

# VILLAGE WALK HOMEOWNERS ASSOCIATION OF NAPLES, INC.

## RULES & REGULATIONS

The definitions contained in the Declaration of Covenants and Restrictions for Village Walk are incorporated herein as part of these Rules and Regulations.

1. The owners and lessees of each lot shall abide by each and every term and provision of the Declaration of Covenants and Restrictions, and each and every term and provision of the Articles of Incorporation, and By-Laws of the Association.
2. No bicycles, tricycles, scooters, baby carriages or other similar vehicles or toys shall be allowed to remain in the Common Areas. The walkways, bridges, sidewalks and streets shall not be obstructed.
3. Any damage of the Common Areas, property, or equipment of the Association caused by any owner, his family member, guest, invitee or lessee shall be repaired or replaced at the expense of such owner.
4. An owner will not park or position his vehicle so as to prevent access to another lot.
5. The owners, their families, guests, invitees, licensees, and lessees will obey the posted parking and traffic regulations installed for the safety and welfare of all owners.
6. No transmitting or receiving aerial or antenna shall be attached to or hung from any part of a lot or the common areas.
7. No clothesline or other similar device shall be allowed on any portion of the common areas.
8. All garbage and refuse from the lots shall be deposited with care in each owner's private garbage containers, which shall be placed so that they are not visible from the roads or from adjoining units. No garbage or refuse shall be deposited in any Common Area for any reason, except on the correct days of the week for pickup and removal. No littering shall be done or permitted on the association property.
9. No motorcycle, ATV, truck, trailer, boat, van in excess of 17 feet in length, camper, motor home bus, commercial vehicle or any type (i.e. any vehicle which has any exterior lettering or logo, or has tools or equipment), non-passenger van (i.e., any van which does not have a rear seat and side windows), or similar vehicle shall be parked on any part of the Properties, any driveway, or designated parking space within the Properties except (1) within a garage (2) commercial vehicles, vans, or trucks delivering goods or furnishing services temporarily during the daylight hours and (3) upon such portions of the Properties as the Board may jointly, in their discretion, allow. Vehicles over eighty (80) inches in height, or those vans or trucks which do not have windows completely circling the vehicle's exterior (similar to windows around a station wagon), and permanent installed seating for four or more passengers, shall be considered to be a prohibited vehicle, van or truck. The Association shall have the right to authorize the towing away of any vehicles in violation of this rule with the costs and fees, including attorney's fees, if any, to be paid by the vehicle owner or violator.

10. No garage doors shall be permitted to remain open except for temporary purposes, and the Board may adopt further rules for the regulation of the opening of garage doors.
11. All recreation devices including but not limited to portable basketball goals, canoes, and other boats must be keep in the garage when not in immediate use.
12. The Fitness Center is closed between the hours of 11:00 PM and 5:00 AM.
13. The Swimming Center hours are 8:00 AM to Dusk.
14. Landscaping:
  - A. Homeowners may not elect to perform their own landscape maintenance,
  - B. Homeowners may not make ANY changes to their landscaping (i.e. plant anything, remove anything) without first obtaining written permission from the ACC,
  - C. No new fruit trees, bougainvillea or cactus are allowed.
15. Complaints regarding the management for the association property, or regarding the actions of other Owners, their families, guests, or lessees shall be made in writing to the Association and shall be signed by the complaining Lot Owner.
16. Any consent or approval given under these Rules and regulations by the Association may be modified, added to or repealed in accordance with the By - Laws of the Association.
17. "The feeding of wildlife at Village Walk, including but not limited to, Alligators and Muscovy Ducks is prohibited." – (added June 15, 2006)
18. **United States flag - Criteria:** Any homeowner can display one portable, removable flag as prescribed by Federal and State Law. However, for safety reasons, the flag must be displayed using a wall mounted bracket attached to the house next to the garage door and the flag pole may not exceed 6' (6feet) in length. – (added November 16, 2006)

By Resolution of the Board of Directors of  
 Village Walk Homeowners' Association of Naples, Inc.

I/We have read the above Rules & Regulations as stated in the Declaration of Covenants for  
 Village Walk Homeowners Association of Naples, Inc.

Date: \_\_\_\_\_  
 \_\_\_\_\_  
 Purchaser or Tenant

Date: \_\_\_\_\_  
 \_\_\_\_\_  
 Purchaser or Tenant