

# The Vines Community Association Rules & Regulations

Effective October 26, 2009  
Amended Fall 2011

## 1. Preface

The following Rules and Regulations shall apply to and be binding upon all unit owners within the Vines. Each Unit Owner is responsible for seeing that their family, guests, servants, lessees, vendors and other persons for whom they are responsible observe these Rules and Regulations. The Estero Country Club is responsible for ensuring that its employees and vendors are aware of and observe these Rules and Regulations. Violation of the Rules and Regulations may subject the violator to any and all remedies available to the Association and other Unit Owners pursuant to the terms of the Declaration of the Community Association, the Articles of Incorporation and the By-Laws of the Association, as amended. The Association may remedy violations by fines, injunction or other legal means. If the Association prevails in any action against a Unit Owner or the Estero Country Club pursuant to a violation of the Rules and Regulations, Declaration, Articles of Incorporation and By-Laws of the Association, as amended, the Association shall be entitled to recover any court costs incurred by it, together with reasonable attorneys' fees. Any waiver, consent or approval given under these Rules and Regulations by the Board of Directors shall be revocable at any time and shall not be considered a waiver, consent or approval of identical or similar situations unless notified in writing by the Board of Directors.

## 2. Traffic & Parking

2.1 **Infractions.** Traffic and Parking Infractions by Residents, Members, Renters, Lessees, Guests, Invitees, Vendors and any other person operating a vehicle on the roadways of The Vines will be administered by the community patrol, under supervision of the contract security company supervisor, in the following manner.

**Speeding:** Anyone operating a motorized vehicle in excess of the posted speed limit of 23 MPH shall be subject to issuance of a "Violation Notice".

**Parking:** Any vehicle found to be parked in violation of Community or Neighborhood Rules and Regulations shall be subject to issuance of a "Violation Notice".

**Failure to Stop at a Stop Sign:** Anyone operating a motorized vehicle that does not come to a full stop shall be subject to issuance of a "Violation Notice".

2.2 **Penalties.** The following remedies, fines and penalties may be used for moving and parking infractions:

**Verbal warning.** A verbal warning will only be used in the case of immediate danger to health or safety. The verbal warning will be followed up with a written warning delivered to the violator's home address or other address on record with the Association. It is the intent of these procedures that enforcement personnel do not verbally cite violators except in the case of immediate danger to health or safety.

**Written warning ("Violation Notice").** A written warning will be issued for the first two violations in any twelve month period.

**Fines.** The third and subsequent violations in any twelve month period will result in a monetary fine.

2.3 **Walking/ Bike Riding.** When using the streets, walkers, bike riders, roller skaters, in-line skaters, skate boarders, motorized wheelchairs and motorized scooters to assist the handicapped should stay as close to the curb as possible. **Pedestrians should walk against the flow of the traffic.** All others should go with the flow of the traffic. Motor vehicles must yield to pedestrians, bicyclists, skaters, wheelchairs and motorized scooters.

2.4 **Golf Carts.** Golf carts are permitted on the streets within the Vines. They are subject to the same traffic laws as motor vehicles. They should be driven as close to the right side of the road as possible. Golf cart drivers must be at least 16 years old and have a valid driver's license or be accompanied by an adult. Golf cart drivers should allow motor vehicles that are behind them to pass whenever it is safe.

2.5 **Motorized Vehicles (Applies only to Vintage Trace Circle).** All traffic laws of Lee County and the State of Florida apply within the Vines. Drivers of motorized vehicles (cars, trucks, motorcycles, scooters and motorized skateboards) must be at least 16 years old and have a valid driver's license.

2.6 **Parking (Applies only to Vintage Trace Circle).** Everyone is encouraged to park in his or her driveway instead of the street. No parking is allowed at any time on the outside of the roadway. All vehicles must be parked facing the correct direction. Any vehicle parked in a driveway may not be parked so that it extends beyond the driveway into the street. No vehicle may be parked overnight on the street. Limousines, motor homes and boats may not be parked in any driveway for more than 24 hours (see the Country Club about parking near the maintenance facility for short term storage). Lawn maintenance trucks and trailers should be parked on the straight-aways instead of on the curves. Residents are responsible for notifying their vendors of this policy and for ensuring that they comply. Parking is prohibited on both sides of Vintage Parkway (the entrance road).

2.7 **Parking (Applies everywhere within the Vines).** No property owner or resident shall park or permit to be parked anywhere within the confines of the subject property any vehicle used for commercial purposes, any swamp buggy, limousine, stock car or other vehicle not normally used for highway travel, except when such vehicles are parked within an enclosed

garage. No trailer, motor home, boat or boat trailer, tent, shack, or other outbuilding may be used as a temporary residence nor may the same be parked on said property either temporarily or permanently.

### 3. Security

3.1 Security must be notified before any guest or vendor will be admitted unless the visitor is on the resident's permanent guest list.

3.2 Security will not accept packages for residents or forward keys to guests.

**3.3 Bar-codes** Bar codes will be affixed to the vehicle by the gate attendant during normal daytime business hours. (Mon-Sat 8:00AM - 2:00 PM) You must present proof of residence or employment.

**3.3a Residents:** defined as the property owner (and spouse) on the deed of record. Vehicle registration(s) must be in the property owners name. In the case of company owned vehicles, the vehicle insurance should show the property owners name. If neither is the case then a letter on Company Letter head stating the vehicle (confirmed by VIN) is permanently assigned to the individual.

**3.3b Rental Cars:** Residents who have a rental car with a lease agreement for a period of 45 days or longer may have a bar code for the rental vehicle.

**3.3c Permanent Occupant:** Vehicle registration or the vehicle owners DL must show the local address within the Vines to qualify for a bar-code.

**3.3d ECC Members / Employee:** Vehicle must be registered in the Member/Employee name. In the case of vehicle registration not showing the Member/Employee first name, the vehicle insurance must show their full name.

**3.4 Dash Passes :** Residents / Permanent Occupant / Tenant: Dash passes are reserved for these groups of individuals when their bar-coded vehicle is in for repairs. Or if they are on the property for a period of time less then 45 days. This is often the case of residents who do not have a vehicle on the property, but rent a vehicle each time they come down.

**3.4a TENANTS:** Defined as individual(s) who are leasing a residence within the Vines community. As a tenant, they are issued a Dash Pass for their vehicle (if the lease is for less then 45 days) or a bar code if the lease is for 45 days or longer.

**3.5 PHOTO ID Required:** This must be a photo ID showing both the individuals image and name. The types of acceptable Photo ID's are State Issued (any of the 50 US States)

Government Agency (Military ID, Passports, etc)

Company Issued (if in uniform or a Company marked vehicle, and on company business)

**3.6 Each unit owner's information sheet should be updated annually or whenever the information changes.**

3.7 Drivers are responsible for any damages done to the entrance gates by their vehicles. The Association is not responsible for any damages to the driver's vehicle.

## **4. Lakes**

4.1 Swimming, wading and boating or any other recreational activity, other than fishing, is not allowed in or on any of the lakes within the Vines. All such activities are expressly prohibited, and if done, shall be done at the sole and complete risk of the unit owner. All persons purchasing property within Vines hereby hold harmless the Community Association from any injury resulting from such improper use of lakes and ponds within the subject property.

4.2 Fishing is not allowed from the golf course side of the lakes.

## **5. Noise**

5.1 Each homeowner must keep the noise level coming from their property low enough so that it does not annoy the neighbors.

5.2 Each homeowner is responsible for ensuring that their guests and renters abide by the above rule.

5.3 Under no circumstances should there be any loud noises after 10 P.M.

## **6. Pets**

6.1 No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any property except that dogs, cats and birds may be kept provided that they are not used for any commercial purpose and they do not constitute a nuisance or annoyance to any neighbor by reason of barking or otherwise.

6.2 The owner of any dog or other pet shall pick up all feces left by the animal on common property and dispose of them in a sealed container on the pet owner's property.

6.3 Pets shall also be subject to all applicable local rules and regulations.

6.4 All pets must be on a leash or be carried when outside of the owner's property.

6.5 Unit owners and their guest and renters must not feed any wild animal or water fowl or otherwise treat them as pets. It is against the law to feed an alligator!

## **7. Trash**

7.1 All trash cans and recycling bins must be clean and maintained in good order at the discretion of the Association. They may not be stored where they are visible from the street. They may be set out no more than 12 hours before the scheduled pickup and must be put away no more than 12 hours after they have been emptied.

7.2 No yard waste or any other material may be dumped on any of the common grounds or across the perimeter fence. No gasoline, oil, or other hazardous material shall be dumped on the grass or in the streets or storm drains.

## **8. Property Maintenance**

8.1 All residences and other facilities within the Vines must be maintained in accordance with the standards of the Vines community.

8.2 The homeowners along Vintage Trace Circle own the trees on their property and are responsible for keeping the trees properly trimmed. Any tree that extends out over Vintage Trace Circle must be trimmed to 15 feet above the roadway to allow trucks to pass freely under it.

8.3 All major changes to the outside of any unit within the Vines must be approved in advance by the Architecture Control Committee (ACC).

8.4 Homeowners on Vintage Trace Circle may not cut down any trees on their property within 15 feet of the road without prior approval of the VCA Board.

## **9. Real Estate Sales**

9.1 **For Sale Signs.** Two (2) approved “Vines For Sale” signs may be placed on the property. See Attachment A.

9.2 **Open Houses.** One “Open House” sign is allowed in the front yard of the unit for sale. The sign must be of the approved design (see Attachment B). An “Open House” label may also be attached to a “For Sale” sign in the back yard of the unit. A reasonable number of approved directional signs may be placed at intersections within the Vines to direct potential buyers to the open house. No other signs, flags, balloons or other markings are allowed. The real estate agent may check out a sign from the gatehouse to be placed on US 41 to indicate that there is an open house within the Vines today. This sign must be returned to the gatehouse at the end of the open house. The real estate agent should give copies of written directions to the open house or a map of the Vines showing the location of the unit to the guard at the gatehouse to be handed

out to everyone attending the open house. The owner or a real-estate agent must be at the house at all times during the open house.

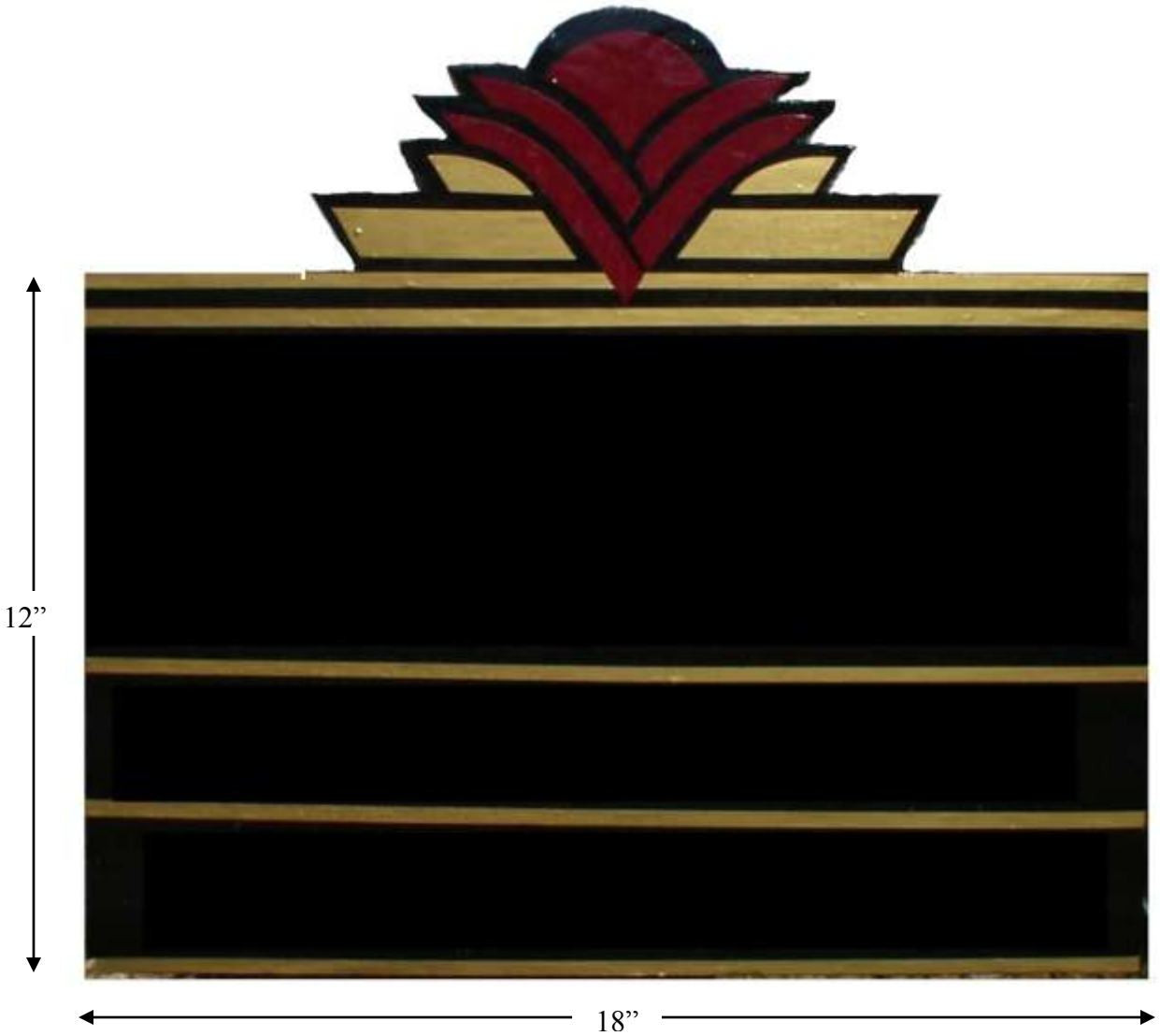
## **10. Miscellaneous**

10.1 Except as otherwise expressly permitted by applicable law, no television “dishes” or other antennas shall be permitted unless specific approval is secured from the VCA Board. Satellite dishes must be located so that they are not visible from the street.

10.2 Except as required by law, contractor’s signs may not be placed upon any property within the Vines.

10.3 **Solicitations.** There shall be no door-to-door solicitation by any person anywhere within the Vines property for any cause, charity or any other purpose whatsoever, unless specifically authorized by the Vines Community Association Board of Directors. Flyers or leaflets may not be placed in mailboxes or doors or hung on doorknobs

**Attachment A – Approved For Sale Sign.**



Color: Black with gold trim with maroon and gold Vines logo on top.

**Attachment B – Approved Open House Sign.**



OPEN HOUSE