

## **PRINCETON PLACE II RULES AND REGULATIONS**

**1. In order to protect, maintain, repair and replace building and owner property, Board approval is required for unit alterations, changes and upgrades that involve a licensed contractor to modify existing electrical circuitry and lighting, new flooring, new windows, new plumbing and any other renovation to the interior of the unit including kitchens, bathrooms, bedrooms, lanais, and living rooms. A Princeton Place II Unit Alteration Form must be completed and submitted to the Property Manager for approval by the Board before any work may commence. A written plan detailing the scope of the work to be performed must be included with the Unit Alteration Form. Only contractors with proof of a Collier County license, proof of Workers Compensation and proof of liability insurance will be permitted to work in the building. All criteria as contained in the Unit Alteration Form must be adhered to at all times by the contractors. More detail and specifics can be found in the Princeton Place II Declarations Section 11. A Unit Alteration Form can be downloaded from the Princeton Place II website or requested from the Property Manager.**

**2. The sidewalks, entrances, and all portions of the Common Areas shall not be obstructed nor used for any purpose other than for entrance and exit to and from the Princeton Place II property. Storage of any carts, bicycles, carriages, chairs, tables or any other similar objects in the Common Areas is prohibited.**

**3. All unit owners' personal property shall be stored in their respective units or within the dedicated storage areas of the building.**

**4. Garbage cans, supplies, or other personal articles belonging to unit owners are prohibited from being placed on balconies and in the Common Areas. Linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, including other articles, shall not be shaken or hung from any of the windows, doors, balconies, railings, terraces or other portions of the Building property.**

**5. Unit owners are not permitted to allow anything to fall from a window or door of the Building property. The sweeping or throwing from Building property any dirt, dust or other substances onto any of the balconies or upon any of the Common Areas is prohibited.**

**6. All garbage and other waste must be placed and discarded into refuse containers designated for such purpose within the Building. Vegetable matter should be ground in unit garbage disposals when practical. Cardboard boxes are to be broken down and placed in/near the recycle area located between buildings 300 and 320. Delivery services for appliances/air conditioning units and construction companies are responsible for disposing of trash, replaced appliances, and disposing of all related refuse. Electronic refuse, fluorescent bulbs, LED bulbs, lithium/cadmium batteries and televisions must be recycled at the Collier County Recycling Center on Goodlette Frank Road or placed into an appropriate receptacle within the building's trash room.**

**7. Unit owners shall not make or permit any disturbing noises within one's unit whether it is the owner or a member of the owner's family, guests or licensees. Any conduct by such persons that will interfere with the rights, comforts or convenience of other unit owners, including loud music, is prohibited. The playing or permitting of playing any musical instrument, operation or permitting the operation of stereos, televisions, radios or sound amplifiers that are at a volume level that is disturbing to other unit owners or occupants within their units is prohibited. Owners shall not permit or allow vocal or instrumental instruction that is disturbing to the occupants of other units due to volume level.**

**8. Signs, advertisements, notices, descriptive designs or other form of lettering shall not be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the building property or the exterior of all units. This includes "FOR SALE" or "FOR RENT" or similar signs. Additionally, awnings, canopies, shutters or other projections are prohibited from being attached to or placed upon the outside walls or roof of the building or in the Common Areas with the exception of hurricane shutters.**

**9. All owners are required to provide a key or keyless entry code to the Property Management Company. Keys will be used for annual safety and maintenance inspections and in the event of any emergency. Any time an owner alters or installs a new lock a key or the keyless entry code must immediately be given to the Property Management Company.**

- 10. Use of gas, charcoal grills and electric grills are not permitted within units or lanais.**
- 11. Flammable, combustible or explosive fluids, chemicals or substances are prohibited in all units and Common Areas.**
- 12. Unit owners may not affix or attach to, hang, display or place anything on the exterior walls, doors, balconies or windows of the building. Decorative seasonal expressions that are in keeping and themed with the time of the year are permitted.**
- 13. Window or portable air conditioners are not permitted within units.**
- 14. Exterior antennae and television satellite dishes are not permitted to be installed onto the building.**
- 15. No animals or pets of any kind, except as provided for in the Declarations, shall be kept in any unit.**
- 16. Bicycles are to be labeled with the unit owner's name and unit number and kept in the building provided bike rack in the designated vehicular parking area. Bicycles are prohibited from being stored in the Common Areas.**
- 17. Watercraft of any kind is prohibited from being stored in the Common Areas.**
- 18. Unit owners may allow other unit owners to use their parking spaces.**
- 19. The Board of Directors will review and approve or deny all prospective rental agreements. Decisions will be communicated to owners or rental agents by the PPII Property Management Company.**
- 20. The period of time that an owner will be allowed to have a guest while the owner is in residence cannot be longer than fourteen (14) days nor more than three (3) times per year; with the exception of the owner's parents, children and siblings and their family. No guests are permitted to occupy a unit when the unit owner or his family is not in residence with the exception of the**

parents, children and siblings of the owner. Unit owners must submit an Owner/Guest Form if the owner's parents, children, or siblings will be occupying a unit for more than (14) days. On the failure to submit said form, the Board shall have the right to evict said guest with five (5) days notice, without securing consent to such eviction from the unit owner.

21. Any owner who detects water intrusion within their unit from around a window or other portion of an exterior wall is required to notify the Board or the Management Company in a timely manner so an inspection can be conducted to determine if it is a problem that may affect the structure of the building or other units.

22. Every owner and occupant shall comply with these Rules and Regulations as set forth herein, and any and all rules and regulations which may be adopted, and the provisions of the Declarations and Bylaws as may be amended from time to time. Failure of an owner or occupant, licensee or invitee to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. The Association shall have the right to suspend use of the Common Areas in the event of failure to so comply. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner, his family, guests, licensees, invitees or employees, to comply with any covenant, restriction, rule or regulation herein or as succinctly specified in Section 8 of the Bylaws as entitled "Compliance and Default: Remedies".

I have read and agree to abide by the Rules & Regulations of Princeton Place II.

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Sign

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Sign

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Date

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Date

Effective September 25, 2018