

Positano Place at Naples

Tenant Orientation and discussion of the Association Rules and Regulations

1. I understand it is the responsibility of my Landlord or Agent to provide me a copy of the Rules & Regulations of the Association and I agree to follow these Rules & Regulations at all times.
2. I understand that I may be fined for each violation of the Rules & Regulations.
3. My numbered parking pass will be placed on the inside of the front windshield on the passenger side of the vehicle.
4. Numbered parking spaces are RESERVED and only a vehicle with the appropriate number may be parked in that space.
5. Vehicles with numbered parking permits may park in visitor's spaces or unmarked spaces.
6. Vehicles with VISITOR permits are not allowed to park in numbered spaces, including in front of garages.
7. ALL vehicles within the Community MUST display a numbered permit OR a visitor's permit during the overnight hours.
8. Vehicles with visitor permits are ONLY allowed to park in visitor spaces. Visitor passes may not be duplicated or photocopied.
9. I understand garbage is not to be bagged up and set outside my door unattended. This is a finable offense that is enforced.
10. Garbage and recyclables are to be taken to the garbage area and to the recycling dumpsters. All cardboard boxes are to be broken down.
11. I agree to adhere to the Community speed limit of 10MPH and to obey all signage, including the entrance roundabout.
12. Hallways are to be kept clear of shoes, ashtrays/ashtray-like items, cigarette butts and other personal items. Beach towels, etc. are not to be hung on the corridor railings or hung out on the lanai and no objects may be hung on the outside of the unit door other than approved seasonal holiday decorations.
13. The use of charcoal or propane grills is prohibited on the lanais. Residents may use the charcoal grill provided at the rear of each residential building.
14. I understand that I must use a transponder to access the Pool Area and Fitness Area at all times. Pool areas are open dawn to dusk & fitness center is open 5:00am to 10:00pm. Any guests in these areas MUST be accompanied by the tenant.
15. I understand that any key FOB given to me by the owner/agent or previous tenant maybe disabled and must be assigned to me.
16. I understand that glass is prohibited on the pool deck at all times, and that no food and/or beverages are permitted in the pool or on the pool "wet deck." The wet deck is inclusive of the pool deck area which is within six (6) ft. of the edge of pool.
17. Groups of more than eight (8) people must give advance notice to management prior to using the pool or Clubhouse areas.
18. Cigarette butts are to be properly disposed of. Littering is a finable offense. BBQ grills are not to be used as ashtrays and cigarette butts are not to be tossed from upper levels of the residential buildings.
19. The gates are to be accessed with a transponder or by using the gate call system. I will not attempt to "piggyback" into the Community or use the wrong gate for entry/exit.
20. Quiet Time is from 10:30pm to 8:00am. I understand that I should not operate laundry equipment during these times, and that audio systems and TV's should be played at low levels during these overnight hours.
21. I understand my key FOB and gate code will expire on the date of my lease expiration.
22. I understand that if the Association programs my FOB, it is NOT programed for my garage (if applicable).
23. I understand that my Parking Permit expires on the date of my lease expiration and that I will negotiate a new lease prior to the expiration of the old lease if I desire to stay longer than the term of the lease.
24. Only recyclable items are to be placed in the recycling containers and only household trash is to be placed in the trash bins. I understand dumping any unacceptable items will result in a deduction from my Surety Deposit.
25. Move-ins and move-outs are PROHIBITED from 6:00 pm to 9:00 am. No move-ins or move-outs permitted on SUNDAYS
26. I understand that a vehicle with hanging visitor tags cannot be parked in the Community more than five consecutive nights.
27. I understand effective 02.19.16 tenants are not permitted to keep a dog in the unit at any time.
28. I understand that large trucks cannot use the north gate and that I should let them thru the south gate with my key FOB.

The above information has been presented to me and discussed at an orientation conducted by the Community Association Manager or a member of the Positano Lease Application Screening Committee.

Applicant

Date

Applicant

Committee Member or CAM