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

Rules and Regulations
- Guidelines for Alterations of Units
(Adopted October 19, 2026)

GENERAL REGULATIONS

According to Section 11.4 of the Declaration of Condominium, remodeling or alteration work in Units is subject to review and approval by the Board of Directors of the Association. The Board seeks to establish Guidelines for work on Units, so owners may work with their contractors and vendors to make and submit appropriate plans for easy approval and responsible execution. These guidelines seek to maintain a relaxing environment for owners, avoiding construction noise as well as congestion in our limited parking area.

These Guidelines seek to encompass the following types of work: removing and/or installing hard surface flooring, kitchen and bathroom cabinets, removing and or repairing walls or ceilings and/or material changes to the unit structure (as defined in the Declaration of Condominium). These Guidelines are not intended to apply to emergency repairs, repairs or maintenance to drains or plumbing fixtures, appliance replacement, interior painting, replacement of carpet with carpet, or other alterations to the Unit which are not material changes to the unit structure. Questions as to whether a repair or replacement will be governed by these Guidelines should be submitted to the Board of Directors prior to beginning the work.

Guidelines for Alterations of Units

- A Proposal/Scope of Work must be received by the Board of Directors at least 30 days prior to the start date of Work on a Unit. Approval by the Board of Directors of the Proposal/Scope of Work is necessary before commencement of work to ensure all Guidelines are met.

- The owner's Proposal/Scope of Work from a licensed General Contractor (or other appropriately licensed and insured professional) must include: the start date, completion date, permits needed, and specifics related to any restrictions in the Declarations (i.e. sound control flooring, door type & style, window type & style, etc.).

- The owner must present a description of the common elements of the Association expected to be affected during construction. This includes describing potential damage to landscaping, railings, stairs, etc. Any damage to the common elements will be billed to the owner.

- Proflex RCU-250, or better performing, sound deadening underlayment is required on the 2nd and 3rd floors for all hard surface flooring, except in the bathrooms. As a courtesy to lower owners, sound deadening footpads should be placed on moveable furniture such as chairs and stools.

- Remodeling or major alterations of a Unit is allowable from the 15th of May to the 1st of October. Work outside of these dates is subject to approval by the Board of Directors. Unapproved contractors, workmen, or vendors will be asked to leave the property outside of this time period.

- In the event that construction cannot be completed by October 1, the owner must inform the Board of Directors as soon as this information is known. The circumstances and details of what is to be completed and its timing and impact on the community will be considered by the Board for a possible extension.

Declaration of Condominium

11.4 Alterations to Units or Common Elements by Unit Owners. No owner shall make or permit the making of any material alterations or substantial additions to his unit or common elements, or, in any manner change the appearance of any exterior portion of the Condominium, without first obtaining the written consent of the Board of Directors. Any glass, screen, curtain, blind, shutter, awning, or other similar structure, which may be installed where visible from outside the unit is subject to regulation by the Board of Directors. No owner may alter the landscaping of the common elements in any way without prior Board approval.