

## MASTER ASSOCIATION RULES & REGULATIONS

**Annual Assessments for Master Association Dues** shall be mailed to all owners at least 30 days before the end of each calendar year and shall be due and payable in full by January 1 of each calendar year. After 30 days, late fees and interest will be assessed on any unpaid annual dues. It is the responsibility of all owners to keep Property Management apprised of their current address. Failure to receive any notice given by the Association shall not excuse any owner from the payment of any assessment when due.

**Delivery and Construction Hours** are restricted as follows:

7 a.m. to 6 p.m. Monday through Saturday  
No deliveries or construction on Sundays

**Guests:** If an owner expects non-resident guests or a vendor to their home, he or she are to either have the name(s) on their permanent resident list or he or she must call the pre-call system (239-482-6998) with the appropriate PIN number (renters must get the PIN from the owner).

**Lakes:** There shall be no boating, fishing or swimming in any lake within Gulf Harbour.

**Motorized Vehicles:** Any member or family member may operate a motorized vehicle (golf cart, motorized scooter, etc.) on Master Association property as long as the driver is at least 16 years of age and has a valid driver's license and has proof of insurance.

**Open Houses** will be limited to Saturday and Sunday from 10 a.m. to 5 p.m. Non-residents wishing to view Open Houses will be allowed access to Gulf Harbour during those times and given a special pass.

**Pet owners** are to keep pets on a leash at all times when the pet is outside and are to pick up after their pets in all outdoor areas of Gulf Harbour. This is not only a regulation within Gulf Harbour but an ordinance for Lee County.

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**Press and/or Reporters** shall not be allowed within Gulf Harbour without the expressed prior approval of an Officer of the Master Association Board.

**Realtor Signs** within Gulf Harbour shall be a generic, uniform black and gold sign. Signs for an open house shall also be a uniform sign which says, "Open House" that can be used by all realtors and in all G. H. communities. Signs will be kept at the guard houses and given out to Realtors to place on Master Property indicating directions to the Open Houses.

**Rental of Property:** Owners are to inform Suitor & Associates of the names of any tenants, the address to be rented and the period of time those tenants will occupy the owners' premises. Owners must fax a copy of the Rental Information Form referenced above to Suitor & Associates so that this information will be entered into Gulf Harbour's security system and renters will be allowed entry into the development. (Fax #239-437-5192) Owners should also check regulations regarding rentals within individual Homeowner or Condo Owners Associations Covenants as those regulations vary from one Association to another.

All renters must be given a copy of the Master Association Rules & Regulations by the owner.

All rental forms must be received by the Management Company *AT LEAST* 10 days before the start of the lease.

**Roads:** No parking is allowed on Master Associations Roads; i.e., Vista River Drive, Westport Drive, Harbour Links Drive, Harbour Yacht Court, Harbour Landings Drive, Harbour Estates Circle, Bienvenida Court, Farragut Way Court and Marblehead Manor Drive. (Note: At this writing all Master Association Roads have not been positively identified by the Developer nor deeded to the Master Association by the Developer.)

Please obey posted speed limits on all roads.

**Security:** All owners are to have an up-to-date Gulf Harbour Master Association Permanent Access Form on file with Suitor & Associates,

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Property Manager for the Master Association. The completed forms are to be either faxed or mailed to Suitor & Associates. (Fax #239-437-5192 or mail to 15751 San Carlos Blvd. Ste 8, Ft. Myers, FL 33908).

Additional forms are available from Suitor & Associates or at the gatehouses. It is the responsibility of every owner to keep these forms current. The information on these forms will be entered into the computerized security system for the development to control access to the community.

Access Cards and use of the Resident Access Card Lane are available to: Property Owners, Marina Slip Owners, Renters (must show valid lease), Property Managers (cards must be purchased by the Condo-Owners or Homeowners Association), Amenities Managers (must be purchased) and Country Club members who are not Gulf Harbour property owners (must be purchased by non-resident Club members).

All vendors, On-site employees (except managers), guests, etc. must use the inside guest lane upon arrival at Gulf Harbour.

**Skate Boarding** is not allowed on Master Association Property.

Anyone driving a vehicle into Gulf Harbour may be required to provide their **Driver's License** to obtain access into the Community. Those entering the Community who are not driving a vehicle may be required to show proper ID (i.e. passport, Driver's License, State Issued ID, etc.).

Any owner who is delinquent in assessments to the Master Association will have their permanent access list and transponder deactivated until payment is received in full (approved by B.O.D. 5/10/07).

These Rules & Regulations may be amended at any time by a majority vote of the Master Association Board of Directors.

EACH OWNER SHALL BE RESPONSIBLE FOR THE ACTIONS OF  
THEIR FAMILY MEMBERS, GUESTS, INVITEES AND LESSEES.

Updated by the Board of the Master Association

May 10, 2007