

BeauMer
Condominium Association

“Rules & Regulations”

Revised January 26, 2021

Lanais & Common Area Usage

- No clothing, laundry, bathing attire, towels, etc., may be hung on walkway railings or on screened lanais.
- No items are to be thrown down from walkways, stairs or stairwells. Please do not shake rugs or clothing over walkway railings.
- **SMOKING/VAPING IS NOT ALLOWED** in all walkways, stairs, stairwells, elevators and pool/spa areas. **Attached map notes designated smoking areas.** Be sure to dispose of your tobacco products properly in the cigarette butt disposal device. Do not litter.
- Garages, stairs, stairwells and walkways must not be used for storage of any kind. i.e. bicycles, baby carriages, scooters, golf equipment, beach furniture, car carriers, coolers, totes, fishing equipment, etc.
- **EMERGENCY EGRESS AREAS** are walkways, stairs, stairwells and **NO ITEMS** are to be placed or left in those areas. **NO** tables, chairs, scooters, shoes, plants, coolers or fishing equipment. Door mats are the only item allowed.
- Running, roller blading, skateboarding and cycling is not allowed on walkways, grass, pool area, spa area or parking areas. **Roller blading and skateboarding are not permitted anywhere on BeauMer property.**
- Barbecue facilities are provided at pool area and by building “**A**” (see map). Please read the posted signs at the pool area. If you intend having a small party of guests, please contact the property manager for approval. As a courtesy to all, please clean grills after use. Brushes are provided for this purpose.
- Ball games are not allowed on the premises, **including the Pool / Spa Area.**
- Convenience carts must be returned to the Ground Floor Elevator lobby holding area when emptied.
- Lawn furniture tables, chairs, coolers, totes, fishing equipment, storage items, etc. are NOT to be left outside overnight.

Elevators

- Avoid using the elevators during thunderstorms. There is the possibility of a power failure in the elevator system.
- **Do not use elevators during an emergency. Use the stairs in case of a power outage.**
- **Smoking / Vaping** in the elevator is **NOT ALLOWED**.
- Children are **not allowed** to use the elevators as a play item.
- Children under 12 are **not allowed to** use the elevators on their own and should be accompanied by an adult.
- **Moving of large items, such as furniture, requires the use of cushioned elevator blankets. The maintenance department or property manager must be notified 24 hours in advance to arrange this.**

• **Pool/Spa Area**

- There is **NO LIFEGUARD**. Persons use the pool / spa area at their own risk. It is recommended that you do not swim alone.
- Pool/Spa hours are **DAWN to DUSK** per Florida and Local ordinance and use permit. Permit requires **No swimming DUSK toDAWN**
- Pool/Spa area is a camera surveillance monitored area.
- The pool/spa area is for residents, tenants, renters and guests only. All guests must be accompanied by the owner, tenant or renter.
- Radios, cell phones, music players etc., are only allowed with headsets.
- Please avoid taking cell phones to the pool / spa area. It is an area in which to relax. Long phone conversations can be annoying to others. If necessary, take your phone call outside the pool/spa area or use text messaging.
- No glassware or ceramic products are allowed in or near the pool/spa area. Beverage and food containers must be non-breakable. No food or beverage may be consumed in the pool/spa and rims of those areas per local ordinance.
- Pool/Spa area is a NO SMOKING area. This includes all tobacco, smokeless tobacco and vaping products. Please refer to the map showing designated smoking areas.
- Florida State Board of Health requires that a shower be taken before entering the pool/spa. The shower is located at the side of the restrooms. Suntan lotions, etc. should be removed before entering the pool/spa area.

- Persons wearing regular diapers are not allowed in the pool/spa. The only exception to this rule is that children four and under may wear “Little Swimmers” brand swimming diapers - which must be visible in the pool.
- Children under the age of 12 are not allowed in the spa (hot tub).
- Any person with open sores, cuts or communicable diseases must not use the pool or spa.
- Placing towels, etc., on lounge chairs, poolside furniture to reserve the same is **NOT ACCEPTABLE**. These items will be removed.
- Responsible conduct is expected at BeauMer (i.e., no loud noise or rude language.) This is essential within all areas of BeauMer including the Pool/Spa areas.
- For safety reasons, ball games, running, diving, jumping, etc., are **NOT permitted**. Parents or guardians are responsible for their children.
- Specific pool and spa use rules are posted in the pool/spa area. Please review these rules before use and advise your group accordingly.
- The Property Manager, Maintenance Associate or Director may deny use of the pool/spa to anyone.
- Abuse of pool /spa rules could result in fines.
- **Owners are totally responsible** for their GUESTS, TENANTS AND RENTERS - to be aware of and abide by all pool rules!!!

Pets

- ONLY owners are allowed to have a small pet, with Board approval (not relatives, not renters, not tenants, not guests or contractors). Owners should check the association documents regarding a pet on the property and the conduct expected. **There are no dog walking areas on the premises.**
- Public Health and local ordinances require pet owners must clean up after their pets.
- **Pets are not allowed in the pool / spa areas.**
- Pets must be on a 6 ft leash at all times **and walked off property.**
- If you have arrived with a pet unadvised of the above, please contact a kennel for boarding. You will be required to remove the pet from BeauMer.
- **Unit owners** will be held responsible for the actions of pets brought by renters, tenants or guests

Laundry Rooms

- Located on the second floor at the end of each building (see map).
- Wash cycle approximately 30 minutes and dry cycle approximately 50 minutes.
- Machines are coin operated. They require quarters to operate. There are no change machines.
- As a consideration to all, please remove clothes promptly.

Refuse Disposal

- **Please dispose of trash and recyclables properly.**
- Dry trash should be properly bagged, tied, and placed down trash chutes. Do not put anything down the chutes that could cause a fire or explosion. Please note location of trash chute, see map for location.
- Recycle bins are located at the end of 807 Building (D) right end when facing the building. (see the attached map)
- Large recycle items should be broken down, such as **cardboard boxes - which must be cut up, to fit into the bins.**
- **No plastic bags** are allowed in the blue recycle bins.
- **NO** Plastics or metal items may be placed in **PLASTIC TRASH BAGS** into the recycle bins. **The City will not accept them in that form.**

Renters (Less than 90 days)

- **Owners MUST register all guests prior to arrival and renters must provide their vehicle information within 24 hours of arrival – placing that info through the mail slot of the Association's office in 801 Bldg. (A). Owners failing to register renters will be subject to fines.**
- All rental units are limited to **1 vehicle** and must be only parked in the designated parking space for that unit. (See parking info below)
- The total number of overnight occupants of a leased unit is two (2) persons per bedroom. There are only 1 and 2 bedroom units in BeauMer.
- Owners shall not advertise their rentals with facts that are not fully accurate including minimum days of stay allowed (7), number of bedrooms and occupancy allowed. Fines shall be levied for violating doing so.
- Owners shall provide all renters with a complete listing of BeauMer's "Rules & Regulations"

- Trash shall only be left in allocated areas and NOT left on the floors of trash rooms (excluding dumpster rooms). See Refuse disposal above.

Leases (90 days or more)

- All leases of 90 days or more must submit an application for approval by the Board of Directors (per BeauMer's documents) at least 20 days prior to planned occupancy and are subject to certain requirements and fees - which may be found on our website at www.beaumer.info.
- All rental units are limited to **1 vehicle** and must be only parked in the designated parking space for that unit. (See parking info below)
- The total number of overnight occupants of a leased unit is two (2) persons per bedroom. There are only 1 and 2 bedroom units in BeauMer.
- Trash shall only be left in allocated areas and NOT left on the floors of trash rooms (excluding dumpster rooms). See Refuse disposal above.

Vehicle Parking

- Park in the assigned space marked with the unit # of the condo you are staying in, i.e., 123A. Do not park in any other assigned unit space without written permission and a copy should be given to the property manager.
- All units are assigned only one parking space. Guest spaces are first come first serve.
- Three disabled parking spaces are available. One each at buildings "A", "B", "C" see map. These spaces require current registered handicap license plates or plaques to use. They must be displayed on vehicle at all times while using these spaces.
- All access routes to pool/spa area should be kept clear.
- **PARKING ON OUR PROPERTY IS NOT ALLOWED FOR:**
 - COMMERCIAL VEHICLES & VANS OF ANY KIND (except daily service vehicles) Regular size passenger mini vans are allowed.
 - PICKUP TRUCKS / PANEL TRUCKS
 - Large Vans/Motor Homes
 - Boats/Trailers
 - Camper Vans
 - Motorcycles/scooters/mopeds, etc.
 - No vehicle should display signs. No un-registered or abandoned vehicles.
 - Car washing or car vacuuming on BeauMer Condominium property is not permitted.

Fines

- Violations of our “Rules & Regulations” are subject to \$100. per offense per day and multiple issues will be fined separately, with accumulation of fines of up to \$1,000. - per year.

BeauMer Pertinent Points

- Owners **MUST** provide renters/lessees with a complete listing of BeauMer’s “Rules & Regulations”.
- There are only 1 and 2 bedroom units.
- The total number of overnight occupants of a rented/leased unit is two (2) persons allowed per bedroom.
- All rental/leased units are limited to one (1) parking space per unit.
- Owners shall NOT advertise their units for rent or lease with inaccurate facts, i.e. less than minimum stay – seven (7) days, number of bedrooms, allowable occupancy per unit. Fines will be assessed for violations and multiple fines will be considered for multiple issues.
- Leases over ninety (90) days require an application be submitted for approval at least twenty (20) days prior to beginning. Certain requirements pertain to leases and charges will be applicable. Requirements are found on BeauMer’s website.

Oil Spills

- Owners/Tenants are totally responsible for automobile oil leaks – anywhere on the BeauMer property – including in garages. A warning notice will be given for leaks and if it is not fixed and the area cleaned within 7 days – the owner or tenant will be charged for the cleanup and a fine of \$100./per day - will be assessed.

Bike Storage

- Bike storage is available on a “first come” – space available – basis, in each of our 4 buildings. There is a \$20 year- per bike – fee to owners for that storage.
- All approved bikes will have a “registered tag” placed on them by our maintenance associate. Bike storage is not allowed in garages and are subject to fines if left there.
- A bike rack is available adjacent to the “recycle bins” area – at the right end of 807 “D” building. **It is recommended owners lock your bike - if left unattended at the bike rack.**

Enforcement of Rules

- **When possible, offenses will be addressed directly to the offender by our Maintenance associate or Association representative or a Director - explaining the violation and how to correct it.**
- **If corrected immediately, it will be considered a “warning”. If it is ignored or is totally inappropriate, notification will be sent to the owner of the unit associated with the offender, which likely may result in a fine.**
- **Tenants or Renters who aggressively disregard rules and regulations may result in their removal from the property.**
- **OWNERS are totally responsible for the actions of their Guests, Tenants and Renters!**

BeauMer is an association of privately-owned residential units. These units serve as year-round homes for some residents and temporary vacation residences for others.

These guidelines have been adopted by the BeauMer Condominium Association to promote the well-being and peace of mind of the persons who reside in close proximity and use common facilities.

Should you incur a problem after your arrival, you should first call your owner to seek a solution. If you incur an emergency situation (e.g., water line breakage, power outage, etc.) you can then call the property manager at the number posted on the next page.

**IF YOU HAVE A MEDICAL or FIRE EMERGENCY CALL 911
DO NOT CALL THE PROPERTY MANAGER**

Certain freedoms (in a condo facility) are not as available as living in privately owned homes. Please be considerate of your neighbors.

Thank you for your cooperation in making BeauMer a wonderful place to live!!

We want you to have a pleasant stay.

PLEASE ENJOY!!!

Police/Fire	911
Police (Non-Emergency)	(239) 213-4844
FPL – Electric company	(239) 262-1322
Century Link (TV & INTERNET) Tell agent you're at: BeauMer Condominiums River Point Dr., Naples, FL Then give them your unit # and which building you're in: 801 River Point Dr. - building A 803 River Point Dr. - building B 805 River Point Dr. - building C 807 River Point Dr. - building D IF AGENT CAN'T FIND THE ACCOUNT – HANG UP AND TRY ANOTHER AGENT!	(877) 720-3416
Property Management	Naples Beachside Management 239.653.7557
Handyman	Ask owner
Plumber	Ask Owner
Electrician	Ask owner

BeauMer Condominium Association

Gordon River

● Trash Chutes

Dumpsters

Recycle Area

Laundry Rooms

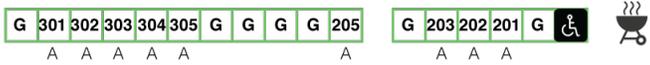
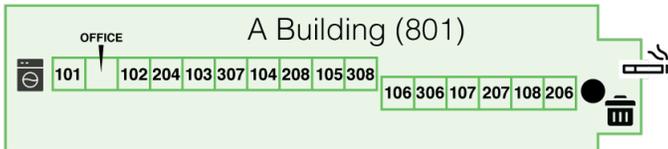
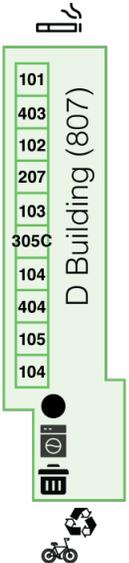
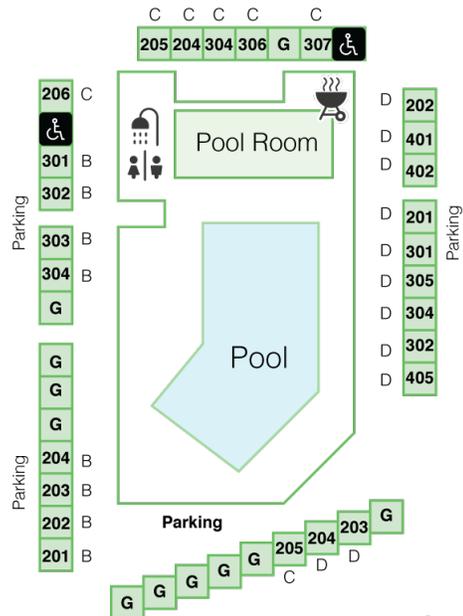
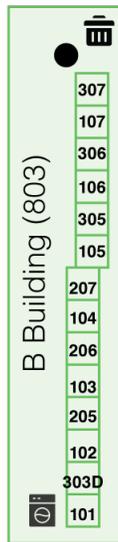
Disabled Parking

G Guest Parking

Restroom and Shower

Smoking Areas

Barbeque



Entrance

River Point Drive