BRIDGEWATER BAY PROPERTY OWNER'S ASSOCIATION, INC.
RULES AND REGULATIONS

The purpose of these rules and regulations is to maintain safety and enhance the appearance and value of the properties within Bridgewater Bay. These rules and regulations are to be obeyed by all members of Bridgewater Bay Property Owner's Association, Inc. (the "POA"). It is each member's responsibility to inform all occupants of its unit e.g. .family members, guests, invitees and lessees of such Rules and Regulations and each member is responsible for compliance by each such occupant at all times.

1. **Building Appearance and Maintenance**

A. Streets, sidewalks, driveways, entrances and stairs are to be used strictly for ingress and egress and must not be obstructed or used for any other purpose i.e., bicycles, wagons, carts, chairs, benches, tables or similar.

B. Personal property must not be stored outside units or driveways and may not be visible except plants and outdoor furniture can be stored on screened lanais and verandas for more than twenty-four consecutive hours without prior written approval of the Property Manager which shall be at his or her discretion but subject to review by two (2) board members whose decision shall be final. Potted plants displayed outside the unit must be in accord with local association documents.

C. The common and limited common areas must be kept free of refuse, debris or unsightly materials. This also refers to dog waste which must be picked up by their owners.

D. Except as provided herein, no person should discard any unwanted material, such as furniture or personal belongings from their unit onto driveways, on grass strips along street curbs or in any of the common areas. **Garbage** and trash shall be securely bagged and kept in community approved waste barrels of uniform color and size(s) (please consult property manager before purchasing) in the garage until placed at the curb for scheduled pickup on Wednesdays and Saturdays. **Recycling** containers are picked up on Wednesday. **Yard Waste** is picked up on Wednesday. **Bulk pickup or any large items** that do not fit in the barrels must be coordinated with Collier County **at least 24-hours in advance** (by end of business day Monday) currently by calling 239-252-2380. Depending on the type and/or size of the item, Collier County may: 1) communicate to the waste management company to pick up the item on Wednesday, 2) dispatch their own truck for pickup, or 3) direct You to take the waste to a transfer center (9950 Goodlette Frank Rd) or to a landfill center. All barrels shall be placed at the curb **after 5:00 PM** the night prior to scheduled pickup and returned to the garage by the end of day. If the resident is unable to do this, it is his/her responsibility to arrange for someone else to do it in conformity with this schedule. Days and times mentioned in this section are subject to change, which shall be published by the Property Manager.

E. Garage doors must be closed at all times except for ingress and egress and if left open without homeowner or outdoor social activity, may be noticed to homeowner. Members are reminded that social activity in driveways that is carried on by members, their tenants and guests must always be respectful of neighbors and other members and all music, video or other noise or light producing activity outdoors must end by 10 pm.

Revision: December-2025
Replaces: April-2025

F. No signs, advertisements, or similar may be displayed or affixed to any part of the unit or on its property. Only American flags may be displayed (per Florida statute) and your local Board approval is required for conformity.

G. No resident or their families, guests, employees, agents, or visitors are allowed on building roofs at any time. Only licensed, insured and Board-approved contractors can work on roofs. All materials shall conform to the Association's Community Standards. It is the member's responsibility to only use materials that are approved Community standard materials (such as roof tile specification make, model and color). Materials which do not conform with the Community Standards must be removed entirely at the member's expense in accordance with notice from the POA Board.

H. All window or door coverings visible from the exterior of the building shall be white or off- white in color.

I. Hurricane shutters approved by the POA Board prior to installation and meeting applicable building codes may be installed on lanais, windows and entry doors. Proper specifications are available from the property manager's office during normal business hours. **Shutters exterior to screened lanais, windows and entry doors should not remain closed except during off-season defined as from late March through November.** Shutters inside screened areas, not visible from the common drives when open, may be fully closed as necessary. All metallic shutters must be white or off-white in color, any fabric (roll-down) shutter may also be black.

J. Lanais may not be used to store or maintain toys, bicycles, strollers or carriages or similar vehicles. In addition, the drying of laundry, towels, rugs or other articles may not to be done on lanais or exposed on any part of the common areas. Cleaning or pressure washing of second story lanais should be noticed and communicated to the resident below providing at least 24 hours before work begins.

K. Outdoor holiday decorations are permitted but should be removed within a reasonable time period after the holiday season.

2. **Alteration of Unit**

A. Any addition, change, alteration or decoration to the exterior of any portion of a single-family unit or condominium unit is subject to the provisions of the HOA Declaration and the relevant Declaration of Condominium and must be submitted in writing for prior ARC, local Board and POA Board approval. Written plans and specifications and contractor insurance may be requested. All work shall be carried out in conformity with applicable building codes.

3. **Fire Prevention**

A. Condominium units: No hibachi, grill, or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on any balcony, lanai, under any overhanging portion, or within 10 ft (3 m) of any structure. However, the **use** of UL LISTED electric portable, tabletop grills, not to exceed 200 square inches of cooking surface area, shall be permitted. Further, no

hibachi, grill (electric or otherwise), or other similar devices used for cooking shall be **stored** on a balcony or lanai. No grill or gas table utilizing any size propane tank may be used anywhere within the unit, driveway or Common Area, except for special events approved in advance by the POA at its discretion or in areas that may be specifically designated from time to time by the POA, in each case with such conditions as the POA may determine at its discretion. Not more than two 16-ounce cylinders of propane (for camping devices) may be stored in any unit, including the garage. Propane tanks greater than 16-ounces must not be stored in garages, adjacent to garages or ***anywhere*** within or outside the condominium building (including, without limitation, for generators).

B. Use of Charcoal grills, firepits and gas fireplaces (including fire tables, but excluding permanent fireplaces installed inside condominiums in accordance with applicable codes) is strictly forbidden anywhere inside or outside condominium buildings (including lanais).
C. No flammable, combustible or explosive fluid, fuel, chemical or hazardous waste shall be kept in any unit or limited common area, except those necessary and suited for normal household use.

4. **General**

A. Always be respectful of your neighbors as you, your tenants and your guests enjoy your unit, Common Areas and amenities. Remember that Bridgewater Bay is an active lifestyle community within which all owner-members have equal rights and opportunity to enjoy peaceably with minimal disruption or inconvenience to other owner-members!
B. Cigarette, Cigar Smoking or Vaping are **not** permitted in any of the common areas, limited common areas nor any of the Lifestyle Center Facilities including the following: the clubhouse, pools, tennis courts, playground area, basketball courts, bocce courts, pickleball courts, putting area and gazebo.
C. Patio/lanai lights are allowed if they are not a nuisance and must be turned off by 10 pm at the request of any member.
D. Bicycles, roller blades, scooters and skateboards are not allowed inside the Lifestyle Center.
E. Pets: Owner-members are allowed two pets per unit. Pets must be registered at the office and dogs must always be leashed or carried when outdoors, and no pet may be left unattended outdoors if any member complains of nuisance. Tenants, guests or visitors are not allowed to have pets except for certified service animals and/or emotional support animals as provided for in Florida law. It is the responsibility of the renter and the unit owner to provide proof of compliance with Florida law as part of the rental or occupancy agreement process. Having a pet is a privilege, not a right, so pick up all dog waste. Pets should not be left on lanais unattended or when a resident is not home. Refer to your local association documents for additional pet requirements, e.g., weight and size.
F. Key fobs are required to access the Lifestyle Center and keys are required to enter or use many of the amenities within the community, including the tennis and pickle ball courts and bocce storage container. The fobs and keys are available from the Clubhouse Office and there is charge for them (maximum two fobs per member). Lost fobs must be immediately reported to the office and can

be replaced for a fee of not less than $25.00 each or such other amount set by the POA Board. When members or their tenants move from Bridgewater Bay all fobs must be returned to the office for deactivation. In no case shall any fob be given to the new owner or anyone else. Vehicular Entry Gate access is by passcode, fob or a bar code decal for which all residents and annual lessees must fill out a Vehicle Registration Form for each vehicle. The decal permits access to both Orange Blossom and Livingston vehicular entry gates. The bar code stickers must be affixed on registered vehicles by Bridgewater Bay office staff and are not transferable to other vehicles.

G. Any Person determined by the POA or its agents to have damaged the entry gates or other community property will required to pay all repair and replacement cost and any collection or enforcement expenses (including legal fees). Members shall be responsible to pay for all damages directly or indirectly caused by their tenants, guests or suppliers and all related expenses, subject to the members' right to collect from the person(s) who caused the damage. The POA shall be deemed to have assigned to the member the POA's claim against the party directly responsible for the damage upon receipt of the member's payment in full for the damages and related costs. Entry gates and other amenities may be under surveillance and video evidence shall be conclusive proof of the damage and its cause.

H. The Bocce courts are available to all resident members and their guests and tenants. The courts are available when not in use by leagues. There is a storage box for the equipment which is locked and can be opened with a key obtained from the management office. All equipment is to be returned to the storage box after play and the box locked.

I. Use of the tennis and pickleball courts is regulated by signup sheets near the courts or online at the designated portal (if any). You are requested to use these sheets in order to properly utilize player's time.

J. **USE OF ALL BRIDGEWATER BAY AMENITIES IS AT THE USER'S OWN RISK.**

K. **The speed limit throughout Bridgewater Bay is 20 mph.** You are requested to observe this speed **and to yield** to anyone at a crosswalk who wishes to cross the street.

L. All guests, family members or lessees who occupy the unit in the absence of the member owner must register with the Office. Unit owners shall furnish said guests, family members and lessees a copy of the rules and regulations and shall be responsible for their compliance.

M. Violations should be reported to the Property Manager, whose authority to enforce must be respected immediately.

N. All condominium unit owners shall provide a duplicate key to their unit to the Management Office as a safeguard in case of an emergency requiring entry into the unit in the absence of the owner. Failure to provide a key could result in a charge for a locksmith when access is required for scheduled maintenance noticed to the member (such as dryer vent cleaning, sprinkler verification, pest management) or emergencies.

O. Owners who leave their unit vacant for an extended time of more than 120 consecutive days must prepare it by removing all furniture, plants, etc. from lanais and verandas unless enclosed by storm shutters. For units without storm shutters these items should be stored inside the unit. In case of

storms, hurricanes or severe wind, a responsible caretaker should be engaged to periodically check and take steps to prevent damage to the unit. For security purposes your caretaker should be made known to the Association.

P. No unit owner shall make, tolerate or permit any disturbing noises by himself/herself, family guests, invitees, lessees or pets that interfere with the rights, comfort or convenience of other unit owners. This shall include the use of stereos, television, radios or musical instruments. Pets shall not be left on lanais during owner's absence since their noise cannot be controlled and can be an annoyance to neighbors. Use of fireworks of any kind is prohibited.

5. **Parking**

A. Guest Parking is available on Horizon Lane and Driftwood Way. These parking spots are strictly for guests and are not to be used by residents. Limited resident parking is available at the Clubhouse with permission from the POA Board and Property Manager. Disabled cars or non-operational cars are not to be left anywhere within Bridgewater Bay at any time and may be towed at owner's expense.

B. Vehicles must not be parked at any time on any streets, nor on any unpaved areas including the grass strips in front of units. Boats, RVs, wave runners, trailers and commercial vehicles are not to be parked on streets or driveways at any time. Long term parking for owners may be available for lease in designated areas. Please see the Property Manager for availability and applicable rental fees.

C. No repairs or maintenance of vehicles is permitted outside garages, but vehicles may be. washed in the owner's driveway. There are limits in each Bridgewater Bay sub- association as to the number of motor vehicles kept on the premises on a regular or permanent basis.

6. **Pool and other Amenities**

A. Swimming pool hours are dawn to dusk and must be strictly observed per Florida statute for Bridgewater Bay. Enforcement may be done via cameras with images provided to a security company. Food, glass or other breakable items are not permitted either in the pool or on the pool deck. **Personal Belongings must not to be left on chairs or lounges if the owner leaves the pool area and may be removed by others after 30 minutes absence by others who wish to use them.** Floats (except for pool noodles and personal floatation safety vests), ball playing, toys, water guns or jumping into the pool and running on the pool deck are not allowed. All trash should be disposed of before leaving the pool area. Other rules posted in the pool area must be respected at all times.

B. No alcohol is allowed in the pool or on pool deck (excluding the screened lanai area).

C. No pets are allowed in the pool area.

D. **Children under 16 years of age must be accompanied and supervised by an adult while anywhere at the Community Lifestyle center and Playground.** This includes, but not limited to the pools, sauna, billiard room, fitness center, tennis, bocce and pickleball courts. No children under 16 years of age shall be allowed in the hot tub (spa) whether or not accompanied by an adult.

E. Common Elements and Association Property shall only be used for their designated purpose, for example, no one shall use the bocce courts for a child play area. Specific rules posted in the relevant area must be respected at all times, including posted hours of operation. **Unit owners will be held financially responsible for any damage by his or her family, guests, invitees, lessees or any others under the owner's control, authority or supervision.**

F. Any member renting its unit shall be deemed to have transferred its right to, and use of, the Clubhouse Facilities to its lessee(s) during the lease term. For clarity when a lessee's fob is programmed for the Clubhouse Lifestyle Center, the member/unit owner's fob shall be disabled. Members will however still have access to the community through the entry gates via their car pass or other means.

7. **Golf Carts, Hoverboards, Motorized Scooters & E-Bikes**

(This section is not applicable to medical mobility scooters or motorized wheelchairs having three or more wheels.)

A. Golf Carts: Except where altogether prohibited by applicable Florida Statute (in which case such prohibition shall apply), a golf cart may NOT be operated anywhere within Bridgewater Bay by any person who is:

(a) Children that are fifteen (15) years of age or younger.

(b) Who is under 18 years of age unless he or she possesses a valid learner's driver license or valid driver license.

(c) Who is 18 years of age or older unless he or she possesses a valid form of government-issued photographic identification.

The operator must carry the required personal identification and proof of insurance while operating the vehicle. Golf cart operation within Bridgewater Bay shall be restricted to, between sunrise and sunset each day. Operation is allowed only on the road network; sidewalks or pathways are strictly off-limits. Operators are required to observe the posted speed limits and traffic control devices, including coming to a stop for school buses.

All golf carts must be equipped with efficient brakes, reliable steering, safe tires, a rearview mirror, and red reflectorized warning devices in both the front and rear at all times while operated in Bridgewater Bay.

Before golf carts may be operated in Bridgewater Bay, the owner thereof must purchase and maintain liability insurance insuring against personal injury and damage to property of any nature relative to the operation of golf carts on the designated roadways.

B. **Hoverboards, Motorized Scooters & E-bikes:** A hoverboard is defined as a motorized personal vehicle consisting of a platform for the feet mounted on one or two wheels and controlled by the way the rider distributes their weight. A motorized scooter is defined as a one or two-wheeled electric vehicle powered by a motor. An e-bike is defined as a bicycle equipped with fully operable pedals, a seat or saddle for the use of the rider, and an electric motor of less than 750W power. (See Collier County Ordinance 2025-22 for clarification of these definitions.)
https://app.collierclerk.com/LFBMR/DocView.aspx?id=306131&dbid=0&repo=BMRPROD&cr=1

Operating Rules:

i. Pedestrians have the right of way within Bridgewater Bay. All bicycles, electric bicycles, hoverboards and motorized scooters must yield the right of way to pedestrians and when passing a pedestrian must deliver a warning by some type of sound device before the act of passing them.
ii. Helmets are encouraged for all riders and are required for anyone under 16 years old (per Florida law). Children 12 years of age or under must be accompanied and supervised by an adult while operating a hoverboard, motorized scooter or e-bike within the community.
iii. Designated parking areas must be used to avoid obstruction of walkways and entrances.
iv. E-bikes may be used only on the roads within the community. All sidewalks and pedestrian areas are strictly off-limits. Operators are required to observe the posted speed limits and traffic control devices, including coming to a stop for school buses. E-bikes must be equipped with front and rear lights for use (per Florida law) between sunset and sunrise.
v. Hoverboards and motorized scooters may be used on sidewalks and pedestrian areas, however, in all situations, pedestrians have the right of way. The speed limit for hoverboards and motorized scooters on any sidewalks or pedestrian areas throughout the community is 5 mph, and up to 15 mph on the roads. Allowable hours of use for a hoverboard or motorized scooter within the community are from sunrise to sunset.
vi. Children under the age of 16 are prohibited from operating Class 3 electric bicycles, (See Collier County Ordinance 2025-22), or any electric vehicles with motors in excess of 750W power.

The operation of hoverboards, motorized scooters and e-bikes within the community is undertaken at the user's own risk.

8. **Rule Violations**

In addition to reimbursement for any damages and costs, Members, tenants or guests who fail to respect these rules (including hours of operation) after warning may be required to leave the amenity area. Repeat offenders may have their privileges suspended or revoked and the offender and Member may be subject to a fine in addition to such reimbursement, if applicable.