



RULES AND REGULATIONS FOR QUARTZ COVE AT THE QUARRY CONDOMINIUM ASSOCIATION

The following Rules and Regulations provide further clarity to our By-Laws for the Quartz Cove Community Association. All Rules and Regulations apply to renters as well as homeowners. The Association's Board of Directors may modify the Rules and Regulations from time to time and also designate other rules as necessary.

1. The walkways, entrances, driveways, courts, corridors, stairways and ramps shall not be obstructed or used for any purpose other than ingress and egress to and from the building(s) and the other portions of Quartz Cove at the Quarry.
2. The exterior of the homes shall not be painted, decorated or modified by any home owner in any manner without the prior written consent of the Association by its Board. Consent may be withheld on purely aesthetic grounds within the sole discretion of the Board. No items shall be permanently installed on the exterior of the homes.
3. Decorations are limited to the area directly in front of each condominium front door. No decorations or electrical cords are to be placed on the grass so as to impede landscaping work, for example mowing. No decorations shall be attached to the building. Christmas decorations should not be displayed prior to the day after Thanksgiving and must be removed no later than January 10th. No projection of laser-type decorations may be displayed on the buildings. Decorations should not make noise or play music which would disturb adjacent homeowners. Any decorations deemed in violation or that cause damage to the building will be removed at the expense of the homeowner.
4. No grills shall be permitted on the lanais or balconies in compliance with State Statutes.
5. Lanais should not be used for storage including bicycles.
6. Installation of satellite dishes requires the prior written approval of the Association. The Association maintains the right to determine placement of approved satellite dishes.
7. No home owner shall make or permit any noises that will disturb or annoy the occupants of any other home(s); or do or permit anything to be done which will interfere with the rights, comfort or convenience of other home owners.
8. Each home owner shall keep the home in a good state of preservation and cleanliness. If a homeowner plans on leaving the home for an extended period of time, the home must be maintained at adequate levels of humidity to prevent the growth of mold. In an extended absence from the home, the water must be turned off. Home owners are encouraged to use a home watch service to ensure the home is adequately maintained during extended absences.
9. No hurricane shutters may be installed without the prior consent of the Association. Approved hurricane shutters shall not be utilized before the issuance of a hurricane watch by the

National Hurricane Center encompassing the Quartz Cove at the Quarry location, and shall be removed no later than ten (10) days after the cessation of a hurricane watch or warning for same - "Hurricane Shutter Time Period".

10. Each home owner who plans to be absent from the home during the hurricane season must prepare the home prior to departure by: a) removing all furniture, potted plants, and other movable objects from the lanai or balcony; b) designating a responsible firm or individual to install and remove approved hurricane shutters in accordance with the Hurricane Shutter Time Period.

11. Each home owner shall regularly pick up all garbage, trash, refuse or rubbish outside the home. No home owner shall place or dump any garbage, trash, refuse or other materials on any other portions of Quartz Cove at the Quarry. Garbage, trash, refuse or rubbish must be placed in appropriate trash facilities or bags. All containers, dumpsters or garbage facilities shall be stored inside the garage and kept in a clean and sanitary condition. No noxious odors shall be permitted. Trash containers shall be placed outside the morning of scheduled pick-ups and returned to the garage by 6:00pm the same day.

12. Water closets and other water apparatus in the homes or upon the common elements shall not be used for any purpose other than those for which they were constructed. Care should be taken not to insert foreign objects in the plumbing system that may cause clogs or overflows. Any damage resulting from misuse of any plumbing shall be paid for by the home owner.

13. No home owner shall request or cause any employee or agent of the Association to do any private business of the home owner, except as shall have been approved in writing by the Association.

14. The agents and employees of the Association and any contractor or worker authorized by the Association may enter any home at any reasonable hour of the day for the purposes permitted under the terms of the Quarry Cove By-Laws. Entry will be made by prearrangement with the home owner, except under circumstances deemed an emergency by the Association or the Manager, if any, in which case, access is deemed permitted regardless of the hour.

15. No vehicle or other possessions belonging to a home owner or to a member of the family or guest, invitee or lessee of a homeowner shall be positioned in such manner to impede or prevent ready access to another home owner's door or garage. The sidewalks of Quartz Cove are to remain clear. Cars and other vehicles must be pulled completely into driveways as to not block the sidewalks. Overnight street parking is not allowed in Quartz Cove at the Quarry. Home owners, guests, invitees and lessees shall obey the parking regulations.

16. Except in an emergency, a home owner shall not cause or permit the blowing of any horn from any vehicle of which the home owner, family members, guests, invitees, or lessees shall be occupants.

17. No home owner shall use or permit to be brought into the home any flammable oils or fluids, such as gasoline, kerosene, naphtha or benzene, or other explosives or articles deemed

extra hazardous to life, limb or property.

18. The Association may retain a passkey to each home. If a home owner changes any lock or install a new lock on any door leading into the home, the homeowner shall provide the Association with a key for the use of the Association and the Board. In addition, if the homeowner activates the alarm system a dedicated pass code shall be assigned to the Association.

19. Any damage to the Condominium Property caused by any homeowner, family member, guest, invitee or lessee shall be repaired or replaced by the homeowner.

20. Each home owner shall be held responsible for the actions of family members, guests, invitees and lessees.

21. Complaints regarding the management of the Condominium Property or regarding the actions of other home owners shall be made in writing to the Association.

22. A home owner shall not place any sign, advertisement or notice of any type on the Common Elements, other portions of Quartz Cove at the Quarry, or in or upon a car so as to be visible from the Common Elements, or any public way, without the prior written consent of the Association. No solicitation for any purpose shall be allowed without the prior permission written consent of the Association's Board.

23. To maintain the symmetry of the Condominium's landscaping, no home owner shall be allowed to plant in the ground any perennial bush or tree in the front, back, or side of the condominium.

24. Home owners are allowed to keep two domestic pets without the prior written consent of the Board. However, under no circumstances will any dog whose breed is noted by the American Kennel Club or United Kennel Club for its viciousness or ill-temper, in particular, the Pit Bull, Rottweiler, Mastiff Presa Canario, or any crossbreed of such breed; shall be permitted on any portion of the property. No exotic pet or any animal of any kind which has venom or poisonous defense or capture mechanisms, or if let loose would constitute vermin, shall be allowed on any portion of the property. Trained seeing eye dogs will be permitted for those persons holding certificates of blindness and necessity. Other animals will be permitted if such animals serve as physical aides to handicapped persons and such animals have been trained or provided by an agency or service qualified to provide such animals. The guide or assistance animal shall be kept in the direct custody of the assisted person or the qualified training person at all times when on Quartz Cove property. Assistance animals shall be identified by wearing and being controlled by the appropriate leash and collar. Pets may not be kept, bred or maintained for any commercial purpose. All pets must be temporarily caged, carried or kept on a leash when outside the home. No pet shall be tied or kept outside or on the lanais. A pet owner shall immediately pickup and remove any solid waste deposited by the pet. The home owner is responsible for any damage to common property caused by pets. The home owner shall compensate any person hurt or bitten by the pet and shall indemnify the Association and hold it harmless against any loss or liability of any kind or character whatsoever arising from having

any animal within the Association property. If a dog or any other animal becomes obnoxious to other home owners by barking or otherwise, the pet homeowner must correct the problem; or, it is not corrected, the home owner, upon written notice by the Association, will be required to remove the animal from the property. As in all rules and regulations, the Association will promulgate rules and regulations from time to time designating other rules as necessary to regulate pets.

25. No clothesline or other similar device shall be allowed on any portion of the common elements of the community.

26. Motor homes, trailers, recreational vehicles, boats, campers, vans or trucks used for commercial purposes, other than four-wheel passenger automobiles determined acceptable to the Board, shall not be permitted to be parked, placed or stored in or on Quartz Cove at the Quarry unless fully enclosed in the garage. No maintenance or repair shall be done upon or to any such vehicles, except where totally isolated from public view. The Association shall have the right to authorize the towing away of any vehicles in violation of these provisions with the cost being borne by the property owner.

27. A home owner shall not install any screen doors, awnings, hardware or the like without prior written approval of the Board as to design and color. Board approval shall not be granted unless such items substantially conform to the architectural design of the building and the design of any such items which have been previously installed at the time Board approval has been requested. Such approval, however, does not and shall not be construed to constitute approval or conformance with the Collier County or city building codes. It shall be the responsibility of each home owner to check with all applicable governmental and quasi-governmental agencies and to obtain the appropriate permits prior to installation of any of the foregoing items.

28. Garages may be used only for the parking of motor vehicles and for minimal storage of household items. No garage shall be permanently enclosed so as to make such garage unusable by an automobile, and no portion of a garage originally intended for the parking of an automobile shall be converted into a living space or a full storage area. All garage doors shall remain closed when not in use by a vehicle entering or exiting.

29. A homeowner shall not install any floor covering (such as wood or tile) in the home other than carpeting in any room other than the bathroom, kitchen/breakfast area or laundry/utility area other than in a home which does not have another home below it, without the prior written approval of the Association. The Association requires that soundproofing insulation equal to or above Proflex 90 be placed under such floor covers before installation in all units above the first floor. If a homeowner installs alternate floor covering without the prior written consent of the Association or without the insulation required by the Association, then the Association shall have the right to cause such home owner to remove the alternate floor covering at the homeowners' expense.

30. The procedure for reporting these Rules and Regulations shall be as follows: Any home owner may report a violation of the Rules and Regulations to the Association or its management company. All violation reports are to be submitted in writing and will be

considered confidential.

31. When the Rules and Regulations are not followed the Board of Directors is responsible for enforcement as stated in the Association Document. These are as follows:

A. When the Association becomes aware of noncompliance, a certified letter will be sent to the Home Owner advising of the rule which they are being accused of violating. The Home Owner shall be given 10 days to comply.

B. When noncompliance is continued beyond the 10 days given in the first notice, or a second offense is reported, the Board shall verify the violation. After verification a second certified letter will be sent notifying the Home Owner of a hearing to be held before a committee of other Home Owners to authorize a fine to be levied upon the violating Home Owner. The fine, by State Statute, may be up to \$100.00 per day up to 10 days or \$1,000.00 maximum.

C. For repeated offenses or in any case where the Board deems it appropriate, the Board may seek injunctive relief through court action.

32. An Owner who fails to timely pay any Association assessment shall be charged a late fee by the Association in an amount not to exceed the maximum allowed by State Statutes. The Owner is responsible for all legal fees associated with attempts to collect late assessments, interest, and late fees. Any payments received by the Association will be applied first to any interest and late fees, then to any court costs and attorney fees incurred in the collection of the delinquent assessment.

33. Any consent or approval given under these Rules and Regulations by the Association shall be revocable at any time by the Board.

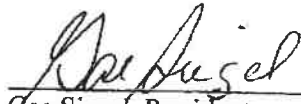
34. For further information regarding rules and regulations that are not addressed in this revision of Rules and Regulation, please refer to the Declaration Section 17 of the Quartz Cove at the Quarry documents.

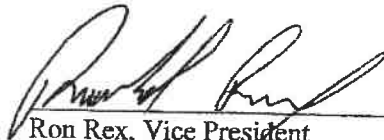
35. All notices of home owners meetings shall be posted on the mailboxes located in the community.

36. Home owners have the right to speak at all meetings of the Association's Board of Directors.


37. These Rules and Regulations may be modified, added to or repealed at any time by the Quartz Cove at the Quarry's Board of Directors.

These Rules and Regulations are approved by resolution of the Board of Directors of
Quartz Cove at the Quarry Condominium Association, Inc.


Gae Siegel, President 5/10/17
date


Ron Rex, Vice President 5-10-17
date


Walter Williams, Treasurer 5/10/17
date


Pam McDermott, Secretary date
5-10-17


Judy Gordon, Board Member 5-10-17
date