

**Bellamar @ Beachwalk Condominium Association, Inc.**

**FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET**

December 2017

**Q: What are my voting rights in the condominium association?**

**A:** Each unit is entitled to one vote. If the unit is owned by more than one person, those persons shall designate one amongst themselves as the voting representative entitled to cast their unit's vote at any meeting of the unit Owners.

**Q: What restrictions exist in the condominium documents on my right to use my unit?**

**A:** There are numerous restrictions on the use of your unit, which include limitations on: use of a residence, alterations, use of common elements, nuisance, and illegal uses. Refer to Condominium Documents for details.

**Q: What restrictions exist in the condominium documents on the leasing of my unit?**

**A:** Unit Owners must submit an application to lease their unit prior to occupancy. The units may only be leased 12 times in a one year period. No leases for less than thirty (30) days. The association must receive an application prior to move in. Association will issue approval on all leases.

**Q: How much are my assessments to the condominium association for my unit type and when are they due?**

**A:** Assessments are due and payable monthly on the first day of each month. Please refer to the enclosed budget for maintenance fees.

**Q: Do I have to become a member in any other association? If so, what is the name of the Association and what are my voting rights in this Association? Also, how much are my assessments?**

**A:** The property is also subject to the Tract Assessment Committee for drainage and private roads leading to the Condominium Property. The Tract Assessments Committee assessments will be paid by the Bellamar @ Beachwalk Condominium Association. The President of the Bellamar @ Beachwalk Condominium Association is authorized under the Bellamar @ Beachwalk Condominium Association documents to represent you on the Tract Assessment Committee. The Bellamar @ Beachwalk Condominium Association has one vote on the Tract Assessment Committee. Please see exhibit, "26" of the documents for further information regarding these charges.

**Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?**

**A:** NO.

**Q: Is the condominium association or other mandatory membership association involved in any court cases in which it face liability in excess of \$10,000? If so, identify each such case.**

**A:** NO.

Bellamar At Beachwalk Condominium Association, Inc.

**Summary of Rules & Regulations**

**VEHICLES**

Vehicles must have a Bellamar Bumper Sticker visibly displayed on left rear of vehicle. Extended stay visitors must have a Temporary Visitor's Pass displayed in the front window of their vehicle.

- a. No commercial vehicles, or vehicles with logos are allowed.
- b. Motorcycles, boats, trailers, or inoperable vehicles of any kind are not permitted on Bellamar common property.
- c. Residents must park in their assigned space. Do not back in.
- d. Parking in a numbered space other than your own is strictly prohibited.
- e. Speed limit is **15 miles per hour** in Bellamar.

**REGISTRATION**

Unit owners must register any resident, lessee, renter or guest living in their unit.

Call Island Management for the proper paperwork 239-472-5020.

Also, supply your current address, phone number and e-mail to Island Management so that we may contact you in an emergency.

**LANAIS OR PATIOS**

Do not use for storage of bicycles, storage containers, unused household furniture, toys or broken items of any kind.

Fenced in patio areas must be free of weeds and overgrown grass.

**HALLWAYS – LANDINGS – UNDER STAIRS**

Nothing is to be stored in these areas. No trash – NOTHING!

**CHILDREN** are not to play in parking areas, walkways, or stairways. Children are not to ride bikes, skateboards, rollerblades, roller skates, etc. in parking areas, on the sidewalks or in the streets. They should not play in or around the lake or on the bridge unless accompanied by a responsible adult.

**PETS**

Dogs 30 lbs or over are not permitted on Bellamar property at anytime.

Animals are to be leashed when outside of a unit. Any feces are to be picked up immediately. If caught not picking up after your animal **you can be ordered to get rid of the animal** per the Condo Documents.

Exotic animals are not allowed in Bellamar or Lee County.

**Bellamar At Beachwalk Condominium Association, Inc.  
Summary of Rules & Regulations continued**

**GRILLS**

Grills are strictly prohibited on lanais or patios (fenced in area).

**BICYCLES** are to be kept in a bike rack.

**ARCHITECTURE**

All changes to common areas (includes lanai, garage and satellite dish) require Architectural Control Committee approval, or a \$50.00 per day fine will be levied. Owners must obtain written approval from the Committee prior to installing any flooring material in the unit.

**NOISE** is not permitted from radios, televisions, voices, dogs, etc., that will disturb anyone in another unit.

**COMMON AREAS**

Destruction of common areas will be repaired and then charged to the owner of the unit whose occupant caused the damage (including their tenants and/or guests).

**EMERGENCY**

If you have an emergency between the hours of 4:30 PM to 9:00 AM, please call Island Management at **239-472-5020** and follow the prompts for after hour's emergency service.

## **BOARD RESOLUTION**

### **BELLAMAR AT BEACHWALK CONDOMINIUM ASSOCIATION, INC.**

WHEREAS, Article 7 of the By-Laws provides that the Board of Directors has the authority to adopt Rules and Regulations; and

WHEREAS, the Board of Directors has determined that it is in the best interests of the Association to clarify, through a Board-made Rule, those domestic pets which the Association will permit, pursuant to Article 12.3 of the Declaration.

NOW THEREFORE, it is resolved as follows:

1. The above recitations are true and correct and each and every one is incorporated herein in its entirety by reference.

2. Article XV., Section D. of each of the Declarations of Condominium states:

Pets.

1. With the exception of fish, a unit owner may keep a maximum of two (2) pet. The term "pets" shall be limited to dogs no more than 30 pounds in weight, cats, birds and fish.

2. All dogs and cats must be leashed at all times when outside the residential unit. No reptiles or wildlife shall be kept on the Condominium Property (including units). Violation of the provisions of this paragraph entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine unit owners (as may be provided in these applicable rules and regulations of the Declaration) and/or to require any pet to be permanently removed from the Condominium Property. Unit owners must immediately collect and clean any feces from pets upon the complex property.

3. The unit owner shall indemnify the Association and hold harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal in the condominium. If a dog or any other animal becomes a nuisance and/or is obnoxious to other unit owners by barking or otherwise, the unit owner thereof must cause the problem to be corrected. If it is not corrected, the unit owner, upon written notice by the Association, will be required to remove the animal.

4. Fish shall be permitted, subject to rules and regulations to be adopted by the Board of Administration from time to time.

3. Article XV., Section D. of each of the Declarations of Condominium clearly provides that Unit Owners are entitled to keep a maximum of two (2) household pets. However, the Condominium Documents do not specifically allow tenants/lessees or other non-Unit Owners, including but not limited to extended family and guests of Unit Owners or tenants/lessees, to maintain any pets.

4. From the date of adoption of this Resolution forward, no tenants/lessees or other non-Unit Owners, including but not limited to extended family and guests of Unit Owners or tenants/lessees, may bring or keep any animals on the Condominium Property (including Units).

5. Tenants/Lessees that currently maintain pets shall be "grandfathered", by registering such pets with the Association. Registration with the Association must be completed within forty-five (45) days of the date the Board adopts this Resolution. Any pet which has not been duly registered with the Association shall be deemed unapproved and subject to immediate removal. The registration will require the identification of all pets in the unit, and shall be on an approved form promulgated by the Board of Directors. Any pet that has been "grandfathered" cannot be replaced upon its death or other removal from the community, if such replacement violates the provisions of this Resolution.

6. By adoption of this Resolution, the Association provides notice that the pet regulations in the Condominium Documents, as further clarified in this Resolution, will be enforced.

7. This Resolution was adopted at duly noticed meeting of the Board of Directors on the 18<sup>th</sup> day of November 2010, and shall be considered effective as of that date.

BELLAMAR AT BEACHWALK  
CONDOMINIUM ASSOCIATION, INC.

BY: Joseph T. Buck, Jr.  
Joseph T. Buck, Jr., President

Date: 11/17/2010

(CORPORATE SEAL)

ACTIVE: 3043718\_2