

## HOUSE REGULATIONS\*

These are the house rules and regulations of CHESAPEAKE MANOR, INC. a condominium, Naples, Florida. The enjoyment of Chesapeake Manor living is assured to all residents when the following rules are carefully observed. It is incumbent on owners to advise lessees or guests of these rules and regulations.

1. Automobiles:

Automobiles may be parked only in the areas provided for that purpose. Occupants of each apartment will be entitled to and given parking space for one passenger automobile without charge. Parking for additional cars for residents must have the approval of the Board of Directors. All guests shall be requested to use the guest parking area or the street. No commercial vehicles, trailers or boats on trailers shall be parked on condominium property.

2. Common elements:

Use of the common elements will be in such a manner as to respect the rights of other property owners. The facilities of Chesapeake Manor Condominium are for the use of residents and house guests only.

3. Wiring—Antenna:

No radio or television antenna or any wiring for any purpose may be installed on the exterior of a building without the written consent of the Association.

4. Name plates—signs:

An owner may identify his apartment with a name plate of a type and size approved by the Association and mounted in a place and manner approved by the Association. No other signs may be displayed except "for sale" or "for rent" signs approved by the Association.

5. Balconies—porches:

The balconies, porches and exterior stairways shall be used only for the purposes intended; and shall not be used for hanging garments or other objects or for cleaning rugs or other household items.

6. Laundry:

Laundry facilities have been provided for the use of all residents. Residents shall limit their use so that all residents have equal opportunity to make use of the facilities. Under no circumstances shall any articles be placed on railings of balconies or stairways for drying. Clotheslines have been provided. Please leave these facilities in a clean and neat manner after use.

7. Maintenance:

Apartment owners are reminded that alteration and repair of the apartment building is the responsibility of the Association, except for the interior of an apartment. No work of any kind is to be done upon exterior walls or inside of same without first obtaining the approval required by the Declaration of Condominium. Please remember that interior maintenance is the responsibility of the owner.

8. Apartment Floors:

Apartments shall be carpeted and adequately padded, except acoustical tile in bathrooms and kitchens.

9. Garbage and Trash:

Disposition of garbage and trash shall be only by the use of garbage disposal units or by the use of receptacles approved by the Association. City trash collecting days are Monday and Thursday. Please place all wet garbage in plastic bags securely tied.

10. Pets:

No pets are permitted.

11. Noise:

No owner may make or permit any disturbing noises in the apartment building whether made by himself, his family or friends, no do or permit anything to be done by such persons that will interfere with the rights, comforts or convenience of other residents. No owner shall play or suffer to be played any musical instrument, phonograph, radio or television set between the hours of 11 PM and the following 9 AM, if the same shall disturb or annoy other occupants of the condominium. Conversation after 10 PM in common areas shall be in the lowest possible voice. Take notice of noise around the pool area in the separate POOL REGULATIONS.

12. Occupancy of Apartments:

The maximum number of permanent residents of an apartment is four (4) people. All owners and lessees must be twenty-one (21) years of age. No permanent new resident shall be less than eighteen (18) years of age, unless special Board approval is obtained. A responsible adult of twenty-one (21) years or more must be in residence at all times the apartment is occupied. The maximum number of guests per apartment is two (2) when the owner is in residence. Apartment rentals shall be restricted to two (2) per year. Lending apartments to non-paying guests when owner is not present shall be restricted to three (3) times a year, with a limit of 14 days for each visit. No children under 19 are permitted as guests except the family members of apartment owners.

12-A. Leasing:

Entire apartments may be rented, provided the occupancy is only by the lessee and his family and guests, however the maximum occupancy at any one time shall be four (4) people. No rooms are to be rented and no transient tenants may be accommodated. No leases may be for less than thirty (30) days nor more than one (1) year: with the exception that an apartment owner

in residence may rent another entire apartment for less than thirty (30) days to accommodate overflow guests. The number of such guests shall be limited to four people. All lessees must be twenty-one (21) years or more of age.

13. Sidewalks:

Walkways and paved areas should be used at all times and short cuts should be avoided, both to prevent accidents and to preserve the appearance of planted areas.

14. Meters—deposits:

Each owner shall provide all deposits for utility services and T.V. cable.

15. Swimming pool and pool area:

(See separate attachment)

The foregoing regulations and house rules are subject to amendment and to the promulgation of further regulations in the manner provided by the Declaration of Condominium and related documents.

APPROVED BY the Board of Directors of Chesapeake Manor, Inc., a Condominium.

APPROVED BY THE BOARD OF DIRECTORS OF CHESAPEAKE MANOR, INC. a  
Condominium March 29, 1983:

DOCKS ARE FOR THE USE OF APARTMENT OWNERS, HOUSE GUESTS OF OWNERS  
AND APARTMENT RENTERS ONLY AND ARE NOT TO BE LOANED OR RENTED TO  
OTHERS.

The foregoing is an amendment to the HOUSE RULES AND REGULATIONS and has been  
approved.

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\*The text included in this document represents, verbatim, the original Chesapeake Manor *HOUSE REGULATIONS* in its entirety that were drafted in 1983. (Possibly prior to 1983) The wording remains the same although it was tempting to try and edit and update the content to modern day text. Any spelling errors were corrected. The purpose of copying this content into an electronic word file was for easier distribution to unit owners.

— Ava Keenan, President, Chesapeake Manor, Inc., March 29, 2006

## CHESAPEAKE MANOR POOL REGULATIONS

THE FLORIDA DEPARTMENT OF HEALTH  
requires the following four rules to be posted:

1. The maximum number of persons allowed in this pool at one time is 10.
2. No animals are permitted in pool area.
3. Showers are required prior to entering pool (Be sure to remove suntan oil or lotion with soap).
4. Food or drinks prohibited in immediate pool area.
5. Pool Hours are 8:00 AM to 9:00 PM

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### ADDITIONALLY:

6. Each apartment owner shall be responsible for the behavior of his guests at the pool.
7. If using suntan lotion, PLEASE use a towel on chairs or lounges.
8. Men, women and children with long hair must wear swim caps.
9. No glasses or other breakables are permitted in pool area.
10. If ashtrays are used, please empty when finished in bucket provided.
11. If you put up the umbrella, or take off the cover on the pool, please put umbrella down and cover on the pool when leaving area.
12. Proper bathing attire must be worn in the pool.
13. Persons having a skin disease, sore or inflamed eyes, colds, nasal or ear discharges, or any communicable disease will be excluded from the pool.
14. Spitting, spouting of water and blowing the nose in the pool are strictly prohibited.
15. No running or loud noise permitted in pool area. THERE SHALL BE NO NOISE IN POOL AREA AFTER 11:00 PM OR BEFORE 9:00 AM.
16. Please save yourself and the Management embarrassment by complying with these regulations which are enforced in the interest of the health and safety of pool patrons.
17. FOR THOSE WHO HAVE GUESTS and/or TENANTS PLEASE POST THESE RULES IN A PROMINENT PLACE IN YOUR APARTMENT.

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## AN IMPORTANT ADVISORY REGARDING THE MAINTENANCE OF AN EFFICIENT SEWERAGE SYSTEM

- For GARBAGE DISPOSAL  
Run water to flush the disposal when in use.  
Do not put the following items in the disposal: any string-like substance such as celery, banana peels, asparagus, coffee grounds, potato skins, citrus skins, grease bearing meat or meat trimmings. When in doubt, don't put it in.
- For TOILETS  
ONLY septic safe (Scott, Northern) toilet tissue may be flushed. The toilet is not a receptacle for throw-away products of any kind such as paper towels, dental floss, wrappings, diapers, diaper wipes, hygiene products or cosmetic cotton wipes. When in doubt, don't put it in.
- For LAUNDRY\*  
Use only liquid detergent and liquid additions.
- For DISHWASHER\*  
Use only liquid detergent.
- When LEAVING THE CONDO FOR LONG PERIODS  
Flush all drains (about a minute) with water to remove any residue which might later clog pipes.

*\*In both of these cases above powder detergents combine with grease to form rock-like chunks which adhere to pipes.*

Your cooperation will certainly help to prevent future, unpleasant and costly problems.

Thank you,

The Board of Directors  
Chesapeake Manor, Inc.