

**VANDERILT TOWERS I  
GUESTS AND TENANTS  
RULES AND REGULATIONS**

**One Bluebill Avenue  
Naples, Florida 34108  
941-597-5010**

TO: Guests and/or Tenants of Vanderbilt Towers 1

Your unit owner and our Condo Association welcome you to our condominium community.

Please acquaint yourself promptly with these rules and regulation. They are intended to help you enjoy our facilities.

If this is your first visit to Naples, you will find it an exciting and attractive vacation and winter area.

Thank you for your cooperation and kind of attention to these rules. We trust you will enjoy your stay with us and what Naples has to offer.

Your Board of Directors

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239-597-5010**

**RULES & REGULATIONS  
VANDERBILT TOWERS 1**

1. **Balcony Furniture:** Any occupant leaving a unit vacant for longer than seven (7) days is requested to remove furniture to inside unit or unit storage room. This prevents damage to your property and prolongs life of furnishings. If owner has rented through agent, require agent to perform this task when tenant vacates.
2. **Balconies and Windows:** No balcony or window is to be used for shaking dust mops, drying laundry, swimsuits, beach towels or other articles. No litter of any kind is to be thrown from balconies or windows. No signs or notices may be displayed on doors, balconies or windows. Use of charcoal grills, hibachis, etc., is not permitted on balconies. No installation of blinds, shutters, glass shades, etc., inside of balcony screen is to be made.
3. **Use of beach and/or pool:** all building occupants and guests are required to use side or rear doors going to and/or returning from the pool or beach. No chairs, etc., are to be removed from the pool area for use on the beach. All disposable items (paper, containers, food, etc.) resulting from activities at the pool or beach must be deposited in receptacles provided in those areas. **DO NOT LITTER!**
4. **Building Security:** All first floor exterior doors except foyer door are to be locked at all times. Key should be carried with you at all times. Do not prop open any entrance door.
5. **Common and Public Areas:** All areas outside of the 87 Condominium units both inside and outside the building that comprise the VT1 complex are common areas. These common areas are for the use of all owners, tenants and guests. They are to provide clean and safe unobstructed ingress and egress to and from the building and to all units and accommodations in the building. Any articles left in common areas except vehicles properly parked in parking lot and bicycles in outdoor bicycle racks will be removed and disposed of by management.
6. **Complaint Handling:** Your Condominium Board and Association Manager intends to be responsive in some appropriate manner to any legitimate complaint of any occupant. Preferable way to submit complaint is to put in writing, date and sign it, and then submit to the Association office.  
  
Any tenant and/or guest is advised that any complaints about condition of unit, appliances, furnishings, etc., is to be submitted to unit owner or owners' agent. Such matters are not a responsibility of Condo Association and are beyond its control.  
  
Any complaint by any one about our building, common areas, maintenance or other occupants should be directed to the Association office. There is a mail drop in office door to deposit a written complaint. Office phone is on an answering machine to leave a message  
Office Phone: 239-597-5010
7. **Notice of Damage to Building:** Should damage occur to building structure either inside or out of the unit, it should be reported to Association office as soon as possible.

8. **Elevators:** Elevators are for use of building occupants, their guests and building maintenance. They are for ingress to and egress from the units above the first floor. Children are not allowed to play on or with the elevators. It is the units' adult occupants' responsibility to supervise children at all times to ensure that they do not unreasonably annoy other occupants.

No trash or litter is to be left on elevators. All shopping carts and luggage carriers are to be returned to first floor and deposited in cart room by user.

9. **House Phone System:** When a visitor at the lobby entrance door uses house phone to call your unit, your phone will ring. Instruct caller to hold house phone until door buzzer sounds. You then dial or key digit "6" on your phone and then hang up. The entrance door will automatically unlock and visitor can enter. To reuse entry, hang-up.

10. "No Smoking" in party room or any other common area.

11. Any damage occurring to contents of room, user will be billed for damages.

12. User of room will be held responsible for behavior of his or her guests.

13. No horseplay or loud noise in party room or hall. This includes loud noise from CD, tape, or video player, radio, TV, or musical instruments.

14. **Pest Control:** If any insects appear such as ants, etc., please notify office as promptly as possible.

15. **All Pets are Forbidden:** No pets of any kind may be admitted or housed in the building. Pets of visitors are not permitted on the premises.

16. **Emergency Telephone:** Fire – Sheriff – Ambulance: 911  
Office Phone: 239-597-5010

17. **Recycle newspaper, glass, metal cans, and plastic bottles:** Collier County has a comprehensive recycle program in which VT1 participates. Recycle bins are outside rear door at service drive. Bins are identified for type of content which are newspapers, glass (clear, brown, green) metal food and beverage cans and plastic beverage bottles. We request your participation. Please deposit recyclables in proper bin. Thanks for your cooperation.

18. **Refuse, Trash, Food Wastes:** Refuse chutes to dumpsters are located on each floor except first, in refuse and electrical room. All refuse and trash should be deposited in tied plastic bags in the refuse chute. All cardboard or wooden cartons that will not fit chute door and any other bulky items for disposal should be brought downstairs to dumpster. Leaving such items in refuse room is prohibited by State Fire Laws.

First floor occupants should deposit all refuse in outside dumpsters.

Food waste which cannot be accommodated in unit sink disposal must be bagged and deposited in refuse chute.

19. **Owner Repair and Maintenance Responsibilities:** Owners are responsible for all maintenance to appliances, fixtures, electrical, plumbing, balcony doors, etc., in their unit. Either the owner or owners' agent should be notified directly for any service. **Exception – any laundry appliance problem should be reported to the Association office. This office will also furnish name of local trade person needed to our of town owners who may request assistance.**
20. **Roller Blading:** Roller Blading is not permitted anywhere inside or outside of the Condominium property including the pool deck and walks, except the parking lot. It is our concern that there will be no injuries to owners, tenants, and guests or any unnecessary property damage.
21. **Swimming Pool Regulations:** Due to strict pool regulations of the State and County Health Departments, we are compelled to publish and enforce the following rules. If these rules are not observed and enforced, it could result in our pool license being revoked and our pool closed. Pool house are from 9:00 am – dusk.
  - a. Swimmers use pool at own risk. Association is not responsible for any accidents.
  - b. All swimmers must shower to remove suntan oil and lotions before entering the pool.
  - c. Pool is for use of unit owners, guests, and tenants only. No non-occupant guests are permitted to swim in pool unless owner, tenant or in house guest is present.
  - d. Children under 12 years must be accompanied by an adult.
  - e. Babies in diapers must have protective rubber pants over diaper to go in the water.
  - f. Any person with diseases, open sores, or cuts are not permitted in the water.
  - g. No bottles or glass containers of any kind are permitted in pool area. Food may be eaten away from rim of pool. Please pick up any litter and dispose of in refuse containers.
  - h. No running, throwing of any objects or boisterous behavior in pool area.
  - i. People leaving the pool must enter the building through side door as designated.
  - j. Pool capacity is 30 persons.
  - k. No floats or rafts in pool.
  - l. No animals permitted in pool area.
  - m. No radio unless you use headphones.
  - n. **EMERGENCY:** Public phones are available in entrance to Vanderbilt towers II. Call 911.

22. **Outside Walls & Balconies:** Owners or tenants may not paint or otherwise decorate or change the appearance of any portion of the exterior of the building.

23. **Unoccupied Units: Shut Off Water**

Any unit that is going to be unoccupied for more than 7 days, the main water valve for that unit is to be turned off. Management is authorized to inspect any unit for enforcement. Also, hot water tank should be unplugged or turned off. (electric panel breaker turned off)

There have been a number of instances of flooding where substantial damage has been done to other units and common areas. Florida insurance law denies subrogation rights against owner whose unit has caused flooding. Each owner suffering damage recovers from own insurance which involves deductible, etc.!

Thank you  
The Board of Directors