

**Davis Lake Condominium Association, INC**  
**Rules & Regulations**  
**Effective April 2, 2022**

The following Rules and Regulations are binding upon unit owners, lessees, renters and visitors. The Rules and Regulations serve to foster the integrity and harmony of the community as well as promote the safety and welfare of all people. The unit owner shall provide a copy of these Rules and Regulations to all lessees, renters and visitors. The unit owner is responsible for violations committed by lessees, renters or visitors, and the unit owner will receive notice of said violation. Any questions, concerns or violations should be directed to the Manager.

Florida Sunset Management  
 Manager: Kim Luebke  
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Category	Rule and/or Regulation
<b>Owner Units</b>	<ul style="list-style-type: none"> <li>• Walkways and railings must remain clear of obstructions including flowerpots, shells, towels, etc. Chairs are permitted but must be taken inside when not in use. Gardens and pots are only permitted behind stairwells where they cannot be viewed from the parking lot.</li> <li>• Lanais shall not be used for storage or in any other manner that would create an unsightly condition, as determined by the Manager or the Board of Directors.</li> <li>• No smoking or vaping is permitted within 15 feet of the building. Owners may smoke on their lanai.</li> <li>• Grilling on lanais, including electric grills, is prohibited. Grilling is permitted 15 feet from the building.</li> <li>• Any planting must be approved by the landscaping committee. No bird feeders due to rodents.</li> <li>• No items are to be placed on the outside of buildings. This includes antennas, rabbit ears or Wi-Fi dishes., etc.</li> <li>• Holiday decorations on doors and windows may be displayed two weeks prior to the holiday date and must be removed two weeks after the holiday date.</li> <li>• A condo key must be left with the manager for safety and emergency reasons.</li> </ul>
<b>Rental of Units</b>	<ul style="list-style-type: none"> <li>• Renters must register with <a href="#">Florida Sunset Management</a> within 48 hours upon arrival to obtain a parking pass. At that time, renters will read and sign a statement regarding the Rules and Regulations at Davis Lake.</li> <li>• Owners must provide a copy of the <b>Lease Registration Form</b> to Florida Sunset Management. This form can be found in the Owners Packet on the Davis Lake website at <a href="http://www.davis-lake.org">www.davis-lake.org</a>.</li> <li>• The maximum occupancy per unit is 6 people.</li> </ul>

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<b>Parking</b>	<ul style="list-style-type: none"> <li>• Only registered and operable vehicles are permitted on the premises.</li> <li>• All vehicles must have the appropriate parking pass displayed.</li> <li>• One family member parking pass is provided to each owner and is to be only used by an owner’s family members.</li> <li>• The Manager should have access to cars for emergency or construction purposes.</li> </ul>
<b>Disturbances</b>	<ul style="list-style-type: none"> <li>• Please comply with the <a href="#">Lee County noise ordinances</a>.</li> </ul>
<b>Trash and Recycling</b>	<ul style="list-style-type: none"> <li>• Garbage needs to be disposed of in the appropriate containers. If recycling containers are full, please place recyclables in the dumpsters.</li> </ul>
<b>Pool Area</b>	<ul style="list-style-type: none"> <li>• The pool is open from dawn to dusk.</li> <li>• For everyone’s safety, please refer to the Health Department Regulations posted at the pool and always supervise children.</li> <li>• No glass or ceramic material is permitted in the pool area.</li> <li>• Eating is permitted at the pool tables only.</li> <li>• No food or drink is permitted in the pool or on the pool ledge.</li> <li>• Please be sure to remove any food items from tables upon departure due to rodents.</li> <li>• Upon leaving, umbrellas must be tied closed, and chairs returned to original positions.</li> <li>• No fishing or watercrafts on the lake.</li> <li>• Smoking in the pool area is prohibited.</li> </ul>
<b>Animals</b>	<ul style="list-style-type: none"> <li>• Animals are not permitted on the property with the exception of Emotional Support Animals and/or Service Animals in accordance with the <a href="#">Fair Housing Act</a>. Appropriate documentation must be filed with Florida Sunset Management prior to arrival. Animals that meet these guidelines must be leashed, cleaned up after and not deemed a nuisance (barking, etc.). Refer to <a href="#">Florida Disability Rights</a> for more information on the Americans with Disabilities Act.</li> </ul>
<b>Bike, Kayak Storage</b>	<ul style="list-style-type: none"> <li>• Kayaks may only be stored on top of cars.</li> <li>• Bikes must be stored on bike racks or in the area behind the shed. <b>Lock Code: 0035.</b></li> </ul>
<b>Tennis Courts</b>	<ul style="list-style-type: none"> <li>• Tennis shoes must be used on the tennis court.</li> <li>• Residents of Davis Lake are permitted to organize and play games on the property, including but not limited to tennis, pickleball and bocce ball. Games and tournaments are not permitted without the owner, lessee or renter present.</li> </ul>
<b>Recreation Vehicles, Trailers, Campers</b>	<ul style="list-style-type: none"> <li>• Vehicles in excess of ½ ton are not permitted on premises.</li> <li>• Trailers may be parked in a guest space no longer than 48 hours. Any longer needs to be approved by the Manager.</li> <li>• There shall be no vehicle washing permitted on Davis Lake property. Wiping down vehicles is permissible.</li> </ul>
<b>Renovations and Construction</b>	<ul style="list-style-type: none"> <li>• Any major renovations and/or construction of a unit must comply with the <b>Condominium Declaration</b> and be pre-approved by the Manager.</li> <li>• No contractor materials should be dumped in the dumpster or on the property.</li> </ul>