

Bellamar At Beachwalk Condominium Association, Inc.
Summary of Rules & Regulations

VEHICLES

Vehicles must have a Bellamar Bumper Sticker visibly displayed on left rear bumper of the vehicle.

All visitors must obtain a Temporary Visitor's Pass displayed in the front window of their vehicle. A One-day pass may be obtained from the guard on duty. A longer stay pass is obtained from Island Management at **239-472-5020 ext. 220.** Vehicles not displaying a Bellamar Parking sticker or Temporary pass will be subject to be towed.

- a. No commercial vehicles or vehicles with logos are allowed.
- b. Motorcycles, boats, trailers, or inoperable vehicles of any kind are not permitted on Bellamar common property.
- c. **VEHICLES MUST NOT BACK IN**
- d. Parking in a numbered space other than your own is strictly prohibited.
- e. Vehicles will be towed that have a fraudulent parking pass or a transferred parking pass. The unit owner will also be fined.
- f. Speed limit is **15 miles per hour** in Bellamar.

CHILDREN are not to play in parking areas, **PARKING LOTS**, walkways, or stairways. Children are not to ride bikes, skateboards, rollerblades, roller skates, etc. in parking areas, **PARKING LOTS**, on the sidewalks or in the streets. Playing or hanging out in or around the lake or on the bridge is not permitted. Bike riding is permitted only to exit or enter the Bellamar campus/**COMMUNITY.**

REGISTRATION

Unit owners must register any resident, lessee, renter or guest living/**OCCUPYING** their unit. **MINIMUM LEASE DURATION IS ONE MONTH.**

Call Island Management to register **ANY PERSON OTHER THAT THE OWNER AT 239-472-5020 ext. 220.**

Residents, tenant, guests residing in unit will not have access to Pool or Fitness center unless their name is on file at Island Management. The Patrol Force will conduct checks of persons at the Pool and at the Fitness Center.

Also, supply your current address, phone number and e-mail address to Island Management so that we may contact you in an emergency.

LANAIS OR PATIOS

Storage of bicycles, storage containers, unused household furniture, toys or broken items of any kind **IS NOT PERMITTED ON LANAI.**

Fenced in patio areas must be free of weeds and overgrown grass.

LANAIS ARE INSPECTED WEEKLY FOR VIOLATIONS.

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HALLWAYS – LANDINGS – UNDER STAIRS

Nothing is to be stored in these areas. No trash – NOTHING!

PETS

Tenants or guests may not have pets.

Only unit owners may have up to two pets.

All OWNER'S dogs/pets must weigh less than 30 pounds

Animals are to be leashed when outside of a unit. Any feces are to be picked up immediately. If caught not picking up after your animal **you can be ordered to get rid of the animal** per the Condo Documents.

Exotic animals are not allowed in Bellamar or Lee County.

SMOKING

There are two designated smoking areas by the Clubhouse. Otherwise, smoking is not permitted in any common area of the Bellamar campus/**COMMUNITY**

GRILLS

Grills of any kind are strictly prohibited on lanais or patios, (**or fenced in area**) or on common areas. You may use the Grill & Go facility by the Clubhouse. Coach home residents must use a grill, 10 feet from the building, and 10 feet from a vehicle, on the concrete driveway. Charcoal grills are never allowed. Be aware of propane tank size restrictions **AS PROVIDED BY THE IONA MCGREGOR FIRE MARSHALL**

BICYCLES are to be kept in a bike rack, one bike per person, per unit

ARCHITECTURE

All changes to common areas (includes lanai, garage and satellite dish) require Architectural Control Committee approval, or a \$50.00 per day fine will be levied. Owners must obtain written approval from the Committee prior to installing any flooring material in the unit, glass type storm/front door, and glass/vinyl lanai enclosures. Air conditioning compressors are subject to size limits and placement restrictions. Contact Island Management at **239-472-5020 ext. 220** for complete directions.

NOISE is not permitted from radios, televisions, voices, dogs, etc., that will disturb anyone In another unit.

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TRASH

Apartment style units must place all trash in plastic bags and place it in the dumpsters. Trash is not allowed in front of, beside, or behind the dumpster. Large trash items are not allowed to be placed by the dumpsters.

COMMON AREAS

Destruction of common areas/**LIMITED COMMON AREAS (WHICH IS ANY AREA IN THE BELLAMAR COMMUNITY OUTSIDE OF YOUR UNIT)** will be repaired and then charged to the owner of the unit whose occupant caused the damage (including their tenants, moving people, and/or guests).

EMERGENCY

If you have an emergency between the hours of 4:30 PM to 9:00 AM, please call Island Management at **239-472-5020** and follow the prompts for after hours emergency service.

Please be advised this is only a summary. You are responsible for reading & obeying the complete and detailed Bellamar rules, published in Fall 2012.