CONDO 1 REFLECTION LAKES

Rules and Regulations

Please refer to www.reflectionlakescondo1.com for all forms referenced in these rules and regulations.

Revised December 1, 2023, effective January 1, 2024

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Reflection Lakes at Naples Condo 1 Association

Rules and Regulations revision December 1, 2023, effective January 1, 2024

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Each of the rules and regulations shall be in accordance with all applicable county and state codes, ordinances, and regulations.

1. Common and Limited Common Elements

The sidewalks, entrances and like portions of the Common and Limited Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Property; nor shall any carts, bicycles, carriages, chairs, tables, benches, clothing, shoes or any other objects be stored thereon, except in areas (if any) designated for such purposes.

1.1 The personal property of Unit Owners and occupants shall be stored in their respective units when not in use.

2. Rental/Leasing Regulations

Every Lease of a Unit shall specifically provide (or if it does not, shall automatically be deemed to provide) that a material condition of the Lease shall be the tenant's full compliance with the covenants, terms, conditions and restrictions of Condo 1 Association Declarations, Master Association Declarations, and with any Rules and Regulations adopted by the Associations from time to time (before or after the execution of the Lease). The entire rental package is available at www.reflectionlakescondo1.com.

2.1 No Unit shall be rented or leased for a period of less than one (1) month nor more than twelve (12) months and there shall be no more than three (3) leases per calendar year per Unit.

2.2 No Unit may be occupied by more than one (1) family and not more than two (2) persons per bedroom plus two (2) additional persons.

2.3 No Unit shall be rented, leased or the lease renewed if there are outstanding RLN Condo 1 Association or RLN Master Association fees, assessments, or fines without written permission from the RLN Condo 1 Association Board of Directors.

2.4 A refundable security deposit of $2500 must be made out to the Reflection Lakes at Naples Condo 1 Association and may be paid by the tenant or the Unit Owner.

2.5 Applicants must submit to a background and credit check. See Application for details. Background checks are required for all occupants over 18 years of age.

2.6 All persons occupying the Unit other than those stated in the original Lease Application shall be considered guests.

2.7 No guests of the Lessee shall occupy the Unit without the Lessee present.

2.8 *Guests of Lessee/Tenant staying longer than seven (7) days must fill out a Condo 1 Registration Form. Guests of Lessee/Tenant may not stay longer than fourteen (14) days without a new Lease Application and background check.*

2.9 *Pets are not permitted for Lessees, Tenants or their guests.*

2.10 Before a Tenant can occupy a Unit, the Tenant must supply to the Property Manager a completed RLN Condo 1 Lease Application and a copy of the executed Lease.

2.11 All Leases must be renewed a minimum of 45 days prior to the Lease expiration.

3. Occupancy

Each Unit shall be used as a single-family residence as stated in Section 19 of the RLN Condo 1 Association Declarations "Occupancy and Use Restrictions".

3.1 Occupancy by family members of Unit Owner without Unit Owner present. (Refer to Section 19.1 of the RLN Condo 1 Association Declarations). **"As used herein, 'Family', or words of similar import, shall be deemed to include spouses, children, parents, brothers and sisters, grandchildren".** Therefore, a Unit Owner would have the ability to permit a Family member as defined above to occupy the Unit for longer than fourteen (14) days without being considered a Guest or Lessee. Notwithstanding the above, the following rules shall apply to Family members occupying a Unit without the Unit Owner present.

3.2 Family members occupying a Unit without the Unit Owner present must notify the Property Manager prior to or upon arrival and complete a Family Member Registration form.

3.3 If the length of occupancy is more than thirty days, each occupant over the age of eighteen years shall submit to a background check, "The Board of Directors shall have the power to authorize occupancy of a Unit". (Declaration 19.1)

3.4 All the Rules, Regulations and Requirements that apply to a Unit Owner would also apply to the Family Member occupying the Unit without the Unit Owner present. Any infractions will be reported to the Unit Owner. The Unit Owner shall be deemed responsible for any infractions or damage incurred.

4. Unit Sales

4.1 All prospective Condominium Unit Owners shall submit to a background check and credit report and receive RLN Condo 1 Association Board of Directors approval before a Certificate of Occupancy is issued. Sales applications are available on the website at www.reflectionlakescondo1.com.

4.2 All present and new Unit Owners must provide the RLN Condo 1 Property Manager's office with a working key and or key code for their Unit immediately after the purchase. Florida Statute 718 requires all condo Unit Owners to provide the Property Manager with a key and/or key code for emergency access.

5. Patio/Lanai

No patio or lanai may be extended or altered in any way without written approval from the RLN Condo 1 Association Board of Directors. For all documents and forms regarding specifications and submittals please go to our website www.reflectionlakescondo1.com.

5.1 No permission to extend or alter a patio or lanai shall be granted to any Unit owing RLN Condo 1 Association fees, fines, or assessments.

5.2 No articles other than patio-type furniture or lanai décor shall be placed on the patio or lanai. No linens, clothing, shoes, bathing suits, swimwear, curtains, rugs, mops, or laundry of any kind, or other articles shall be shaken or hung from any of the windows, doors, lanais, railings, or other portions of the Condominium or Association property.

5.3 All lanai and unit window screens and supporting framework shall be maintained in proper repair by the Unit Owner. This includes cleaning black or green mold from window and lanai screens. Rusty or broken screens must be replaced by the Unit Owner.

6. Trash / Recyclables / Garbage

No garbage, refuse, trash, recyclables, or rubbish shall be deposited except as permitted by the Association. All occupants and their guests of the RLN Condo 1 Association buildings shall

comply with the requirements of the company or agency providing trash removal services for disposal or collection.

6.1 Trash containers shall not be set out before 5 AM the day of the pickup and shall be removed by 8 PM the day of the pickup.

6.2 Trash containers shall be stored in garage when not out for pickup.

6.3 Each Unit Owner shall be responsible for cleaning up after themselves, their guests, pets, tenants, and invitees when within the Condominium Property, including without limitation, placing all trash and/or garbage in the proper receptacles.

7. Vehicles

No repair of vehicles shall be made on the Condominium Property at any time. Failure to follow parking procedures as explained in the rules and regulations could result in towing and/or fines.

7.1 The window sticker gate access pass is for Unit Owners/Tenants registered vehicles only. All residents can obtain a gate access window sticker pass from the Reflection Lakes Master Association Property Manager at the clubhouse office. The window sticker is to be used only on Unit Owners' or Tenants' vehicles. Providing a window sticker gate pass to non-residents is a violation and will result in a fine. One (1) window sticker may be obtained per owned or rented vehicle.

7.2 Vehicle parking is not permitted crossways on the driveways or on the grass. Please do not block sidewalks with vehicles. Overnight parking is not allowed on Winchester Court. Repeated offenders of this rule may have their vehicles towed at the Owner's expense.

7.3 No vehicle parking shall be permitted on another Unit Owner's driveway without permission from the affected Unit Owner. If the Unit Owner is gone for the season or on an extended leave, written permission must be available to the RLN Condo 1 Property Manager upon request.

7.4 Parking permits to park overnight at the Clubhouse parking lot may be obtained from the Master Association Property Manager.

7.5 Commercial vehicles or vehicles with advertising signs or racks shall not be permitted to park on any Condominium driveway or Association property, except vehicles being used during proper hours to perform maintenance or remodeling.

7.6 Unit Owner shall be responsible for cleanup of oil stains or any other stains that may occur on driveway pavers due to neglect or misuse.

7.7 Unit Owners or Tenants are allowed to wash their personal vehicles. All garden hoses must be equipped with a self-closing hose nozzle.

7.8 Boats, trailers, motorcycles, motor scooters and ATVs shall not be parked or stored on the Condominium driveways or other Association property. Unit Owners' motorcycles, scooters and ATVs must be registered with the RLN Condo 1 Property Manager.

8. Noise / Nuisance

The Unit Owner or occupant shall not make or permit any disturbing noises above the permissible Collier County decibel level, by him or herself, his or her family members, employees, pets, visitors, agents, nor permit any conduct by such persons or pets that will interfere with the rights, comforts or conveniences of other Unit Owners or occupants.

8.1 The Unit Owner or occupant shall not play or permit to be played any musical instrument, nor operate or permit to be operated a stereo, television, radio, or sound amplifier in his or her unit in such a manner as to disturb or annoy other residents after 10:00 PM.

8.2 The Unit Owner or occupant shall not conduct or permit to be conducted, vocal or instrumental instruction, above the permissible Collier County decibel level, at any time that may disturb other residents.

8.3 The Unit Owner or any unit occupant shall not use any drone or drone-like product on RLN Condo 1 property.

9. Signs and Advertisements

No sign of any kind shall be displayed to the public view on any lot or Unit, except only one (1) sign of not more than one (1) square foot used to advertise the property for sale or for rent, which shall be a custom, professionally designed and made sign with a white background and black lettering, located in accordance with applicable design standards. No sign of any kind shall be permitted to be placed on the outside walls or windows of any unit, nor on the Common Elements or Limited Common Elements, nor on or in any vehicles.

9.1 Additionally, no awning, canopy, shutter, solar light, or other projection shall be attached to or placed upon the outside walls or roof of the Condominium building, or on the Common Elements or Limited Common Elements of the Association, without the prior written consent of the RLN Condo 1 Association Board of Directors.

10. Hazardous Materials

No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any residential Unit or on the Common Elements or Limited Common Elements of Association property, other than what is reasonable and customary in vehicles and/or in cleaning supplies. The only exception to this is the use and storage of grills. According to the Collier County Fire and Life Safety Division if an Owner is not using their grill, the **UNUSED** propane cylinder can be stored in their garage, and the cylinder **MUST** be disconnected from the grill. When the grill is being used, it **MUST** be ten (10) feet from any structure.

11. Hurricane Preparations

A Unit Owner or occupant who plans to be absent during the hurricane season must prepare his/her Unit prior to his/her departure by designating a responsible firm or individual to care for his/her Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage.

11.1 Storm shutters must be properly painted and maintained if left on while Unit Owner or renter is absent from the property for more than one (1) week.

11.2 Unpainted storm shutters may be installed 72 hours before a declared hurricane or storm and must be removed no later than 72 hours after such storm.

12. Displays, Window Coverings and Flags

A Unit Owner or occupant shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, railings, gutters, roof, lanai screen enclosures or windows of the building without prior written consent of the RLN Condo 1 Association Board of Directors. Flood lights are not permitted.

12.1 Notwithstanding the foregoing, any Unit Owner may display one (1) portable, removable United States flag. Unit Owner may display in a respectful way, one (1) portable removable official flag, not larger than 4.5 by 6 feet, on a white staff. The flag shall be located between the Unit number and the welcome light, approximately 68 inches from the ground. The RLN Condo 1 Board of Directors shall have the final decision for the flag location. A Certificate of Approval Is required which can be downloaded from our website at www.reflectionlakescondo1.com.

12.2 A wreath used for decoration may be hung on the Unit Owner's main entrance door, no larger than 24 inches in diameter. The RLN Condo 1 Board of Directors shall be the final decision if the wreath is considered offensive or inappropriate.

12.3 No Unit shall have any reflective or tinted substance placed on any glass unless approved. No unsightly materials may be placed on any window or glass door or be visible through such window or glass door.

12.4 All interior window coverings including but not limited to curtains, blinds, shades and plantation shutters must be maintained in good order as seen from the exterior.

12.5 Christmas decorations and displays may not be displayed on the outside of the Unit before November 26th and must be removed by January 8th. All displays and decorations shall be subject to Board approval.

13. Solar Lights and Security Cameras

A Certificate of Approval (download form at www.reflectionlakescondo1.com) is required before any installation, and will be permitted under the following guidelines:

13.1 Security Cameras

A. Cameras are to be mounted inside a Unit's living area only (beyond the paint).
B. They may be mounted in a window area looking out to the driveway/walkway only.
C. Cameras will not be positioned in any way that would record a view of another Unit's door or window.
D. Cameras are NOT allowed on any exterior walls.
E. "RING" type doorbells will be allowed.
F. Smart Bulbs" containing cameras will not be allowed in exterior fixtures.

13.2 Exterior Lighting

Exterior solar pathway lighting is permitted (download Certificate of Approval form at www.reflectionlakescondo1.com). For specifics on solar light placement refer to the "Certificate of Approval for solar lights, flags, plants, security doorbells" which can be found on the website. Floodlights and spotlights are prohibited.

A. All solar lights for walkways and entry areas must be directed only at the ground and any solar landscape lighting shall be positioned so that adjacent properties and the roadway are protected from glare.
B. Solar lights are the sole responsibility of the Unit Owner for maintenance and removal.
C. Solar lights may not be attached to the building.
D. Replacement of exterior light fixtures next to the garage or side entry door must be similar to neighbors' on the building and paid for at Unit Owner's expense.

14. Satellite dishes

Installation of antennas or satellite dishes of any size or purpose, whether temporary or permanent, are not permissible without RLN Condo 1 Association Board of Directors approval.

15. Window Air Conditioners

No window air conditioning units may be installed or allowed by the Unit Owners, Tenants or occupants.

16. Children

Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the RLN Property and including full compliance by them with these Rules and Regulations, and all other rules and regulations of the RLN Master Association.

17. Pets

Pets are limited to four (4) types of animals: domestic dogs, domestic cats, caged birds or fish in a fish tank no larger than 55 gallons. (Wildlife, reptiles, and other non-domestic animals shall neither be kept or maintained in or about the RLN Condominium Property.) In accordance with the ADA "emotional support animals" are not considered "service animals" and are NOT entitled to the rights and privileges of "service animals". Domestic animals may be kept under the following terms:

17.1 A Unit Owner may keep a maximum of two (2) pets (not to exceed 30 pounds each at maturity or full grown), provided the pet does not become a nuisance or annoyance to any neighbor.

17.2 All pets must be licensed as per Collier County Animal Ordinance. All pets must be registered and approved by the RLN Condo 1 Association Board of Directors. The Unit Owner must provide the RLN Condo 1 Property Manager with a current copy of the dog/cat license, a photo of the animal, and immunization and size verification of current weight for dogs and cats. Tags must be visible on the dog collar at all times.

17.3 Dogs and cats shall not be permitted outside of their Owner's Unit unless attended by an adult. Dog/cats must be on a leash or in a carrier at all times when outside of Owner's Unit. Pets must be under pet owner's control at all times.

17.4 Renters/tenants and guests are prohibited from having or keeping a pet on RLN Condo 1 Association property or in the condominium Unit.

17.5 Unit Owners shall pick up and clean all waste from their pets and dispose of same appropriately. Outside pet waste receptacles must be stored in non-conspicuous areas and must be closed at all times.

17.6 Owners who are dully identified (witnessed) allowing their pets to defecate without cleaning up are subject to applicable fines of $100 per occurrence as allowed by Florida statute and be subject for non-renewal of pet residency at RLN Condo 1 Association.

17.7 Fish (up to 55-gallon tank) or caged domestic (household type) birds may be kept in the Units subject to the provisions of the RLN Condo 1 Association Declaration.

18. ARB "Construction projects, remodeling and changes to Association property."

The RLN Condo 1 Association has an Architectural Review Board (ARB). Any and all construction projects must be reviewed and approved by both the RLN ARB committee and the RLN Condo 1 Association Board of Directors. Documents for submission are available on www.reflectionlakescondo1.com. Completed forms and all documentation must be submitted at least 30 days in advance of the beginning of any project.

Construction, remodeling, painting, and installation work and deliveries may be performed at the Condominium and within the individual Units Monday through Saturday, provided however, that no work will be permitted prior to 8:00 AM or after 5:00 PM each day. (except in an emergency situation)

Construction projects include, but are not limited to, bath and kitchen remodeling, window replacement, alteration of doors or door locations, tile floor or laminate/hardwood floor replacement or installation, drywall replacement, removal or relocation of walls, or installation of permanent hurricane shutters.

19. Miscellaneous

19.1 The Unit Owner may plant a limited number of flowers around the palm trees, foundation bushes and lanai with RLN Condo 1 Association Board approval. These approved flowers shall be maintained or removed, when necessary, by the Unit Owner. No trees or shrubs can be planted or removed without RLN Condo 1 Association Board of Directors' approval. Neither fencing nor netting is allowed around trees or mulched areas. Absolutely no trellises are permitted in the mulch beds or grass areas of the Common Elements without prior written permission from the RLN Condo 1 Association Board of Directors. Please refer to RLN Condo 1 Declarations, Section 11, Additions, Alterations or Improvements by Unit Owner. Subsection 11.1 Consent of Board of Directors.

19.2 Unit Owners and Tenants are responsible to keep their entry way doors clean and painted the same color (between RLN Condo 1 Associations scheduled cleaning and painting) due to excessive wear and tear or neglect.

19.3 Unit Owners, Tenants and guests are encouraged to keep their Unit's garage door closed when not in use.

19.4 No item or items for sale shall be placed or displayed on the Common or Limited Common Elements of the RLN Condo 1 Association.

19.5 Each Unit Owner shall obtain and maintain at all times individual casualty and general liability policies insuring the property lying within the boundaries of their Unit, and for their and their guest's personal liability arising out of the use of their own Unit and other areas of the Limited Common Elements for which they have exclusive use. The RLN Condo 1 Association requires each Unit Owner to provide it with a copy of a binder, a policy, or other proof satisfactory to the RLN Condo 1 Association and will be kept on file with the RLN Condo 1 Association Property Management Office. (See Section 16.5 of the RLN Condo 1 Association Documents.)

19.6 Unit Owner or Lease holder should have their property inspected at least once per month if there is to be a prolonged absence. This may avoid claims of negligence by the RLN Condo 1 Association Board of Directors in the event a damage claim is submitted. Name, address and telephone number of the Home Watch individual or company must be on record with the RLN Condo 1 Association Property Management Office.

19.7 All Unit Owners are required to provide a working or current entrance key and/or key code for their Unit, to the RLN Condo 1 Association Property Management Office, to be used in the event of an emergency or for the mandatory annual fire inspection.

19.8 The Unit Owner may, without the approval of the RLN Condo 1 Association Board of Directors, display no more than seven (7) decorative flowerpots that may contain flowers or decorative foliage. Flowerpots shall encompass no more than 360 square inches, such as 18 x 20 or 24 x 15 or 12 x 30, and a maximum pot height of 24 inches. The location of the pot may determine consent of RLN Condo 1 Board of Directors. The flowerpots shall be displayed either on the side or front entry pavers, mulched areas adjoining the Unit, or in the front stone courtyard area of middle Units. Flowerpots shall not be displayed on the driveway area or around the palm trees or oak trees. The flowerpots or their foliage shall not block walkways or entrance ways. The maintenance of the pots, flowers or foliage shall be the responsibility of the Unit Owner. If a Unit Owner should be absent from their Unit for an extended period of time, the pots and flowers/foliage must be removed, or arrangements made for proper care. All pots, when not in use, shall be removed by the Unit Owner and stored in their Unit.

19.9 No fences will be allowed on any part of the RLN Condo 1 Association Common Element or Limited Common Element.

19.10 A Unit Owner or occupant shall not install bird feeders, bird houses, ornamental flags, decorative windmills, pinwheels, garden hose hangers or any such items, and shall not attach to, hang, display or place such items on the exterior walls, doors, railings, gutters, roof, lanai screen enclosure, windows, trees, common grass areas or mulched areas of the RLN Condo 1 Association buildings or grounds, except as noted above.

19.11 Employees or contractors working for the RLN Condo 1 Association are not to be given directions or asked for favors by Unit Owners or their guests. The RLN Condo 1 Board of Directors or the property manager shall be solely responsible for directing and supervising employees of the RLN Condo 1 Association.

19.12 The RLN Condo 1 Board of Directors has the irrevocable right of access to each Unit during reasonable hours, when necessary for the maintenance, repair or replacement of any Common Elements, or of an portion of a Unit to be maintained by the Association pursuant to this RLN Condo 1 Declaration or as necessary to prevent damage to the Common Elements, Limited Common Elements or to a Unit or Units.

20. Compliance

Every applicable Owner and occupant shall comply with these Rules and Regulations as set forth herein, and all rules and regulations which from time to time may be adopted, including the provisions of RLN Condo 1 Association and the Master Association Declarations, By-Laws, and Articles of Incorporation of the Association, as amended from time to time.

Failure of an Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due to damages, injunctive relief, or any combination thereof, in addition to all other remedies. This will be decided at the sole discretion of the Board of Directors of RLN Condo 1 Association. A fine or fines may be imposed upon an Owner for failure of an Owner or such Owner's family, guests, invitees, lessees, or employees to comply with any covenant, restriction, rule or regulation herein or in the Declaration, Articles of Incorporation or By-Laws. Any fines shall be imposed in accordance with the procedures set forth in the Declarations.

These rules and regulations shall be cumulative with the covenants, conditions and restrictions set forth in the Declaration of RLN Condominium1 Association and Master Association, provided that the provisions of same shall control over these rules and regulations in the event of a conflict or a doubt as to whether a specific practice or activity is or is not permitted.

All of these rules and regulations shall apply to all other Owners and occupants even if not specifically so stated in portions hereof.

The RLN Condo 1 Board of Directors shall be permitted (but not required) to grant relief to one or more Unit Owners from specific rules and regulations upon written request therefore, and if good cause is shown, in the sole opinion of the Board.