

## **CONDOMINIUM RULES & RESTRICTIONS**

### **FAIRWAYS AT PAR FIVE CONDOMINIUM ASSOCIATION**

Applicable to all Residents, Owners, Renters, and Guests

Fairways at Par Five Condominium Association

4140 27<sup>th</sup> 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.
- No persons under eighteen (18) years of age shall be permitted to permanently occupy a unit, except that any person under eighteen (18) years of age may temporarily occupy the unit for a period not to exceed a cumulative length of twenty-one (21) days in any calendar year.
- No unit shall be permanently occupied by more than two (2) persons per bedroom in the unit.
- A guest is any person who is not the unit owner or a lessee, who is physically present in, or occupies the unit on a temporary basis at the invitation of the owner/lessee, without the payment of consideration. Any visiting member of the owner's or lessee's family is regarded as a guest.
- Owner/Lessee is responsible to have Guest Registration documentation on file with the POHA management office in advance of the guest(s) arrival.
- Guests may occupy a unit in the absence of the unit owner, on a temporary basis not to exceed twenty-one (21) consecutive days and the number of occasions for guest occupancy shall be limited to two (2) in any calendar year when the owner is not in residence. A guest staying in excess of 21 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.
- Guests may occupy a unit with and in the presence of the unit owner, on a temporary basis not to exceed sixty (60) days in any calendar year when the owner is in residence.
- Guests may occupy leased units when a lessee who is at least fifty-five (55) years of age is in residence, and the total number of house guests is limited to two(2) persons. Lessee guests may visit on a temporary basis not to exceed ten (10) consecutive days and this type of guest occupancy shall be limited to once during the lease term.
- Effective September 12, 2022: Any unit sold will be subject to Amendment to Declaration of Condominium, Article 13.1.a Leasing of Units, which prohibits leasing of unit during the initial three (3) year period of ownership.
- 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/Guest forms (application, registration, 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 Wi-Fi 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 Wi-Fi 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: \_\_\_\_\_