

CONDOMINIUM RULES & RESTRICTIONS

FAIRWAYS AT PAR FIVE CONDOMINIUM ASSOCIATION

Applicable to all Residents, Owners, Renters, and Guests

Fairways at Par Five Condominium Association

4140 27th Ct SW, Naples FL 34116 239-455-4740

- Immediate concerns on your behalf should be addressed to Par 5 Board Members or the Par One Homeowner's Assn (POHA) Office (239-455-4740).
- At least one person fifty-five (55) years of age or older MUST be the "permanent occupant" of each unit while any other person occupies said unit.
- A permanent occupant shall include any person who resides in a unit for any period exceeding 30 days during any calendar year.
- No unit shall be permanently occupied by more than two (2) persons for each bedroom in the unit.
- Guests shall be allowed to occupy a unit on a temporary basis, not to exceed sixty (60) days in any calendar year and only then, if a permanent occupant is in residence.
- A guest is any person visiting for less than 30 days, including immediate family, relatives, or friends, who occupy a unit with a permanent occupant.
- A guest staying in excess of 30 days must go through the approval and fee process of a tenant. Owner is responsible to have rental documentation on file with the POHA management office.
- All rental leases shall be for a minimum period of ninety (90) consecutive days. Only entire units may be rented and there shall be no subdivision or subletting of units.
- Rental forms (application, rules, etc.) are in the POHA office and on the community website <http://www.poha1.net/par-five/>
- There is a \$150.00 rental application fee, applicable per rental period, payable to Fairways at Par Five Condominium Association.
- Owners/Renters should have a parking sticker attached to their vehicle while on property (available at POHA office). Annual long-term renters are required to obtain a new decal each year by updating their lease in POHA office.
- Renters and/or guests are prohibited from housing/boarding pets of any kind.
- All common porches/patios & passageways shall be kept free for their intended use and shall in no event be used as storage areas. Per Fire Building Code, all bicycles are to be stored in the parking lot bike racks.

- If you need a work order, they are available in the POHA office or can be filled out online at <http://www.poha1.net>. You will receive an email and can follow up on the status of work order through the email link.
- When you are away from your condo longer than 3 days, the main water valve in your unit must be shut off (located in the front hallway utility closet beside the water heater).
- When you are away from your unit for extended periods, you should have someone (local) who comes in **regularly** to check the status of your condo. The POHA office should be made aware of who your condo watcher is in case there is an immediate problem with your unit.
- **Par Five pool and clubhouse are for the exclusive use and enjoyment of Par 5 residents and their renters or guests only.** *Gates to the pool area must be kept locked at all times. Propping open of gates is strictly prohibited.* All residents, renters, and guests must abide by the posted pool rules. Courtesy WiFi service available at the Par 5 clubhouse.
- All garbage and trash shall be placed in the two trash dumpsters designated for Par 5 (one beside building 41 and one between buildings 43 and 45). Please make sure recyclable materials are broken down and placed in the recycle bins. Keep all dumpster and bin lids closed, and do not place anything on top of or outside of the closed containers.
- Par Five residents have a key fob which allows access to the gate and door of the main POHA clubhouse to participate in POHA activities and events. Courtesy WiFi service is available in main clubhouse.
- No trailer, camper, motorhome, boat, or recreational vehicle shall be used as a residence, either temporarily or permanently, or parked in any Fairways at Par Five area.
- No vehicle bearing a commercial logo is allowed to park permanently within the complex without prior approval of management.

PLEASE TREAT THIS COMMUNITY AS YOUR OWN!

Note: This is not an all-inclusive list of rules and does not in any way preclude the requirement for you to read and understand the Par Five Condominium Association documents. Please sign and date to acknowledge agreement to abide by all Association rules.

Acknowledged: _____

Date: _____

Acknowledged: _____

Date: _____