

**CARRARA AT TALIS PARK, A CONDOMINIUM**  
**INITIAL RULES AND REGULATIONS**

Unless otherwise defined in this document, all defined terms shall have the same meaning as used in the Declaration of Condominium.

**A. GENERAL RULES**

1. Passenger automobiles, sport/utility vehicles, mini-trucks, vans, golf carts and motorcycles (used for personal transportation and not commercially) that do not exceed the size of one parking space may be parked in the unit owner's parking space. Common Element parking spaces are not assigned and are for use by owner guests, visitors and vendors. Commercial vehicles, commercial trucks, campers, motor homes, trailers, boats and boat trailers are prohibited. Bicycles and mopeds shall be parked only in the unit owner's garage, storage areas or as may otherwise be designated by the Board. Vehicle maintenance, except car washing in the designated area, if any, is not permitted on the Condominium Property. All vehicles must be currently licensed and no inoperable or unsightly vehicles may be kept on the Condominium Property. Notwithstanding the foregoing, the Developer shall be exempt from this regulation for vehicles which are engaged in any activity relating to construction, maintenance or marketing of Units, as are commercial vehicles used by vendors of the Association while engaged in work at the Condominium.

2. No exterior radio, television or data reception antenna or any exterior wiring for any purpose may be installed without the written consent of the Board.

3. To maintain harmony of the exterior appearance of the Building, no one shall make any changes to, place anything upon, affix anything to or exhibit anything from any part of the Condominium Property or Association property visible from the exterior of the Building or from the Common Elements without the prior written consent of the Board. All curtains, shades, drapes and blinds shall be white or off-white in color or lined with material of these colors. Tile and floor covering material and colors for balconies, lanais, loggias, patios and/or porches must be approved by the Board.

4. All Common Elements inside and outside the Building will be used for their designated purposes only, and nothing belonging to Unit Owners, their family, tenants or guests shall be kept therein or thereon without the approval of the Board, and such areas shall at all times be kept free of obstruction. Owners are financially responsible to the Association for damage to the Common Elements caused by themselves, their tenants, guests and family members.

5. As detailed in Section 18.7 of the Declaration, no more than 2 dogs, cats or birds (two being the maximum number of such animals in any combination, but specifically excluding in all events reptiles, pot bellied pigs and other livestock or wildlife or animals being kept for commercial purposes and pets that are of a known vicious breed such as "Pit Bulls," "Bull Terriers," "Chows," "Rottweilers" or other like breeds) and/or a reasonable quantity of fish per Unit shall be permitted upon the following conditions:

(a) On all portions of the Common Elements, pets shall be under hand-leash or carried at all times.

(b) No pets may be kept in or upon any Limited Common Element appurtenant to a Unit, including, but not limited to, balconies, lanais, loggias, patios and/or porches when the owner of the pet is not in the Unit or left unattended on the Common Elements of the Condominium.

(c) Messes made by pets must be removed by Unit Owners or handlers immediately. The Board shall designate the portions of the common area which shall be used to accommodate the reasonable requirements of Unit Owners who keep pets.

(d) Pets that are vicious, noisy or otherwise unpleasant will not be permitted in the Condominium. In the event that a pet has become a nuisance or unreasonably disturbing in the opinion of the Board, written notice shall be given to the Unit Owner or other person responsible for the pet and the pet must be removed from the Condominium Property within three (3) days.

(e) The Board of Directors has the authority and discretion to make exceptions to the limitations in this regulation in individual cases and to impose conditions concerning the exceptions.

6. Disposition of garbage and trash shall be only by use of receptacles approved by the Association or by the service provider. Receptacles shall be stored in the Building's trash room.

7. All persons occupying Units other than the Unit Owners shall be registered with the Property Manager or other designate of the Association at or before the time of their occupancy of the Unit. This includes renters and house guests.

As provided in the Declaration, Units may not be rented for periods of less than thirty (30) consecutive days nor more than three (3) times in any twelve (12) month period. A copy of these Rules and Regulations must be given to the tenants and guests by the Unit Owner, or the Unit Owner's agent. No Unit may be permanently occupied by more persons than the number of bedrooms times two, nor may more persons, including guests, occupy a Unit overnight than the number of bedrooms times two, plus two.

This regulation may not be amended in a way that would be detrimental to the sales of Units by the Developer so long as the Developer holds Units for sale in the ordinary course of business.

8. The Association shall retain a pass key to the Units, and the Unit Owners shall provide the Association with a new or extra key whenever locks are changed or added for the use of the Association pursuant to its statutory right of access to the Units. Duplication of Unit Owners' keys to Common Element facilities is restricted in the interest of security. Such keys shall be duplicated only with the assistance of the Property Manager. Changing of locks must be done through the Association.

9. Children shall be under the direct control of a responsible adult, and shall not run, play tag or act boisterously on the Common Elements. Skateboarding, Big Wheels, Scooters or loud or obnoxious toys are prohibited. Children may be removed from the Common Elements for misbehavior by or on the instructions of the Board.

10. Loud and disturbing noises are prohibited. All radios, televisions, tape machines, compact disc players, stereos, singing and playing of musical instruments, etc. shall be regulated to sound levels that will not disturb others. No vocal or instrumental practice is permitted after 10:00 p.m. or before 9:00 a.m.

11. Illegal and immoral practices are prohibited.

12. Laundry, bathing apparel, beach and porch accessories shall not be hung up or maintained outside of the Units or on the Limited Common Element balconies, lanais, loggias, patios and/or porches and such apparel and accessories shall not be exposed to view.

13. No nuisance of any type or kind shall be maintained upon the Condominium Property.

14. Nothing shall be done or kept in any Unit or in the Common Elements which will increase the rate of insurance on the Building or contents thereof or upon any portion of the Condominium Property, without the prior written consent of the Board. No Unit Owner shall permit anything to be done or kept in his Unit or in the Common Elements which will result in the cancellation of insurance on the Building, or contents thereof, or which would be in violation of any law or building code.

15. Persons moving furniture and other property into and out of Units must notify the Property Manager in advance and use the designated access door into the Building. All such moving must be Mondays through Saturdays between the hours of 8:00 A.M. and 5:00 P.M. Moving vans and trucks used for this purpose shall only remain on the Condominium Property when actually in use.

16. Repair, construction, decorating or re-modeling work shall only be carried on Mondays through Saturdays between the hours of 8:00 A.M. and 5:00 P.M. (unless otherwise prescribed by local codes), and the rules for decorators and subcontractors set forth herein must be complied with.

17. These Rules and Regulations shall apply equally to Unit Owners, their families, guests, staff, invitees and lessees.

18. The Board may impose a fine for each violation of these Rules and Regulations or any of the Condominium documents, the amount of such fine to be set by the Board in accordance with the provisions of Chapter 718, Florida Statutes.

19. The Condominium and management staff are not permitted to do private work for Unit Owners, their families, tenants or guests while on duty. If both parties are agreeable, staff may assist such persons privately when off duty.

20. All windows and sliding glass doors in the Condominium will contain a special architect-approved laminated glass and have been designed and installed to meet or exceed the wind load and windborne debris impact standards of the hurricane shutters. Consequently, such windows in the Units, as built, meet or exceed the requirements of the applicable building code for hurricane protection. For this reason and for the purpose of preserving the aesthetic appearance of the Building, hurricane shutters shall not be installed on non-balcony windows and lanai slider doors in the Units. If such non-balcony windows or slider doors in the Units are replaced, they must be replaced with laminated architectural glass equal to or exceeding the specifications of the original glass and which comply with the applicable building code.

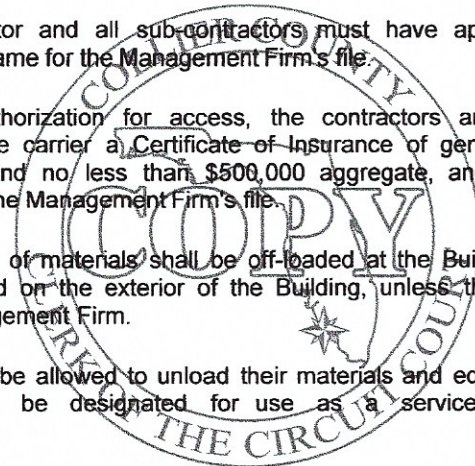
Unit Owners may elect to install hurricane shutters or storm screen on balconies, lanais, loggias, patios and/or porches appurtenant to Units that such hurricane shutters are installed in accordance with the procedures as generally provided below. Each Unit Owner desiring to install hurricane shutters or storm screen as allowed herein is required to submit for approval to the Board of Directors or its representative, the proposed hurricane shutters or storm screen. Written approval for the proposed hurricane shutters or storm screens is required prior to installation. Hurricane shutters may only be installed inside balcony screens on balconies, lanais, loggias, patios and/or porches appurtenant to Units. In granting approval, the Board of Directors may impose reasonable installation procedures and requirements and may impose reasonable requirements concerning the timeframe for removal of hurricane shutters after the threat requiring their immediate installation has passed. Hurricane shutters/screens shall not be installed during periods of time when the Unit Owner is away for extended periods of time. In no manner shall accordion-style hurricane shutters be permitted.

21. Use of barbecue grills shall only be allowed in areas designated as safe and appropriate by the Board. In accordance with the Florida Fire Prevention Code (Fifth Edition), effective December 31, 2014, no hibachis, grills or other similar devices for cooking, heating or any other purpose shall be used, kindled or stored on balconies, loggias, patios, lanais or any other Limited Common Element areas, or within 10 feet of any Building or other structure.

These Rules and Regulations do not purport to constitute all of the restrictions affecting the Condominium Property. Reference should be made to the Condominium documents and the Master Declaration and the Community Declaration.

**B. RULES FOR DECORATORS, CONTRACTORS AND SUB-CONTRACTORS**

1. The Unit Owner must pre-register with the Management Firm, giving him the name, address, telephone number and fax number of the Unit Owner's representative who will be overseeing the work being done in the Unit whether it be the interior decorator the general contractor or the Unit Owner.
2. Prior to commencing work, the Unit Owner's representative must submit to the Property Manager, a list of names, addresses and telephone numbers of all sub-contractors who will be working in the Unit, together with a schedule for their work.
3. The Management Firm will coordinate with the Unit Owner's representative for the issuance of temporary passes for access for decorators and contractors into Talis Park.
4. Work hours are 8:00 a.m. to 5:00 p.m., Monday through Saturday. There shall be no work hours on Sundays or holidays.
5. The contractor and all sub-contractors must have appropriate licenses in Collier County and submit proof of same for the Management Firm's file.
6. Prior to authorization for access, the contractors and all sub-contractors must produce from their insurance carrier a Certificate of Insurance of general liability of no less than \$250,000 per occurrence and no less than \$500,000 aggregate, and provide proof of Worker's Compensation coverage for the Management Firm's file.
7. All deliveries of materials shall be off-loaded at the Building and taken into the Unit without delay and not stored on the exterior of the Building, unless the Unit Owner makes other arrangements with the Management Firm.
8. Workers will be allowed to unload their materials and equipment outside the Building. A passenger elevator will be designated for use as a service elevator for purposes of transporting materials.
9. After unloading, workers must park their vehicles in the designated common area parking or as specified by the Management Firm.
10. All trash and debris shall be hauled off by the workers on a daily basis unless a dumpster is specifically designated for their use.
11. Grout, paint, wall mud or any other material may not be poured down Building drains, sinks, toilets or bathtubs.
12. Breaks and lunches, if taken inside the Building, should be confined to the Owner's Unit.
13. No radios will be allowed in the Unit or Limited Common Elements unless used with headphones.
14. Access to the individual Condominium Units must be coordinated through the Unit Owner, decorator or other designee.
15. Do not tamper with or hang extension cords from any of the sprinkler heads.
16. Unit smoke alarms are to be left in place. They are to be properly protected during the interior finish work which generates heavy airborne particles, i.e. sanding and painting.



17. Workers are not to wander around in areas other than the specific area or Unit to which they are assigned.

18. Each Unit Owner is responsible for his decorator's, contractor's and sub-contractor's action and inactions while on the Condominium Property and in Talis Park. Decorators, contractors, and sub-contractors are on the Condominium Property at their own risk and agree to indemnify and hold harmless the Condominium Association, the Community Association, and WCI Communities, LLC for any liability or damages which might arise in connection with their activities on the Condominium Property or in Talis Park.

19. Smoking, while discouraged, will only be allowed in the individual Units with the Unit Owner's permission.

20. Please help us keep the Building and Common Elements clean.

Activities will be monitored during the day. Non-compliance may result in a Unit Owner's contractors and vendors being barred from the Building.

If you have any questions, please contact the Management Firm.

**C. RULES FOR OWNER PARTICIPATION IN BOARD OF DIRECTORS MEETINGS, A BUDGET COMMITTEE MEETING AND A MEETING OF ANY COMMITTEE AUTHORIZED TO TAKE ACTION ON BEHALF OF THE BOARD; AND OF THE LOCATION FOR POSTING NOTICES OF MEETINGS**

**I. THE RIGHT TO SPEAK**

1. To the maximum extent practical, the posted Board meeting agenda for each meeting shall list the substance of the matters and actions to be considered by the Board.

2. Roberts Rules of Order (latest edition) shall govern the conduct of the Association meeting when not in conflict with the Declaration of Condominium, the Articles of Incorporation or the By-Laws.

3. After each motion is made and seconded by the Board members the meeting Chairperson will permit Unit Owner participation regarding the motion on the floor, which time may be limited depending on the complexity and effect on the Association.

4. Unit Owner participation will not be permitted after reports of officers or committees unless a motion is made to act upon the report, or the Chair determines that it is appropriate or is in the best interest of the Association.

5. A Unit Owner wishing to speak must first raise his or her hand and wait to be recognized by the Chair on the subject or motion on the floor.

6. While a Unit Owner is speaking, he or she must address only the Chair; no one else is permitted to speak at the same time.

7. A Unit Owner may speak only once for not more than three (3) minutes and only on the subject motion on the floor.

8. The Chair may, by asking if there be any objection and hearing none, permit a Unit Owner to speak for longer than three (3) minutes, or to speak more than once on the same subject. The objection, if any, may be that of a Board member only and if there is an objection then the question will be decided by a vote of the Board.

9. The Chair will have the sole authority and responsibility to see to it that all Unit Owner participation is relevant to the subject or motion on the floor.

**II. THE RIGHT TO VIDEOTAPE OR AUDIOTAPE:**

1. The audio and video equipment and devices which Unit Owners are authorized to utilize at any such meeting must not produce distracting sound or light emissions.

2. Audio or video equipment shall be assembled and placed in position in advance of the commencement of the meeting in a location that is acceptable to the Board or the Committee.

3. Anyone videotaping or recording a meeting shall not be permitted to move about the meeting room in order to facilitate the recording.

4. At least 24 hours advance written notice shall be given to the Board by any Unit Owner desiring to utilize any audio and/or video equipment to record a meeting.

**III. ALL NOTICES OF MEMBERSHIP, DIRECTORS AND COMMITTEE MEETINGS AT WHICH OWNERS ARE ENTITLED TO PARTICIPATE WILL BE POSTED ON THE CONDOMINIUM PROPERTY.**

