

# CONDOMINIUM RULES FOR OWNERS AND RENTERS

## THE BEACH & TENNIS CLUB

### BEACH & TENNIS GOLDEN RULE

#### “IF YOU WOULDN'T DO IT IN YOUR HOME, DON'T DO IT IN OURS!”

This is a residential, condominium community.  
Please be considerate of all resident's rights – owners or renters.

1. **NO PETS / NO BOATS / NO TRAILERS / NO MOTOR HOMES ALLOWED**  
Owner's dogs prior to 1991 are grandfathered. If available, owners may rent boat and trailer space. Owners have one week/year to relocate motor homes. No covers allowed on vehicles.
2. Occupancy limit of unit is 6 people maximum per unit, three nights minimum stay.
3. No barbecue grills allowed on Unit balconies. (There are barbecue grills available next to the tennis courts, boat area and bocce area.)
4. There is a 10:00 P.M. “Loitering Curfew” for the Lobby and building Atriums.
5. No excessive noise from living Units, parking area or grounds. Report any disturbances immediately.  
(Non-Emergency Phone # for Sheriff's Dept: 477-1234)
6. Do not park in any areas that are cross-marked. (These areas are for trash pick-up or clearance only.) All resident's vehicles (owners and renters) must have valid parking permits.
7. PLEASE HONOR “Disabled Only” parking areas.
8. **All garbage must be placed in closed (tied) plastic bags; and PLACED IN TRASH CHUTES. Trash chutes are available on all floors (west side).** Please recycle (paper, glass, aluminum, metal and plastic). Use Recycle Totes at the rear of the property near Boat Parking, Tennis Courts and Bocce Courts.
9. Pools are heated and pool hours are DAWN to DUSK. PLEASE obey posted rules. No soap products or shampoo to be used in pools or shower area. No diapered children allowed in pools, children with “SWIM DIAPERS” ARE ALLOWED.
10. Laundry rooms are located on south side of Buildings #1, #3 & #5.
11. PLEASE return luggage carts to lower level when you are finished using them, so they will be available to others.
12. **KEEP WALKWAYS CLEAR. Nothing but a doormat is allowed on walkways, then only in front of entrance door when occupied, per Bonita Springs Fire Department. All Egress (all entrances & exits) must not be obstructed. Violators may incur Penalties. Do not hang towels or other objects from railings. No shoes, beach chairs, or beach equipment permitted on walkways.**
13. **NO** rollerblading, roller-skating, skateboarding, bicycling, motorbikes or horseplay in the Lobby or interior Building walkways.
14. Rollerblading, roller skating, skateboarding, motor biking and bicycling are allowed in the parking lot. Please use empty areas of the parking lot.
15. **TENNIS IS FREE TO OWNERS AND RENTERS.** Owners and Renters must sign up with the Pro at the Tennis Courts. Do not attempt to play when the courts are wet!

By order of the Board of Directors:  
**The Beach and Tennis Club  
Condominium Management, Inc.  
5700 Bonita Beach Road, #3102  
Bonita Springs, FL 34134**