

COURTSIDE COMMONS OF WYNDEMERE
Rules & Regulations Amended on 11/20/2024

- 1) All residents and guests of Courtside Commons are expected to recognize that all outside porches, stairways and entryways are “common property” and need to be kept free of boxes, bicycles, refuse, etc. This is also required by Collier County fire code.
- 2) Entryways and porches are cleaned once a week by a service. Lawns, driveways and parking lots are usually cut and cleaned on Tuesday and Friday each week.
- 3) Each unit is assigned one carport parking space and storage closet. Guests and visitors are to use the parking space for the unit if the owner is not present and an uncovered guest space whenever more than one space is needed. No vehicle shall be parked on the condominium property except in a designated parking space.
- 4) Charging electric vehicles on common areas, including at the carports, is not permitted.
- 5) Bicycles may be stored in the bicycle racks provided by Courtside Commons or underneath the carports on the resident’s designated parking spot. If parked in the carport, bikes may only be placed behind the parking curb.
- 6) Gas grills have been provided for resident and guest usage. Please clean grill after each use and re-cover when grill has cooled off.
- 7) Please understand that we are condominiums with first and second floor units and that this requires a fairly quiet noise level. Devices such as TVs, radios, appliances etc. should be run or played at reasonable times and levels.
- 8) Pet Regulation: Each unit owner may have (1) domestic animal in his or her unit. Pets shall be maintained and controlled so as not to violate any ordinances or regulations of Collier County. The owner of the pet is responsible for the appropriate removal of all pet waste. In the event that any pet kept on the premises shall constitute a nuisance, in the opinion of the majority of the Board of Directors of the association, then the owner, when so notified in writing shall be required to remove said pet from the premises forthwith. This applies to guests, visitors and renters in any of the units as well as owners. All costs incurred for necessary legal action to have a pet removed from the premises will be assessed against the owner.
- 9) Rentals: Owners may rent their units with a minimum of a (30) day rental, and a maximum of (4) rentals a year. Rentals require pre-approval from the Courtside Board of Directors. A signed application, application fee of \$50.00, a copy of the lease agreement and a signed copy of the rules and regulations acknowledging receipt by the tenant, are required for approval.
- 10) Renters must obtain a “Transfer of Membership” from Wyndemere Country Club if they wish to use club facilities. Tenants renting without “Transfer of Membership” cannot use the facilities of the club unless they do so as guests of another member. This includes use of the pool, fitness center, tennis,

golf, dining etc. There is a fee for the "Transfer of Membership". Contact the Wyndemere County Club membership director for further information.

- 11) Trash and recycling containers are in each building's trash areas. Recycling containers (yellow lid) should be placed by the residents at the designated curb area on Tuesday evening for pick-up Wednesday morning. Waste containers (green lid) will be placed curbside by the cleaning crew and will be returned to their respective buildings by the residents. Containers are marked with their building numbers. Bulk items will also be picked up on Wednesday morning and should be placed at curbside on **Courtside Drive**. Bulk items require 48-hour notice to Collier County Public Utilities (239) 252-2380, to be picked up. **DO NOT put bulk items outside on the street prior to Tuesday night when the recycling is put down.** Ensure all trash is placed in properly secured plastic garbage bags and trash container lids are fully closed. This is important as open garbage bags/cans attract rodents.
- 12) No clothes lines, hangers or drying facilities shall be permitted or maintained on the exterior of any buildings or units. No towels, rugs, clothing, household items etc. shall be hung from railings or windows.
- 13) No signs, advertisements or notices of any type, shall be displayed anywhere on the property with the exception of Open House signs approved by WHOA on designated Open House days.
- 14) Pest control services are provided by the association. Exterior pest control is completed bi-monthly. Interior pest control is provided on a limited basis.
- 15) Courtside requires that, in case of emergency, the Wyndemere gatehouse have a key to each unit. Please be sure that the gatehouse has a working key to your unit. You will need to call the gatehouse (239) 263-3726 or preferably the automated visitor system (239) 263-0782 to allow your guests access to Wyndemere. Please contact a member of the privacy staff to arrange to have your key released to a third party.
- 16) Any removal of walls or partial wall removal must have written approval from a licensed engineer and the Courtside Commons Board of Directors. The engineer must confirm in writing that the alteration will not compromise the structural integrity of the building and/or unit. Please see Section 10.4 of the Amended and Restated Declaration of Condominium for Courtside Commons for additional information.
- 17) No changes can be made to the exterior of the buildings or units without pre-approval from the Architectural Review Committee (ARC). Forms for approval are available at the Wyndemere Homeowners Association (WHOA) as well as the WHOA web-site. Forms will need to first be approved by the Courtside Board of Directors then reviewed and approved/denied by the WHOA Master Architectural Review Committee.
- 18) Construction and remodeling work hours are from 8 a.m. to 5 p.m. Monday through Saturday; no such work is permitted on Sundays or on Wyndemere Homeowners Association designated Holidays, unless it is an emergency i.e. sudden roof leak, plumbing failure, air conditioning failure, etc.

- 19) Seasonal residents should notify the Wyndemere Homeowners Office when you arrive for the winter and leave for the summer. This ensures that your Quarterly Statements and other important Wyndemere correspondence will be sent to your current address.
- 20) Make sure that the water is turned off to your unit when you leave for the season or for any period of more than 48 hours.
- 21) The Board of Directors strongly encourages members to have their unoccupied units periodically inspected during the off season.
- 22) For the safety of others, please obey the speed limits throughout Wyndemere.
- 23) In order to comply with the National Fire Prevention Association (NFPA) Codes and Standards, no gas grills are permitted in the units or lanais and no flammable materials shall be kept in the carport storage closets i.e. gas, oil, aerosol cans, oil base paints, cleaning solvents etc.

****PLEASE MAKE SURE YOUR TENANTS AND GUESTS RECEIVE COPIES OF THESE PROCEDURES AND REGULATIONS. YOUR COOPERATION WILL PROVIDE A REGULATED AND WHOLESOME ATMOSPHERE FOR ALL OF OUR COURTSIDE RESIDENTS.**