

**CYPRESS COVE AT WILDCAT RUN  
COMMONS ASSOCIATION, INC.  
c/o BONITA MANAGEMENT GROUP, Inc.**

26025 Clarkston Drive  
Bonita Springs, FL 34135

Phone: 239/495-3339 Fax: 239/495-6306 Cell: 239/565-2659  
E-mail BONITAMGMT@comcast.net

**Class II Rules and Regulations**

August 27, 2013

Please note that this is not a complete list of the use restrictions that are in the Declaration of Covenants but are the most common. These Class II rules and regulations are divided into three areas which are pool rules, spa rules and general facility rules.

General Facility Rules

1. The following general facility rules are in addition to the pool rules, spa rules, and the rules specified in the Cypress Cove Commons declaration and bylaws.
2. When you purchase a unit in the Cypress Cove condominium, or a villa in the Wildcat Cove Homeowners Association, you are a member of the Cypress Cove Commons Association.
3. THIS FACILITY IS FOR THE SOLE USE OF THE MEMBERS AND THEIR GUESTS.
4. IF YOU ARE THE LAST PERSON TO LEAVE, MAKE SURE YOU LOCK THE GATE.
5. **LIFE SAVING EQUIPMENT ARE NOT FOR PERSONAL USE AND SHOULD ONLY BE USED IN EMERGENCIES.**
6. **NO GLASS IS PERMITTED ON THE FACILITY GROUNDS.**
7. No pets are allowed inside the facility fenced areas.
8. Pets in the parking lot or in areas outside of the fenced area are to be on a leash at all times and under the control of the pet's owner.
9. Dogs and cats are not allowed to create a sanitary nuisance. The pet's owner must immediately pick up after their pets.
10. When you purchase your unit or villa, you should receive two keys to the front gate of the facility. If you did not receive these two keys you can purchase keys from the management at a cost of \$10 per key.
11. If you lose your gate keys you can purchase replacement keys from the management at a cost of \$10 per key.
12. Use of the facility is only permitted after dawn and before dusk.
13. The facilities are not to be used under any circumstances after dusk.
14. No overnight parking is permitted without prior authorization. Violators will be fined and their vehicles towed.
  - a. For authorization and to obtain a parking pass, Cypress Cove Condo residents contact Larry Brown or Gale De Mello and for Wildcat Cove residents contact Jerry Sullivan or Bob Raubolt

- b. No trailers, boats, trucks, campers, or other vehicles are permitted to be in the parking lot.
15. The Commons Pool is not responsible for lost or damage to any personal items including vehicles in the parking lot.
16. Please remove your food, drinks, or ice from the refrigerator when you leave. If left, these items will be disposed of during the next cleaning.
17. Please take your personal items including pool toys with you when you leave. If left, these items will be disposed of during the next cleaning.
18. Please put away all of your trash in the designated trash container (as animals will come in and feed upon it).
19. The restrooms are for the members and their guests to use. The restrooms are not permitted for the general public. Please leave the restroom facilities in a clean and orderly manner and make sure there is no water running. If you are unable to shut off the water please contact a board member or property management (239-565-2659).
20. A fire extinguisher is on the wall near the emergency phone. It is for emergency use only. If discharged, contact management so it may be re-charged.
21. The Wastewater Lift Pump Station just east of the parking lot is not a part of the Commons Pool function and operation. If the alarm does sound, there are instructions on the pump panel regarding how to turn off the alarm and how to report the problem to the Lee County authorities including a specific phone number for reporting the alarm for prompt response.

### Pool Rules

1. No animals are allowed in the pool or on the pool deck.
2. **NO FOOD OR DRINK OR GLASS IS ALLOWED IN THE POOL OR ON THE POOL DECK.**
3. **NO DIVING IS PERMITTED.**
4. Shower before entering the pool at the designated areas.
5. Not more than 30 people are allowed in the pool at any time.
6. Pool hours are from Dawn to Dusk.
7. No night use of the pool.
8. Emergency phone is located in the covered area.
9. Warning -- there are no lifeguards. Use of pool is done at your own risk.
10. Children under 12 years of age must be accompanied by an adult at all times.
11. Pooled depths are measured in feet.
12. Pools with heaters shall have a maximum temperature of 104°. The setpoint for this pool temperature is 84°

### Spa Rules

1. No animals in the spa or on the spa deck.
2. **NO FOOD, DRINK, OR GLASS IN THE SPA, OR ON THE SPA DECK.**
3. Shower before entering the spa at the designated locations.
4. Bathing load is seven people.
5. Spa hours are from Dawn to Dusk.
6. No night use of the spa.
7. Maximum water temperature 104°.

8. Emergency medical services can be reached by dialing 911 at the emergency phone. (State location)
9. Warning -- No Lifeguard is on duty. The use of the spa is done at your own personal risk.
10. Children under 12 years of age must have adult supervision at all times.
11. Spa depths are measured in feet.
12. Pregnant women, small children, people with health problems, and people using alcohol narcotics or other drugs that cause drowsiness should not shall not use the spa or pool without first consulting a doctor.
13. Maximum time in the spa is 15 minutes. (Clock is visible). Set the timer for the desired time you wish to have the Jets on. The Jets will automatically turn off when the time expires. You should then leave the spa for your own safety.
14. When the alarm sounds near the spa, the spa pumps are off. Do not use the spa when the alarm sounds until advised otherwise.
15. There is an emergency shut off switch by fans next to the spa timer. Familiarize yourself with the location and use it when there is an emergency.

Bonita Management Group, Inc.  
26025 Clarkston Dr.  
Bonita Springs, Florida 34135  
Phone: 239-495-3339  
Fax: 239495306  
E-mail: [bonitamgmt@comcast.net](mailto:bonitamgmt@comcast.net)