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

Rules and Regulations – Members
(adopted October 19, 2026)

GENERAL

The Rules and Regulations are to clarify and augment the Declaration of Condominium of the Ambassador Club. These Rules and Regulations can be modified and approved by the Board of Directors at a noticed Board meeting. The latest adopted dates are the most current Rules and Regulations.

SMOKING

The entire Ambassador Club is smoke-free. Smoking is prohibited in outdoor common areas (i.e., balconies, pool area, docks, lawn, walkways, stairways, sidewalks, driveway, parking area) and enclosed common areas (i.e. Manager's office, laundry room, utility room or bathroom). Smoking in the units is prohibited.

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 unit

PARKING

Only one deeded parking space is designated for each unit. A designated parking space shall not be used by anyone other than the owner, guest or tenant. All guest spaces are for temporary parking of guest and service vehicles only and are not to be used by residents on any long-term basis.

If overnight guest parking is needed, permission must be given by the manager or a Board member. A note showing ownership of the vehicle and the unit number where the vehicle owner is staying should be placed on the windshield.

Overnight parking of buses, commercial trucks and vehicles, campers, motor homes, trailers, boat trailers, and oversized vehicles (impeding traffic flow) are not permitted on Association property at any time. Vehicles with loud or modified mufflers are prohibited.

All vehicles are to pull forward as far as possible 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 the property for more than two weeks shall be made accessible for the duration of the vehicle owner's absence. The manager or a Board member shall be informed of the location of the key.

LAUNDRY FACILITIES

The laundry facilities are provided for the use of owners, guests or tenants only. The procedures outlined on the machines and in the laundry room shall be followed carefully.

During busy times, a user shall use a maximum of 2 washers and 2 dryers. Washers should be loaded to maximum capacity to reduce water usage and allow washers for others.

Prompt removal of contents from machines is requested. Laundry is not to be left in the laundry room overnight.

To minimize foaming and draining issues, only High Efficiency (HE) detergents shall be used. Only dryer sheets are to be used – no dryer additives. Users shall be responsible for damage to equipment caused by improper use.

Under no circumstances shall laundry, bathing suits, towels or other articles be placed on any railings or balconies, or in the pool area for drying. Laundry must not be sorted or handled in the pool area.

Shut off the lights and fan and close the doors to the laundry room at the end of the day. Open doors can be blown out and damaged in an overnight storm.

TRASH CANS AND RECYCLE BINS

Black trash cans are provided at each building for disposal of properly bagged garbage. The City of Naples will pick up twice per week (Mondays and Thursdays). Items larger than the trash cans can be labeled “Trash” and the City of Naples may take it away. Otherwise, larger items should be taken to the closest Solid Waste Collection Center, located north of the airport: 2640 Corporate Flight Dr, Naples, FL, 34104.

Recycle bins are provided in the utility room. Recyclable items are listed on the door. All boxes should be broken down to maximize bin load. Styrofoam and bubble wrap are not recyclable. They should be bagged and disposed of in the black trash cans. Larger recycle articles can be taken to the Naples Recycle Center, located north of the airport: 2640 Corporate Flight Dr, Naples, FL, 34104. The bins will be rolled out on Thursday for Friday pick up.

GARBAGE DISPOSAL AND TOILETS

Care must be exercised in the use of the garbage disposal to prevent clogging of drains. Do not grind large, tough, gelatinous or fibrous items; or put fat or coffee grounds down the disposal. After running the disposal, continue to run the water to make certain everything has been flushed down the pipe. If in doubt, dispose of garbage in the black trash cans provided at each building.

Because of the old narrow drain lines, **only toilet paper shall be flushed down toilets.** Do not flush female hygiene products, paper towels, tissue paper, any type of wipes or any other non-dissolvable items down the toilets.

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 **always be supervised** by a responsible adult and controlled so that their behavior does not unduly disturb others.

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

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. All umbrellas are to be lowered after use. Storms can quickly develop and damage opened umbrellas.

CHILDREN AND PETS

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. No pets are allowed on the premises, unless they are Emotional Service Animals (ESA) or Service Animals (SA). Rules and Regulations for ESA and SA are to be followed.

WALKWAYS, STAIRWAYS, SIDEWALKS, & GROUNDS

No encumbrance may be left on any sidewalks, walkways, stairways or grounds which may be considered a hazard to safety or block passage.

Bicycles: Bicycles are to be stored in the provided bicycle racks only. All bikes are to be labeled with the bicycle owner's name / unit # (see manager or a Board member for label). Bikes must be brought inside to the unit if it is not occupied for an extended amount of time (greater than 2 weeks). At the end of the season (May 31), any bikes that are not labeled and remain on the rack will be considered abandoned and will be disposed of.

Paddleboards and Kayaks: Paddleboards and kayaks are to be stored in the provided storage racks only. The spaces are seasonally rented and defined in Rules and Regulations - Dock and Kayak Space Rentals and Rules. Paddleboards and Kayaks must be brought inside to the unit if it is not occupied for an extended amount of time (greater than 2 weeks).

Beach Chair Storage: The number of owners' beach chairs stored on racks in the utility room are limited to two per unit. All beach chairs shall be labeled with the owner's unit number. If space is available on the racks, extra chairs may be temporarily stored in the utility room while in active use (when guests are on site).

OCCUPANCY

An owner when in residence may have house guests as governed by the Declaration of Condominium. When the owner is not in residence, they may provide occupancy of their unit to those people defined in the Declaration of Condominium. The owner should advise the manager or a Board member of the length of stay and the names of all occupants.

Any other occupancy not defined in the Declaration of Condominium 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 manager and/or the Board of Directors and must be accompanied by the application fee of $150.00 for first-time lessees. Applications are to be submitted on forms supplied by the Association, and each lease or renewal of lease must be covered by a new application. Renewal of lessees are not subject to the $150.00 application fee.

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

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

BUILDINGS AND GROUNDS

No exterior changes in appearance shall be made to any unit except with Board approval (see Section 11.4 of Declaration of Condominium). All changes to the exterior shall follow established architectural standards for hurricane shutters, lanai sliders/windows, doors & windows, signs, building and landing colors, railings, etc. No awnings, windows, doors, lanai sliders/windows, or shutters shall be installed on any unit without prior approval of the Board of Directors. All protective curtains, drapes, blinds or shades shall be white or white palette in color on the outside. The inside color is at the discretion of the owner.

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. They 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. They 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.

REMODELING AND CONSTRUCTION GUIDELINES

Rules and Regulations for Alteration of Units are to be followed. 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.

A scope of work must be submitted to the Board of Directors for approval at least 30 days prior to beginning the work.

MAINTENANCE

All maintenance within a unit is the responsibility of the owner. All windows, doors, and lanai sliders/windows are the responsibility of the owner. The air conditioning system is the responsibility of the owner; however bi-annual maintenance check is paid by the Association.

Electrical lines, air conditioning coolant lines, freshwater lines and sewer lines to and from the units are the responsibility of the Association.

Termite inspection and treatment of the building attics is the responsibility of the Association. Inspections are made once per year. Termite treatment inside a unit is the responsibility of the owner; however, if a unit has had full termite treatment, the annual unit warranty fee is paid by the Association.

Pest control (ants, termites, rodents, etc.) of the exterior of the buildings is the responsibility of the Association. Treatment inside a unit is the responsibility of the owner. An owner shall use the professional pest control service company hired by or approved by the Association to perform the treatment.

Window cleaning of all outside surfaces of windows, doors and lanai glass is the responsibility of the Association. Cleaning is done two times per year.

EMERGENCY CONTACTS

In case of an emergency, all owners should provide the Board of Directors with the name of a contact and their phone number. This list shall be kept current and will not be part of the Roster of Members.

MANAGER'S OR MANAGEMENT COMPANY'S DUTIES

In addition to their primary responsibility for care of the common grounds and pool, the manager or management company will answer emergency calls regarding electrical service, plumbing, air conditioning, and will assist members in obtaining professional services when needed. They will remind lessees and guests of any violations of the rules and if the violations continue, they will report same to the Board of Directors. If necessary, the lessee will be required to terminate tenancy having violated the Application for Lease.

They will inspect each empty unit twice per month if the owner has signed the Consent to Unit Inspection form. They will examine the plumbing in the kitchen and bathrooms for leaks, and if any are found they will engage a plumber to fix them. Costs will be billed to the owner. Action must be taken at once to prevent damage to other units. It is required that the main

water supply be turned off when a unit is vacant for a long period of time. They will check the air conditioning equipment and inform the owner to arrange for necessary service when needed. They will notify the owner if mildew or pests are detected, or if there are other problems requiring attention. They will record their findings on the checklist and advise the owner concerning any results of the inspections that need attention.

If a member desires additional work from the manager or management company, arrangements should be made between them and the owner. Such arrangements will not be considered Association business, and all work will be performed outside the normal working hours of the manager or management company. Compensation will be determined by agreement between them and the owner. Materials for such work are not to be charged on Ambassador Club accounts.

The manager or management company is under the direction of the Board of Directors. Any suggestions, criticisms, or other comments as to their efficiency or capabilities should be directed to the President or designate.