

**EGRET'S WALK  
AT  
PELICAN MARSH  
[www.egretswalknaples.com](http://www.egretswalknaples.com)**

**RULES & REGULATIONS**

**1. GENERAL:**

Egret's Walk at Pelican Marsh is a Condominium community, and to help assure a harmonious communal, certain Rules and Regulations must be applied and adhered to. Many of these rules are dictated by our "Declaration of Condominium" and "Master Deed" documents, as well as County, State, and Federal regulations which take precedence in the case of any contradictions.

It is important to understand that it is the obligation of all residents to be reasonable and respectful of neighbors. What is done or left outside your home affects the community's lifestyle and property value.

**OWNERS WILL BE HELD RESPONSIBLE FOR THE ACTIONS OF THEIR TENANTS AND GUESTS IN YOUR UNIT, A COPY OF THESE RULES MUST BE AVAILABLE FOR THEIR USE.**

**It is the responsibility of owners or tenants to inform the Main Pelican Marsh Security gate if you expect a guest or vendor, telephone number 239 597 0026**

**A copy of the Egret's Walk Rules and Regulations must be available in each and every unit. Owners their Tenants and Guests are expected to adhere to the Rules and Regulations of Egret's Walk.**

Newell Property Management maintains the Community of Egret's walk. This includes the clubhouse, pool area, the buildings, landscaping, common areas and enforcing the rules. Please call [239-514-1199](tel:239-514-1199) for information, problems, complaints and questions you may have concerning Egrets Walk. Landscaping guidelines are available as a separate attachment to the Rules and Regulations.

See [www.egretswalknaples.com](http://www.egretswalknaples.com) for additional information.

## 2. UNITS AND LIMITED COMMON AREAS:

Egret's Walk consists of three (3) defined elements as follows:

- Common Areas include club house, pools and spa, roadways, exterior walls of each building, and landscaping.
- Unit areas include all interiors of each unit
- Limited common use areas include lanais, driveways, and porches.

## 3. OCCUPANCY AND USE:

**3.1. Units:** This is a residential community. No trade, business, professional or other type of commercial activity may be conducted on any part thereof, or any part of Egret's Walk's common and limited common areas.

All occupants under eighteen (18) years of age must be supervised by an adult and cannot reside in unit without an adult.

Units may be rented or leased under the requirements noted in the Rules and Regulations, Section 12.

**3.2. Garages:** Garages are intended for parking a motor vehicle. No garage can be converted to another use without approval of the Board. Owners may not store their personal property in their garage and then park motor vehicles in the unassigned parking areas of the Condominium.

**3.3. Club House:** Clubhouse and exercise room hours are from 7am until 10pm. An adult must supervise persons under the age of 16.

All persons using the Clubhouse, spa, workout room, and pool do so at their own risk and assume responsibility for loss and or damage of the property as well as any injuries. Children under 16 years of age must be accompanied by an adult in the clubhouse, pool or exercise room.

Cover-ups such as shirts, robes, and footwear are required in the clubhouse as well as walking throughout the community. A towel does NOT constitute as a cover-up.

The clubhouse and exercise room is accessible by using a code; please contact Newell Property Management at: 239-514-1199 for the current code, or see [www.egretswalknaples.com](http://www.egretswalknaples.com) where the code is listed. You will be notified by mail when the code is changed.

Dry off before entering the clubhouse, wet floors cause accidents and chemical damage to the clubhouse floor.

Owners and tenants using the pool, spa or exercise room may use Guest parking next to the pools. Parking not to exceed (4) hours during posted times. Owners and tenants may NOT use the guest parking for any other use.

**Violators will be towed**

The clubhouse is available for owners to hold private parties. Parties should not exceed four (4) hours. Exclusive use is not possible due to residence access privilege to pool, spa, sauna, and exercise room. No commercial functions allowed.

**Club House Reservation Contacts:**

Owners must reserve the clubhouse at least one week in advance by paying a \$100.00 fee, of which \$75.00 will be refunded if the clubhouse is left as found.

Owners must apply to Newell Property Management Office. Newell will then issue a permit, which will then be displayed in the clubhouse.

Jelissa McLeod Newell Property Management, 5435 Jaeger Rd., Naples, FL, 34109: Phone: (239) 514-1199 X240 Monday through Friday, 8 AM to 5 PM. Cleanup is the responsibility of the owner.

**3.4. Pool & Spa:**

**Warning!! There Is No Lifeguard On Duty At Either Pool.**

The pool and spa are for use the use of residents (residing within Egret's Walk) tenants and guest staying in owner's unit in Egret Walk. Guests of owners, not staying in Egret's Walk, are not allowed in the pool area or clubhouse facilities unless accompanied by the owner.

Pool and Spa hours are from Sunrise to Sunset.

Any person who is not a competent swimmer must be accompanied by a competent swimmer at all times while in the pool and the spa.

Any person who is incontinent or not fully potty trained must wear appropriate waterproof clothing when entering or being carried into the pool or spa.

Showers must be taken before entering the pool.

All owners, guests, and tenants are to respect the privacy of all residents. We expect everyone to use the roads and not the common areas when traveling to and from the pool and/or clubhouse.

Lounge chairs by the pool may not be reserved. When using the lounge chairs a towel must protect them. The umbrellas must be closed after use.

No glass, food or alcohol is allowed in the pool or on the pool deck. Soft beverages are allowed but only in plastic containers.

Exception: with the approval of the Board, private parties may have food and beverages in the Clubhouse.

No Audio equipment is permitted without the use of headphones.

No animals are allowed in the pool or on the pool deck.

Pool parties are not permitted at any time. Approved, private parties, held in the clubhouse, may not use the pool or the pool deck. Social Committee functions are an exception.

No Running, diving or jumping into the pool at any time.

No throwing of balls or any other object in or around the pool or deck area is allowed. Horseplay and rowdy behavior will not be tolerated.

The use of large flotation objects is prohibited in the pool, noodles are permitted.

**No Smoking allowed in pool areas.**

#### **4. SAFETY**

Speed limit is 15 MPH. Stop at all stop signs. Drive properly around traffic circles. (Stay to the right).

No flammable, combustible, explosives or any other hazard or illegal substances may be kept in any unit, garage, or common and limited common areas.

The use of propane gas and charcoal fired grills, or other impermanent cooking devices including electric or Hibachi grills are NOT permitted anywhere within Egret's Walk including: lanai, porch, walkway and driveway.

The Florida Fire Prevention Code prohibits hibachi, grill, or other similar devices used for cooking, heating, or any other purpose on any balcony, under any overhanging portion, or within 10 feet of any structure. This includes electric grills, unless a resident is using a George Forman grill or a press machine **inside the unit or in any area designated for grilling by the association.**

Propane cylinders greater than 1 pound shall not be stored inside a residential building including the garage. *(Violators are subject to a \$250.00 fine. Collier County Ordinance #98-74, (D Chapter 3, General Provisions).*

Streets, sidewalks, entryways, must not be obstructed, encumbered, or used for any other purpose other than ingress and egress to and from units.

North Naples Fire Control & Rescue District; NFPA 101 5-1.9.2.1. "There cannot be any objects like furniture, fixtures, flower pots, etc. to obstruct any portions of egress."

No one may trespass on the roofs of buildings.

## **5. OFFENSIVE ACTIVITY**

No occupant shall use his unit, or permit it to be used in any manner that is disturbing, detrimental, or a nuisance to the occupants of another unit.

No occupant shall play or be permitted to operate audio equipment, CD player, phonograph, television, radio, or musical instrument in such a manner as to unreasonably disturb or annoy other residents.

### **QUIET TIME**

The occupants of each unit shall adhere to a "quiet time" instituted by the Association between the hours of **11PM AND 8AM**. Between these times, no loud or disturbing activity may be performed within the unit, the limited common areas, or the common areas, including, but not limited to, boisterous talking, yelling, loud music, or loud television or radio. The Board, in its discretion, shall determine what activity constitutes a violation of "quiet time".

Nothing shall be done to or maintained on the property which may become unsightly or a nuisance to the neighbors. In the event there is a question as to what is deemed unsightly, or a nuisance to the neighbors, such concerns shall be submitted in writing to Newell Property Management and a copy to the Board for consideration.

## **6. PETS**

Domesticated dogs and cats are allowed. Farm animals are prohibited in dwellings or anywhere in Egret's Walk.

Canines and cats shall only be allowed on the Common Areas if carried or on a leash.

A reasonable number of pets are allowed in any unit.

Pets cannot weigh more than 25lbs when fully grown. Renters, both seasonal and annual, as well as their Guests are not allowed pets.

Pooper scooping is required for all pets. Owners must clean up after their pets. Waste must be deposited in pet owners trash can. Bagged waste must not be

left outside of any unit. Pelican Marsh has installed Pet Waste Containers around common sidewalk areas. All pet waste must be removed immediately.

Do not walk your pet on or near walkways and grass areas leading to your neighbors unit.

Pets cannot be left unattended on the lanai or any common area.  
Pets are not allowed in the clubhouse or gated pool areas.

The feeding or sheltering of stray or wild animals, including ducks, is not allowed.

**Prior to closing, all prospective owners who wish to bring pets into Egret's Walk must present a letter to the property management company which indicates the age, weight, and breed of the pet/pets.**

## **7. COVENANTS (COMPLIANCE AND DEFAULT; REMEDIES).**

In addition to any other remedies provided by law or in the Commons Declaration, the following provisions shall apply:

### **7.1 Fines.**

The Board of Directors may levy reasonable fines against members whose unit owners commit violations of the rules and regulations, or condone such violations by their family members, guests or lessees. Each fine shall be in an amount deemed necessary by the Board to deter future violations, but no fine may exceed \$100 per violation. However, a fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing, provided that no fine shall be the aggregate exceeding the greater of \$1,000.00 or the maximum amount permitted by law. The procedure for imposing fines shall be as follows.-

### **Suspension of Use Rights:**

To the maximum extent lawful, the Board of Directors may suspend the right of any unit owner, or his guests, tenants, or family members, to use Corporation Property during any period of time the owner shall have failed to pay any fine levied under Section 7.1 above, or for a reasonable time as punishment for infractions of Association rules and regulations by the owner, his family, guests, or tenants. No such suspension shall affect the owner's right to have access to his unit.

## **8. Vehicles, Parking, Garages**

All vehicles must be legally registered with current tags.

Owners, Tenants / Renters shall park their vehicles in their garage or on their driveway.

Parking on the street is not permitted, except for service vehicles (no overnight parking). Parking on the grass is not permitted. **Violators will be towed.**

Owners and Tenant / Renters must not park in the Guest parking spaces, roadways or grass areas at any time, (repairs to sprinkler heads are costly to everyone.)

Guests/visitors and service vehicles must always display the Guest Pass issued by the Pelican Marsh security guard at the gatehouse.

Guests/Visitors shall use the guest parking spaces.

Owner's their family members, tenants or guest with vehicles used for business, such as commercial vans, pickup trucks, dual wheeled vehicles, motorcycles, recreation vehicles (RV), motorhomes, camping equipment, boats, trailers, non - operating vehicles, vehicles with decals, advertisement or any oversized vehicle that cannot be parked in the garage and are not permitted to park anywhere in Egret's Walk including roadways, driveways or guest parking.

No more than two motor vehicles may be kept on the premises on a regular or permanent basis.

Vehicles that are storing or hauling hazardous materials, trash construction material, ladders, tools etc. are not permitted to park, overnight on driveways, roadways or guest parking.

Residents are prohibited from parking vehicles in their garage that are storing or hauling hazardous materials and trash.

Vehicles should not be repaired or washed on driveways, roadways or guest parking. Washing of vehicles is permitted only in the designated areas near the pools.

Vehicles leaking fluids, which may cause stains to driveways, roadways, and guest parking must be repaired. Owners will pay for any clean up or damage.

No repairs or maintenance of vehicles may be performed outside of garages, except for emergency repairs.

## **9. GARBAGE & RECYCLING**

Trash only pick- up is Tuesday (GREEN LID)

Trash and Recycle pick-up is Friday (YELLOW LID)

Most items can be recycled. Please Recycle

Waste management: 239-649-2212

Trashcans must be spaced four feet apart.

Refuse and garbage shall be deposited only in trash containers provided. Refuse and garbage must be placed in the green lidded, roll-out barrel. Garbage must be bagged.

Recycling must be placed in the yellow lidded roll-out barrel.

Trash /Garbage/Recycling containers are to be placed at the curb no earlier than 6pm on the day prior to pick-up and returned to the garage no later than 6pm on the day of collection.

Trash/Garbage/Recycling containers must be stored in the garage. Please see [www.egretswalknaples.com](http://www.egretswalknaples.com) for additional waste management information.

## **10. EXTERIOR APPEARANCE**

No sign, advertisement, notice, or other similar material shall be posted or displayed anywhere on the condominium property without written consent of the Board of Directors (This includes "For Sale", "For Rent", "Open House", Security, etc.) Standard "Open House"

Signs are allowed only on the day of and during the Open House.

No person may sweep or throw dirt, waste, or other substance out of unit onto the common elements.

No laundry of any kind or other articles shall be shaken or hung from any door, window, entryway, or walkway, nor exposed on any part of the common elements.

No exterior radio or television antenna or other wiring shall be installed without the written consent of the Board of Directors.

Personal property of the unit owners or tenants must not be placed outside of unit entryways, on landings, front porches, and sidewalks, on columns, driveways, areas on lawns adjacent to lakes or any other common area. This would include flowerpots, statuary of any type or size, furniture, including chairs or benches or any item not approved by the Board.

Exception: Earthenware pots of neutral color no smaller than 12 inches, nor larger than 18 inches, containing live plants, may be placed in front of the glass panel, at the entrance door. Units with one glass panel may have one pot and units with two panels may have two pots. Pots may be placed in such a manner so that the entrance door can open fully and the walkway is unobstructed. No empty pots, artificial or dead plants are permitted.



Exception: One wreath, seasonal or generic may be placed on the front door of the unit. The wreath may not be larger than 24 inches. The seasonal wreath must be removed within two weeks after the holiday.

Personal property of unit owners shall NOT be stored outside units or garages.

Landscaping and other plantings by homeowners is prohibited, excepted as noted in the Landscaping guidelines. Questions or concerns should be addressed to Newell Property Management for referral to the Egret's Walk Landscaping Committee and Landscaping guidelines.

## **11. ALTERATIONS AND MODIFICATIONS**

No owner shall make or permit the making of any material alterations, addition, or decoration to their unit or the common and limited common areas, or in any manner change the exterior appearance of any portion including the cutting of holes in the masonry walls and tile roofs, of the condominium without first obtaining the written approval of the Board of Directors.

This includes, but is not limited to, painting any exterior surfaces or installing exterior screens at entrance way, storm or hurricane shutters on windows and doors, roll-up type shutters in lanai enclosures, television and radio antennas, satellite dishes or other wiring.

Please use the ARC form to submit changes to the Board.

Installation of marble, slate, ceramic tiles, parquet, hardwood, or other non-carpet flooring in upper units is prohibited without the installation of sound absorbent underlayment equal to or exceeding the sound transmission properties of ¼ inch cork underlayment (a material such as Proflex 200 **TM** is recommended).

If such non-carpet flooring is installed without the required underlayment the unit owner will be required to either remove it or cover it with carpeting, at the unit owner's expense.

No carpeting of any kind may be installed or affixed to concrete surfaces exposed to the elements.

All contractors hired by a unit owner must provide written proof of the following:

- Collier County License
- Proof of Insurance and/or Bonding.

Unit owners will be held responsible for any and all damages caused by the work of unlicensed or uninsured contractors.

### **11.1 CONTRACTORS UNDERTAKING RENOVATIONS**

Contractors are permitted to undertake work between the hours of 8am – 6pm Monday to Saturday only, except in an emergency situation.

## 12. LEASING/SALES OF UNITS

**Leasing:** In order to foster a stable, residential community and prevent a motel-like atmosphere, the leasing of units by owners shall be restricted as provided in this Section.

All rentals require approval of the Association. Rental applications and/or Renter's directories may be obtained by contacting Newell Property Management.

An application form, along with a signed copy of the lease and a **\$100.00 application fee payable to the Association** should be submitted to the Egret's Walk Condominium Association at Newell Property Management. Egret's Walk requires a copy of tenant's driver's license.

Rentals are limited to:

- Minimum 30 days
- Maximum 1 year
- Maximum 3 rentals per year

All rentals less than six (6) months are liable for payment of 4% Collier County Tourist Tax. Please call the Tax Collector's Office (239) 732-2627 for assignment of the tax number and tax return forms or visit: [www.colliergov.net](http://www.colliergov.net).

Rentals without approval may result in eviction and/or a fine up to \$ 1,000.

Stickers and Foundation cards may be picked up from the Pelican Marsh Foundation Manager. **Please contact Pelican Marsh to obtain their lease application form and to inquire about their application fee at 239-594-7800.**

Owners must provide a copy of the Rules and Regulations of Egret's Walk to all Tenants and Guests. A copy must be available in your unit at all times. Renters must abide by the Rules and Regulations and are liable for all fines and any legal and other fees associated with violations of the Rules and Regulations. **OWNERS WILL BE HELD RESPONSIBLE FOR THE ACTIONS OF THEIR TENANTS.**

**Sales:** Sales of units require the prior submission of the "Application for Approval of Sales" and approval of the Egret's Walk Condominium Association. The application can be obtained by contacting Newell Property Management.

### **13. EXTENDED ABSENCE**

Owners who plan to be absent from their unit for more than 2 weeks must prepare the unit prior to departure by:

Removing all furniture, plants, and other objects from the Lanai and plants at entrance door. Glass enclosed lanais are excluded.

Shutting off the main water to individual unit. This valve is located in the water heater/ A/C closet.

Turning off the water heater circuit breaker.

Turning off all lights (except lights connected to a timer).

Closing and locking all windows and doors, including the garage door, and closing curtains and blinds.

Providing Newell Property Management with an emergency contact that has access to the unit in case of emergency.

All Unit Owners must provide a passkey to the Newell Property Management in order that proper steps and procedures may be taken in any emergency situation during owners' absence.

### **14. EGRETS WALK LANDSCAPING GUIDELINES**

We are a Condo Association; therefore all areas outside of units are common areas. They are the responsibility of the association for its upkeep.

No one can PLANT, REMOVE or TRIM plants, trees or shrubs. Cyprus Trees are protected and must not be pruned. The exception is annuals.

Annuals can be purchased, planted, watered and removed by the owner at the end of the season. You may plant impatiens, begonias or geraniums. These annuals should be planted along walkway to units.

Shrubs and trees in general in front of homes may not be planted or removed by residents / tenants.

Units that have one glass panel by their main door can have one pot. Units with two panels are allowed two. No pots with plants are allowed on the stair columns.

Seasonal wreaths are allowed on the main door only. Never cover the fire extinguisher.

Residents/ Tenants are not allowed to make request to the Landscaping workers, or call the landscaping company. All request or issues for landscaping need to be directed to Newell Property Management.

Our overall intent is to maintain the delightful area we all enjoy.

**MANAGEMENT BY:**

**Newell Property Management**

**5435 Jaeger Rd.**

**Naples FL 34109**

**[239-514-1199](tel:239-514-1199)**