Ambassador Club of Naples, Inc
1910 Gulf Shore Blvd. N.
Naples, FL 34102

HOUSE RULES - PART "B" - MEMBERS

GENERAL

The House Rules are to clarify and augment the Amended and Restated Declaration of Condominium of the Ambassador Club.

BUILDINGS AND GROUNDS

No exterior changes in appearance shall be made to any apartment except with Board approval (see Section 11.4 of Declaration of Condominium).

No awnings, glass or shutters shall be installed on any porch or balcony without prior approval of the Board of Directors. All protective curtains, drapes, blinds or shades shall be white in color on the outside. The inside color is at the discretion of the owner.

Regarding Security Systems: Prior to installation, the unit owner will notify the Board in writing of the proposed system and of the placement of any alarm box, flashing light, etc., that will be placed on the exterior of the building. He will furnish the board with a diagram of the system and the "code" for turning off the alarm in the event of emergency entry into the member's apartment. He will furnish the Board with the name, address and phone number of the Security Company in the event the system malfunctions. It is also required by City Ordinance that you notify the Naples Police Department. Members are not permitted to monitor the Common Areas with video surveillance.

INSURANCE

Complete details are in the Declaration of Condominium, Section 15.1 (C).

MAINTENANCE

All maintenance within an apartment is the responsibility of the owner.

MANAGER'S DUTIES

In addition to his primary responsibility for care of the grounds and pool, the manager will assist with parcels, luggage, etc., will answer emergency calls regarding electrical service, plumbing, air conditioning, and will assist members in obtaining professional services when needed.

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MANAGER'S DUTIES - cont'd

He will remind lessees and guests of any violations of the rules and if the violations continue, he will report same to the Board of Directors. If necessary, the lessee will be required to terminate tenancy having violated the Application for Lease.

He will inspect each empty apartment once per month. He will examine the plumbing in the kitchens and bathrooms for leaks, and if any are found he will engage a plumber to fix them. Costs will be billed to the member. Action must be taken at once to prevent damage to other apartments. (It is recommended that the main water supply be turned off when an apartment is vacant overnight or longer). He will check the air conditioning equipment and arrange for necessary service when needed. He will notify the member if mildew is detected, or if there are other problems requiring attention. He will advise the owner concerning the results of the inspections.

If a member desires additional work by the Manager, arrangements should be made between the Manager and the member. Such arrangements will not be considered Club business and all work will be performed outside the normal working hours (which are 8:00 a.m. to 1:00 p.m. Monday and Wednesday, and 8:00 a.m. to 5:00 p.m. on Friday) of the Manager. Compensation will be determined by agreement between the Manager and the member. Materials for such work are not to be charged on Ambassador Club accounts.

The Manager is under the direction of the Board of Directors. Any suggestions, criticisms, or other comments as to his efficiency should be directed to the President or designate.

NIGHTLY LOCKUP

As a Member of the Ambassador Club, please be aware of the common area facilities: note the operation of the yard and dock lights, close and/or lock the doors of the Manager's office, laundry room, storeroom and washrooms if they are left open after hours (complete instructions are in the Manager's office).

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OCCUPANCY

An owner when in residence, but not a lessee, may have house guests as governed by the Declaration of Condominium. When the owner is not in residence, he may provide occupancy of his apartment to a son or daughter and his or her spouse and children. The owner shall advise the Board of Directors of the length of stay and the names of all occupants.

Any other occupancy when the owner is not in residence is considered a lease, whether or not remuneration is received by the owner.

LEASING

All applications for approval of leases must be submitted to the Board of Directors, and must be accompanied by the application fee of $100.00 for first-time lessees (does not apply to parents of owners). Applications are to be submitted on forms supplied by the Club, and each lease or renewal of lease, must be covered by a new application. Renewal lessees are not subject to the $100.00 application fee.

Owners are responsible for acquainting prospective lessees and the real estate brokers and agents handling such rentals with the "House Rules for Tenants/Lessees". While the Club checks out the references given by prospective lessees, it is the final responsibility of each owner to see that his lessee complies with the rules and regulations. A lease may be terminated by the Board of Directors without notice for continuing breach of the By-Laws or House Rules of the Ambassador Club.

There shall be a limit of two leases per apartment in any calendar year. No lease shall be for less than thirty (30) days unless Board approval has been received.

CHILDREN

Children are not to play on walkways or stairways or driveways or parking lot, and must be supervised by a responsible adult while in the pool area.

PETS

NO pets are allowed on the premises.

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WINDOWS

To prevent rain damage to adjacent apartments, or to those on a lower floor, please close all windows when leaving apartment.

POOL

Pool hours are from 8:00 am to 9:00 pm only. Rules of pool use are posted in the pool area. Children using the pool must **AT ALL TIMES** be supervised by a responsible adult, and controlled so that their behavior does not unduly disturb others.

Smoking is not permitted in the pool area.

Bathers and swimmers are required to remove suntan lotion and to take a shower before entering pool. A shower is provided at the pool. Hairpins, curlers, etc. must not be worn in the pool. Hair curlers are not to be worn in the pool area.

There is no life guard on duty.

No metal item is to be thrown into or used in the pool. No glasses or glass bottles are allowed in the pool area. Plastic or aluminum bottles or cans or paper cups are to be used. Towels, clothing or other personal effects are not to be left in the pool area.

Furniture is to be returned to its normal location after use.

Loud or disruptive cellphone use is not permitted in the pool area.

DOCKS

No fish cleaning is permitted on the docks, seawall or lawn. Because of the close proximity of the docks to members' porches, users are requested to keep docks as clean as possible, and to avoid unnecessary noise. Smoking is not permitted at the docks, seawall, or lawn. See House Rules, Part "B" - Members Dock and Boat Slips.

WALKWAYS, STAIRWAYS, SIDEWALKS, & GROUNDS

No encumbrance may be left on any sidewalks, walkways, stairways or grounds when unit is unoccupied or which may be considered a hazard to safety or to plantings. Care in the use and storage of bicycles is required (bicycle racks are provided in two locations). Smoking is not permitted on sidewalks, walkways, or stairways.

PARKING

Only one deeded parking space is designated for each apartment. A designated parking space shall not be used by anyone other than a member, guest or tenant of the Ambassador Club. All guest spaces are for casual parking of guest and service vehicles only and are not to be used by residents. Except for permitted service vehicles, overnight parking of buses, commercial trucks and vehicles, vans, campers, motor homes, trailers, boat trailers, motorcycles, oversized vehicles (in excess of 19 ft. in length), vehicles that obstruct the driveway, or other non-passenger car vehicles is not permitted on Club property at any time.

Please be mindful of the narrow driveway and parking areas: pull forward into parking spaces to allow easy flow of traffic around the driveway.

For emergency and access purposes, a key to any vehicle left unattended on Club property for two weeks or more shall be made accessible or otherwise kept in the care of the Ambassador Club for the duration of the vehicle owner's absence from the Club.

Smoking is not permitted in parking areas or driveways.

LAUNDRY

The laundry facilities are provided for the use of members, lessees and house guests only. The procedure outlined in the laundry room shall be followed carefully. Users shall be responsible for damage to equipment caused by improper use. Prompt removal of contents from machines is requested. Laundry is not to be left in the laundry room overnight. Under no circumstances shall laundry, bathing suits, towels or other articles be placed on any railings or porches, or in the pool area for drying. Laundry must not be sorted or handled in the pool area.

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GARBAGE AND REFUSE CONTAINERS

Plastic garbage cans are provided at each building for disposal of properly bagged garbage. You are encouraged to participate in the City of Naples recycling program - see Manager for details.

Care must be exercised in the use of the garbage disposal units to prevent clogging of drains. No stringy, fibrous vegetables or peelings are to be put through disposals. When using disposal, run water before and after using. If in doubt, dispose of garbage in the garbage cans, one of which is provided for each apartment.

SELLING

If contemplating sale or transfer, of an apartment, the procedure is covered in the Declaration of condominium, Section 14.

SIGNS

No unit owner may post or display "For Sale", "For Rent", "Open House", or other similar signs, anywhere on Condominium Property (Declaration of Condominium, Section 12.8).

SMOKING

Smoking is not allowed in any of the Ambassador Club's outdoor common areas (i.e., pool area, docks, lawn, stairwells, walkways, driveway, parking area) or enclosed common areas (I.e. Manager's office, laundry room, storage room - Florida Clean Air Act).

NOISE

Consideration of others is the best way to eliminate disturbing sounds. Loud conversations, especially in the early morning and late evening, or with arriving/departing guests should be avoided. Volume of TV, radio, stereo and voices should be kept at a level to be audible only within the confines of the apartment.