, Renters, and their Guests. Please observe one hour playing limit if others are waiting.

Appropriate shoes must be worn on the tennis court.

No Rollerblades, Bike Riding, Skateboards, or other games are permitted on the tennis court.

POOL AND SPA

HOURS FOR POOL USE ARE DAWN TILL DUST

SWIM AT YOUR OWN RISK--NO LIFEGUARD ON DUTY

SWIMMERS MUST SHOWER BEFORE ENTERING THE POOL

1. No Frisbees, diving gear, or floating objects, tubes, balls, etc. are allowed in the pool/spa.
2. Diapered Children or children who are not toilet trained are not permitted in the pool/spa
3. The number of Guests allowed to use the pool or spa from a single unit may not exceed six (6) persons.
4. Posted Pool and Spa Rules must be observed.
5. Suntan Lotion Only! No Suntan Oils are permitted inside the pool or spa fence.

6. No Glassware or Food is permitted inside the Wet Deck of the Pool or Spa area.
7. No beverage is allowed within four (4) feet of the pool or spa.
8. Only earphone type radios/music players are allowed in the pool/spa area.
9. Appropriate Swim Wear Only. Cut-offs, tank tops and underwear are NOT permitted.
10. Swim Wings and Safety Vests are permitted.

VEHICLES

2 PERMITTED PARKING SPOTS MAXIMUM PER UNIT AT ALL TIMES

Renters and Guests of Absentee Owners will be assigned the owners parking spot. Only one other vehicle of the renter or guest may occupy a visitor or guest parking area unit.

Vehicles left at Gulf Winds East for an extended amount of time (20 days or more) must leave a key in your Condominium Unit in case of emergency. If your vehicle needs to be moved, and no key is in the unit, the owner of the vehicle will be charged for the removal of the vehicle.

Parking permits must be displayed on all vehicles (parking overnight)

Trailers, Boats, Campers, Motorcycles or Motorized Vehicles over 20 feet (van, truck, bus or recreational vehicles) are not permitted on Gulf Winds East property.

Vehicles with Commercial Advertisements, telephone numbers or commercial type vehicles may not be parked on the premises overnight.

Vehicle Repairs, Lube Work, or Washing is not permitted, except for emergency repairs such as tire changing.

**Seacrest Property Management
1044 Castello Drive
Naples, FL 34103
(239) 261-3440**