



CYPRESS COVE AT WILDCAT RUN CONDOMINIUM ASSOCIATION, INC. RULES AND REGULATIONS

MODIFICATIONS OR IMPROVEMENTS TO INDIVIDUAL UNITS:

Any modifications to a unit must comply with section 11 of our declarations. Most modifications require board approval. A modification request must be in writing and allow the Board of Directors thirty (30) days to review and approve. Example: Replacing carpeting with hard surface flooring requires heavy duty padding to minimize noise transfer. Some modifications require Wildcat Run Community Association approval. Example: Hurricane shutters mounted on the exterior of the building.

RENTALS:

Leasing of a unit is a privilege and not a right and is covered in section 13 of the Declarations. All leases must be submitted in writing. Application forms are available from the Property Manager or Wildcat Run Community Association. Completed applications are to be submitted thirty (30) days before occupation by a lessees and require both Cypress Cove and Wildcat Run Community Association approval. Lessees must certify in writing that they have received a copy of our rules with the application. Leases are for a minimum of ninety (90) days and a maximum of 365 days. Leases may be extended for a period of one year at the discretion of the Board of Directors. **NO SUBLEASING IS PERMITTED.** Lessees are allowed two (2) vehicles on site and limited to a maximum of six (6) occupants in a single unit.

LANAIS:

Lanais are a limited common element covered by section 12 of our documents. No modifications can be made to lanais without Board of Directors approval. Lanais may not be used for the storage of bicycles, grills or other items. Lanais cannot be used to dry bathing suits, towels or any other form of clothing. The use of a grill on the lanais is prohibited.

PROPANE USE:

Currently the Estero Fire Code prohibits the storage of propane tanks or other flammable material in our buildings which includes the lanais and garages. Failure to comply with this code could negate your insurance coverage and make you responsible for any damage incurred in the event of a fire. Wildcat Run Community Association rules require that any propane tanks stored outside must not be visible from the street.

FLAGS, POSTERS, SIGNS & HOLIDAY DISPLAYS:

Flags must be attached to the building surface adjacent to the garages and are limited in size to 36" x 24". Signs or posters other than "For Sale" signs are not allowed in the front of the exterior of the building or in windows visible from the street. "For Sale" signs must be placed in the mulched areas in the tree circles to allow mowing of the turf not be impeded.



EXTENDED ABSENCES:

In the event of an extended absence from the complex all furniture, pots, decorations, etc.... must be removed from the lanais and the exterior of the buildings. Any annuals planted by you must be removed not later than May 31st. Extended absence during the hurricane season (1 June to 1 November) require that all pots or plant containers who have dimensions less than 16 inches in diameter and 12 inches in height must be

removed and stored in the garage of your unit. After May 31st, all pots not meeting this exclusion will be disposed of by our landscaper. Full time residents who are on site during this period are exempt from this provision. They must ensure that pots described above are removed in the event of a hurricane or tropical storm as these pots can become potential missiles that can destroy personal property. It is advised that you hire a house sitter during your absence, set the humidistat, empty the refrigerator and generally assume that a power failure is a likely event. Shut off the main water valve located in front of each building. Each valve has a brass tag indicating which unit is controlled by its respective valve.

PARKING:

All resident are allowed two (2) vehicles on site and must kept in the garage from October 31st through May 31st. The guest parking spaces (2 per building) are for guests. No street parking is allowed overnight. Use of guest parking is limited to seven (7) days per single vehicle. The Board of Directors will allow extended use of guest parking space provided a written request is made with the signed agreement of the four (4) unit owners who would normally use these spaces. This is a courtesy issue and requires that we all comply. Violators will be subject to fines. Limited parking spaces are available at the pool parking lot and must have the Pool Board approval prior to utilizing.

FLOWERS, PLANTS & LAWN ORNAMENTS:

It is allowed for owners to plant flowers or plants in prescribed areas. We encourage this within reason. (Ficus trees or shrubs are not allowed). The areas prescribed for owner plantings are the entrances to individual units and the areas adjacent to the garages. No plant material of any kind is permitted in front or rear of the buildings which includes potted plants. The exception here is the areas adjacent to the garages where Annuals may be planted among the regular plantings. Lawn ornaments are not allowed east of the sidewalks.

MAINTENANCE SCHEDULES:

See section eleven (11) in the documents to determine what your responsibilities for maintenance in your unit. Each fall we pressure wash all of the driveways, sidewalks, garage doors, primary entry doors, exterior stairs and landings. Every three years we pressure wash our roofs. Every year we trim all palm trees in excess of twelve (12) feet in height. Every other year we trim deciduous trees. Every quarter we spray for insects on the perimeters of the buildings out twenty four (24) inches from the building surface. Our contracted exterminator will spray for insects on the inside of the unit on request. Irrigation systems are checked monthly. Broken and non-operational sprinkler heads when reported are repaired in between routine checks.



PETS: Two pets per unit are allowed providing they are controlled. Their waste must be picked and cleaned up after occurrence. All pets must be leashed whenever outside the unit.