

# SUNSET CAPTIVA HOMEOWNERS RULES AND REGULATIONS

## **OBJECTIVES:**

Sunset Captiva is a delightful community of private homes, occupied by Residents who may be owners, guests or renters. All Residents are entitled to an enjoyable experience and the respect for their rights, comfort, and convenience. All Residents must observe our Rules. Although they restrict our behavior, they are common courtesies that make everyone's stay more enjoyable.

We expect voluntary compliance. Our full-time owners do not want to be "police" but they are most familiar with our rules and courtesies. Guest and renters should respect and adhere to their advice.

## **PROPERTY MANAGER:**

George A Hoch, is responsible for neighborhood security, and for exterior maintenance of the pool and common areas. This does not include working on individual homes, which is the responsibility of the owner or rental manager. George can be reached at 239-395-3167 Saturday through Wednesday. For other questions about the property, call Lucinda Shaffer of Royal Shell Property Management at 239-333-3557, or 239-472-9111. In case of emergency call 911.

## **HOME OCCUPANCY:**

Guests and renters are subject to the occupancy limits of the homeowner or rental manager. In no case can the maximum occupancy exceed six persons for two-bedroom homes, or eight persons for three-bedroom homes. Violation of these rules will result in eviction and forfeit of rents and deposits.

All Residents should maintain "quiet hours" from 11:00 pm to 8:00 am as a courtesy to their neighbors. This includes turning off exterior lights by 11:00 pm, unless necessary for late arrivals.

For fire safety reasons, we cannot permit barbecue grilling in, under, or around our homes and porches. We have provided several lighted gas grills in the common areas. After use, the grills should be cleaned, and the gas and lights turned off.

For the appearance of our community, we do not permit the hanging of bathing suits, towels, etc. from the stairs or porch railings. Beach toys, umbrellas, etc. should be stored out of sight.

## **TRASH & RECYCLING:**

We share our island with native animals, among them raccoons who like to explore our trash and garbage. Therefore, we dispose of this in tightly closed receptacles, under our homes. We recycle cans, bottles, plastic and newspapers in the blue bin provided for their collection.

Our waste and recycling services pick up at **7:00 AM ON WEDNESDAY** morning. Place the recycling bin and the trash barrels at the street Tuesday night. Horticultural waste must be bundled and tied and is picked up on Thursday morning. Guests and renters who arrive on weekends will "inherit" trash until Wednesday pickup.

**PETS:** Without exception, guests and renters are not permitted to have pets of any sort in the homes or on the common grounds. Owners and Owners immediate families with pets must keep them under control at all times, must not allow them to roam, must not leave them tethered and unattended, and must immediately clean the common grounds of all deposits.

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## **VEHICLES/PARKING:**

We are a private community, limited to our owners, guests and renters. Other than contractors and other workers providing temporary service, no other persons or vehicles are permitted access.

Our speed limit is 10 miles per hour; slower is quite OK. Be on the lookout for children.

Motorcycles, scoop coupes and mopeds are not permitted on the property; bicycles are fine.

Because we have narrow streets and short driveways parking is an important issue.

- No trucks, trailers, boats, travel trailers or motor homes are permitted on the property at any time; prior arrangements must be made to store them off site;
- Limit of two cars per home at any time, including guests of guests; it is best to park cars under the home, even if this takes more effort;
- Parking is not permitted on our streets, or in any area that impedes the access of others. When parking a car, look around to make sure it will not interfere with anyone else.

## **SWIMMING POOL:**

Pool hours are dawn to dusk. NO LIFEGUARD IS ON DUTY

Residents are responsible for the safety and good behavior of themselves and their guests. Pets and unsupervised children, excessive noise, running or unruly play are not permitted. Diving is not allowed.

For hygienic reasons residents should shower before entering the pool. Children who are not toilet trained must wear diapers or other protection.

Beverages in glass or breakable containers are not permitted. Rafts and floatation devices are allowed only if they do not interfere with the enjoyment of others.

## **TENNIS COURTS:**

The tennis courts open for play at 7:30 am and close at dusk. Sign up sheets are available at the courts. Play is limited to one hour especially if others are waiting.

The courts are damaged by inappropriate use. Thus, only proper tennis shoes with white soles are permitted. Bicycling, skateboarding, in-line skating and other non-tennis activities are not permitted.

## **SUMMARY:**

These Rules and Regulations have been adopted to assure that every owner, guest and renter at Sunset Captiva shares in the amenities of our community. But, in the final analysis, it is everyone's mutual respect and courtesy that makes this even more a special place.

## **BOAT DOCKS:**

Guest and renters must contact George Hoch 239-395-3167 before putting a boat at our docks. George will assign slips. If George is not available please contact Lucinda at 239-472-9111. Parking at the dock is limited to loading and unloading boats. Arrangements have to be made offsite for trailer parking. Please see Boat Dock Rules (PDF)