

PROVINCE PARK MASTER ASSOCIATION
Rules and Regulations

Province Park is a deed-restricted community located in Fort Myers, Florida. It consists of three (3) individually managed neighborhoods: Avian Place with 130 villas; Province Park Condominiums with 160 units; and Greens Edge Apartments with 270 rental units. Avian Place and Province Park Condos are directed by volunteer, owner elected Boards of Directors and managed by Schoo Association Management. Greens Edge is managed by their leasing company.

Ownership in Province Park requires membership in the Province Park Master Association as well as the association governing the neighborhood in which the property is located. Avian Place and Province Park Condos, as well as the Master association assess a quarterly fee to cover expenses required to maintain the community. Greens Edge is assessed a quarterly Master association fee and does not assess a neighborhood association fee. Fees for the Master association, Avian Place, and Province Park Condos are evaluated and adjusted annually to ensure all operating and maintenance expenses are properly funded.

All residents, including owners, renters, and guests visiting the community, must abide by all the governing documents of their neighborhood as well as the governing documents for the Master association including Covenants, By-Laws, Articles of Incorporation and Rules and Regulations. Avian Place and Province Park Condos owners can review these documents on the Schoo Association Management portal (<https://portal.schooassociationmanagement.com>), the Avian Place web site (www.avianplacehoa.com), or the Province Park Condos web site (www.provinceparkcondos.com). Additional information for Greens Edge can be found on their web site (www.greensedge.com)

Master Association Maintenance Fees:

- Fees are due quarterly on January 1st, April 1st, July 1st, and October 1st. A \$25.00 late fee is assessed if fees are paid after the 10th of the month due.
- Interest of 18% per annum, compounded monthly, will be charged to any account with an outstanding balance.

Entry Gates and Vehicle Registration:

- All residents must register their vehicle(s) with the front clubhouse office.
- For entry through the resident gate residents are required to purchase a gate transponder for each registered vehicle. Cost for gate transponders is \$20.00.
- Gate transponders **must** be permanently affixed to the front windshield of the vehicle.
- Gate transponders may not be transferred to any other vehicle.
- Tailgating through the resident or visitors gates is not permitted. A minimum fee of \$250.00 fee will be assessed for tailgating through the gates.
- To avoid damage to the barrier arm when entering or exiting the community wait for the barrier arm to fully close before approaching the entry or exit gates.

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- A minimum \$250.00 fee will be charged to any resident/guest that strikes the gate or barrier arm. If damage is caused a higher repair charge will be assessed.

Safety and Security:

- Province Park has surveillance cameras located throughout the community.
- Anyone observed violating any of the governing documents, including but not limited to, Covenants, By-Laws, Articles of Incorporation, and Rules and Regulations may be assessed a fee or fine.
- Any resident observing an illegal activity should call the Fort Myers Police (911).
- Any resident observing a non-compliance issue in Avian Place, Province Park Condos, or Master common areas should email details (including pictures if possible) to the front clubhouse office at provinceparkoffice@gmail.com. Non-compliance issues in Greens Edge should be reported to the leasing office located in the back clubhouse.
- FOBs, required for entry to pool areas and fitness rooms, may purchased in the front clubhouse office for \$15.00 each. You are not permitted to loan your FOB to any individual not living in your unit and doing so may cause your use of amenities to be suspended or revoked.

Front Clubhouse:

- The front clubhouse is for the exclusive use of Avian Place and Province Park Condos residents.
- The front clubhouse may be rented by owners in Avian Place and Province Park Condos for personal private events. Renters may not rent the clubhouse and owners may not rent the clubhouse for use by their renters.
- Renting the clubhouse requires a \$100 non-refundable fee. The renter is responsible for thoroughly cleaning the clubhouse and restrooms following the event and for any damages incurred. If the clubhouse is not adequately cleaned the renter will be assessed a \$350.00 cleaning fee plus the cost of any damages incurred.

Back Clubhouse:

- The back clubhouse is for the exclusive use of Greens Edge residents.
- Check with the leasing office for clubhouse rental information.

Front Fitness Room:

- Hours: 6:00 a.m. – 10:00 p.m.
- Front fitness room is for the exclusive use of Avian Place and Province Park Condos residents.
- FOB is required for entry into fitness room.
- Do not allow entry for anyone without a FOB.

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- Wipe down any equipment used for your workout.
- Turn off the lights and TV when exiting if no one else is in the fitness room.

Back Fitness Room:

- Hours: Open 24 hours a day.
- Back fitness room is for the exclusive use of Greens Edge residents.
- FOB is required for entry into the fitness room.
- Do not allow entry for anyone without a FOB.
- Wipe down any equipment used for your workout.

Driving in Province Park:

- All vehicles operating in Province Park must obey posted speed limits and must come to a complete stop at all stop signs.
- Speeding or reckless driving is not permitted. Fees will be assessed for any vehicle not adhering to posted speed limits, reckless driving, or failure to come to a complete stop at stop signs.
- Speed limit within Province Park is 15 MPH unless otherwise posted.

Dog Park:

- Dogs may not be left unattended at any time in the dog park.
- Aggressive dogs are not permitted in the dog park at any time. The dog owner will be responsible for any injuries caused by their dog to another dog or person.
- To maintain a sanitary area you must pick up and properly dispose of dog waste.
- Leashes are not required in the dog park; however, dog owners must have verbal and/or physical control over their dog when in the dog park.
- Make sure the dog park gate is securely closed when entering or exiting the dog park.

Tali Park:

- Children over 12 years of age are not permitted on the playground equipment.
- Dogs are not permitted in Tali Park at any time.
- Children under 12 years of age must be accompanied and supervised by a responsible adult at all times.
- Gazebo and picnic tables must be cleaned after use.
- Residents wishing to hold a party or other event in Tali Park must receive prior authorization from the front clubhouse office.

Lakes and Canals:

- Swimming and boating is not permitted in any of the lakes or canals.

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- Fishing is not permitted behind the Avian Place villas without consent of the owner. Fishing is permitted in all other common areas around the lakes and canals.

Alligators and Other Wildlife:

- Alligators have been observed in the lakes and canals.
- Do not allow children or animals to play unsupervised near the water's edge.

Front BBQ Grill:

- BBQ grill at the front clubhouse and pool area is for the exclusive use of Avian Place and Province Park Condos residents.
- Gas must be shut off when finished using the grill.
- Grates must be thoroughly cleaned after use.
- To be considerate of other residents and to prevent cross-contamination please cover grill plates with aluminum foil or a grilling mat specifically designed for this use.
- Do not allow children to play close to a hot grill.
- Grill use is restricted to responsible adults 18 years of age or older.
- All trash, debris, and leftover food must be removed and properly disposed of.
- A complete list of use guidelines may be reviewed on the Master association portal at <https://portal.schooassociationmanagement.com>.

Back BBQ Grills:

- BBQ grills at the back clubhouse and pool area are for the exclusive use of Greens Edge residents.
- Check with the leasing office for any restrictions regarding grill use.

Parking:

- On-street parking is not permitted.
- Overnight parking in the front clubhouse lot is not permitted without prior approval from the front clubhouse office.
- All residents and guests must obey all parking restrictions as described in their neighborhood Rules and Regulations.
- Improperly or illegally parked vehicles may be towed, at the owner's expense, without warning.

Front Pool:

- Pool adjoining the front clubhouse is for the exclusive use of Avian Place and Province Park Condos residents.
- Pool hours are dawn to dusk daily.

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- All residents and their guests must follow all of the posted rules at the pool.
- Children under the age of 3 years old must wear special swim diapers when in the pool.
- Children 14 years old and younger must be accompanied and supervised by a responsible adult at all times when in the pool area.
- FOBs are required for entry to the pool. Do not open the pool gate for anyone without a FOB. Entry to the pool is not permitted through the clubhouse.
- Restrooms and AED device are located in the pool hallway. Entry door into the hallway is unlocked during regular office hours. A FOB is required for entry at all other times.
- No smoking or vaping of any kind is permitted on or around the pool deck.
- No glass or pets are permitted anywhere on the pool deck.
- No alcoholic beverages are permitted on the pool deck.
- Food is permitted for consumption at the tables under the pool deck roof or at the table by the grill station. No food is permitted when occupying the loungers and chairs around the pool.
- Food and beverages are prohibited from being taken into the pool. Water in a clear plastic bottle may be placed on the pool edge.
- Diving, jumping, and running on the pool deck is prohibited.
- For sanitary purposes please wipe down any chairs or loungers after use to remove perspiration and sunscreen.
- Each unit is allowed up to four (4) pool guests. Additional guests require approval by the Master association.
- Bicycles, skateboards, and motorized dirt bikes are not permitted on the pool deck. These may be placed in the alcove adjoining the storage room or in the provided bike racks.

Back Pool and Spa:

- Pool adjoining the back clubhouse is for the exclusive use of Greens Edge residents.
- Check with the leasing office to confirm pool hours.
- All residents and guests must follow the posted rules at the pool.
- Diving, jumping, and running on the pool deck is prohibited.

Tennis, Pickleball, and Bocce Ball Courts:

- All courts may be used between 7:00 a.m. and 10:00 p.m. for the designated sports only.
- Bicycles and motorized vehicles are not permitted on the courts at any time.
- Tennis courts are not lit at night unless previous arrangements have been made with the front clubhouse office.

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Motorized Dirt Bikes:

- Gas and electronically powered dirt bikes are prohibited on all common areas and streets.
- Residents of Avian Place, Province Park Condos, and Greens Edge should review the Rules and Regulations governing their neighborhood for any restrictions regarding motorized dirt bikes for their neighborhood.

Quiet Hours:

- Quiet hours are 10:00 p.m. until 7:00 a.m.
- Please be considerate of your neighbors and other residents by limiting noise during the quiet hours.

Golf Cart Rental Reimbursement:

- Golf cart rental reimbursement is available to Avian Place and Province Park Condos residents only.
- A limited number of reimbursement passes are available each day, week, and month throughout the year.
- Rental reimbursement reservations must be made at the front clubhouse office prior to your tee time.
- Maximum reimbursement amount is \$20.00.
- You must be current with all monies owed to your neighborhood association and to the Master association to be eligible for reimbursement.
- You must present an original receipt from the golf course to receive reimbursement. Copies of the receipt will not be accepted.
- Complete requirements for golf cart rental reimbursement can be reviewed on the Master portal at <https://portal.schooassociationmanagement.com>.

Guests:

- Guests entering Province Park must check in through the visitor kiosk using a valid photo ID.
- Residents may not allow their guests to tailgate behind them through either the resident or visitor gate. Fees will be assessed for anyone tailgating through the gates.
- Residents are responsible for any non-compliance issue caused by their guests.
- For an extended stay by your guests, please review the Rules and Regulations for your neighborhood for any restrictions on the length of stay.

Volunteers:

- Residents may volunteer their time and talent to assist the association staff for a variety of projects subject to Master approval.

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- All volunteers must complete OSHA training offered by the Master association and sign a waiver of liability.
- Volunteers working on any outdoor project will be provided with and are required to wear a Province Park safety vest.

Compliance and Fines:

- All owners, renters, and guests are required to abide by all the governing documents, including Covenants, By-Laws, Articles of Incorporation, and Rules and Regulations of each neighborhood association and the Master association.
- Failure to comply with any of the governing documents may result in fees being assessed against the property by either or both the neighborhood association and the Master association.
- Property owners are responsible for any infractions committed by their renters or guests.
- Owners of the property have the responsibility to ensure payment of all fees assessed against their property. Owners may collect from the offending party any amount incurred by their renter and/or guest.
- Schedule of Fees can be reviewed on the Master portal at <https://portal.schooassociationmanagement.com/>.

Important Phone Numbers and Web Sites:

- Schoo Association Management – (239) 362-3091
 - Office hours: 9:00 a.m. – 5:00 p.m., Monday through Friday
 - Web Site – [schooassociationmanagement.com](https://portal.schooassociationmanagement.com/)
 - Owners Portal - <https://portal.schooassociationmanagement.com/>.
- Province Park Master Association – (239) 931-0172
 - Office hours: 9:00 a.m. – 5:00 p.m., Monday through Friday
- Avian Place Homeowners Association
 - Web Site – <https://avianplacehoa.com/>
- Province Park Condominium Association
 - Web Site – <https://www.provinceparkcondos.com/>
- Greens Edge – (239) 374-1576
 - Web Site – <https://www.greensedge.com/>

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Every person 18 years of age and older residing in the home must sign below.

I, _____ as renter/owner of
_____, Fort Myers, County of Lee, State of Florida,
do hereby agree that I have read and understand the above Rules & Regulations set forth
this _____ day of _____, 20____

I, _____ as renter/owner of
_____, Fort Myers, County of Lee, State of Florida,
do hereby agree that I have read and understand the above Rules & Regulations set forth
this _____ day of _____, 20____

I, _____ as renter/owner of
_____, Fort Myers, County of Lee, State of Florida,
do hereby agree that I have read and understand the above Rules & Regulations set forth
this _____ day of _____, 20____

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this _____ day of _____, 20____