

FAIRWAYS AT PAR FIVE CONDOMINIUM ASSOCIATION

4140 27TH Ct SW Naples FL 34116 239-455-4740

GUEST POLICY

Per "Amended and Restated Declaration of Condominium-Fairways at Par Five as recorded in official records of Collier County, FL in OR:2380 PG: 1985, et seq., January 1998; and further amended in OR:6172 PG:2461-2465, September 2022";

Par Five Condominium owners may have "guests" (family or friends) visit their unit, PROVIDED THE FOLLOWING CONDITIONS ARE MET:

- 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.
- 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 who is at least fifty-five (55) years of age is in residence.
- At least one guest must be age fifty-five (55) years of age or older when the owner is not present.
- 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 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.
- Owner/Lessee is responsible to have Guest Registration documentation on file with the POHA management office in advance of the guest(s) arrival.
- Guests are required to follow all rules regarding use of condominium common elements and abide by the Condominium Declaration/By-Laws, Rules & Regulations of Par Five Condominium Association.
- No guest or tenant is permitted to harbor any pet(s) on Fairways at Par Five Condominium property.
- Condominium owners will be responsible for damage to their unit, abutting units and common elements in the event of an act considered "neglect" by their guests.

PAR FIVE BOARD OF DIRECTORS

September 2022