



Rules & Regulations
Revised [August 2, 2023](#)

ALL violations of RULES AND REGULATIONS are SUBJECT TO FINES of \$100 Per DAY, PER OFFENSE, including violations of restated declaration recorded June 26, 2012, Collier County.

Common Area Usage

- Beau Mer common property includes outdoor picnic, BBQ, and pool areas.
- **SMOKING or VAPING IS NOT ALLOWED** in all walkways, stairs, stairwells, elevators, and pool or spa areas or any common area – except in *Attached map showing designated smoking areas*. Be sure to dispose of your tobacco products properly in the cigarette butt disposal device. Do not litter.
- No clothing, laundry, bathing attire, towels, etc., may be hung on walkway railings or screened lanais.
- No items allowed to be thrown down from walkways, stairs, stairwells or over railings. Please do not shake rugs or clothing over walkway railings.
- 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, and lawn furniture.
- Lawn furniture tables, chairs, coolers, totes, fishing equipment, storage items, etc. are **NOT** to be left outside overnight including garages, patios, stairwells, and walkways.
- Convenience carts must be returned to the Ground Floor Elevator lobby holding area promptly after usage.
- **EMERGENCY EGRESS AREAS** are walkways, stairs, stairwells, and **NO ITEMS** may be placed or left in those areas. **NO** Door mats are permitted in the walkway way areas.
- Running, roller blading, skateboarding, and cycling are not allowed on walkways, grass, pool area, spa area or parking areas. **Roller blading and skateboarding are not permitted anywhere on BeauMer property.**
- Ball games not allowed on the premises, **including the Pool / Spa Area.**

Barbecue Areas

- Barbecue facilities provided at pool area and by building “A” (see map).
- Review grill posted instructions before use - As a courtesy to all, please clean grills after use.
- Turn off Main gas valve after use.
- **NEVER LEAVE A LIT GRILL UNATTENDED!**
- **If you intend to have a small party or event, please contact the BOD Prior for approval.**
https://beaumer.info/secure/board_of_directors.htm

Pool/Spa Area

- **Use of the pool/spa area is for residents, tenants, and guests only. All guests must be accompanied by the owner, or tenant.**
- **Owners are responsible** for their Guests and Tenants to abide by all Pool Rules.
- **NO LIFEGUARD.** Use of the pool / spa area at your own risk. it is recommended not to swim alone. Nearby lightning siren warnings will alert potentially dangerous weather conditions to leave the pool area during immediately, everyone is responsible for own safety precautions.
- Pool/Spa hours are **DAWN to DUSK** per Florida and Local ordinance and use permit. **BeauMer's permit requires No swimming DUSK to DAWN.**
- Pool/Spa area is monitored and recorded 24hrs a day.
- Radios, cell phones, music players etc., are **ONLY** allowed **WITH** headsets.
- **No glassware or ceramic products allowed in or near the pool/spa area or on the pool coping.** Beverage and food containers must be non- breakable. No food or beverage may be consumed in the pool/spa or on the coping of those areas
- No Smoking (No Tabacco or Vaping Products) Allowed in Pool or Spa Area
- 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 **NOT** are 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.
- For safety reasons, ball games, running, diving, jumping, etc., are **NOT PERMITTED.** Parents or guardians are responsible for children.

Pets

- **Owners Only** 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 is no dog walking areas on the premises.** Pets must be always on a leash **and walked off property.** **You must immediately cleanup after dog and dispose properly of same.** <https://beaumer.info/secure/forms.htm>
- ESA and Service Animals application available on the BeauMer website and sent to the BeauMer Property Manager for review.
- Public Health and local & state ordinances require pet owners must clean up after their pets.
- **Pets are not allowed in the pool / spa Areas.**
- Tenant arrivals with Pets will be requested to contact a kennel for boarding. You will be required to remove the pet from the Beau Mer property.

Elevators

- **Do not use elevators during an emergency. Use the stairs in case of a power outage.**
No Smoking, Vaping or tobacco use allowed in Elevators
- Children under 12 are **not allowed to** use the elevators on their own and must be accompanied by an adult.
- **Moving of sizable items, such as construction and furniture, requires the use of cushioned elevator blankets. The maintenance department or property manager must be notified 24 hours in advance to arrange.**

Laundry Rooms

- Laundry rooms are located on the second floor at the end of each building (see map).
- 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.**
- All household trash bags **MUST** be tied. **Household Trash Only! No Loose trash!**
- **No combustible items, construction trash or cardboard allowed in trash chutes. You can access dumpsters on ground floor through doors.**
- Recycle bins are located at the West end of 807 Building (D) building. (See the attached map)
- Large recycle items should be broken down. **Cardboard items can be cut up to fit into the bins.**
- **PLASTIC TRASH BAGS** are NOT acceptable in recycle cans per the City of Naples waste management.
- **All items such as furniture, mattress, TV's, electronics, construction materials, sheet rock, doors, wood etc. CANNOT be placed in the recycle or dumpster bins and is owners' responsibility for proper, alternate disposal.**
- Trash disposed in allocated areas only and should NOT be left on the floors of trash rooms, outside hallways, garage or in front of dumpster doors and are subject to fines.

Renters (Less than 90 days) -

- **Owners MUST register all guests prior to arrival and renters must provide their vehicle information with 24 hours of arrival via a "unit Info Card" (found on our website) – placing that through the mail slot of the Association's office in 801 Building 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 space for that unit. (See parking map and revised August 3, 2023 Updated Parking Regulations)
- 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, maximum number of occupants overnight is 4.
- Owners will advertise their rentals with City of Naples ordinance as a reference of 30-day minimum stays. Violations by the owner are subject to the City of Naples and BeauMer fine

Renters (Less than 90 days) continued -

- policies. Leases over ninety (90) days require an application submitted for approval at least twenty (20) days prior to beginning. Requirements and forms are on BeauMer's website.
- Owners shall provide all renters with a complete listing of BeauMer's "Rules & Regulations."

Vehicle Parking _ **New Policy Enacted August 3, 2023**

PARKING ON BEAU MER PROPERTY

These parking rules pertain to all persons and vehicles.

PROHIBITED VEHICLES

- COMMERCIAL VEHICLES OF ANY TYPE
- PANEL TRUCKS / LARGE VANS / MOTOR HOMES / BOATS / TRAILERS / CAMPER
- VANS / MOTORCYCLES / SCOOTER / MOPEDS
- EXTRA-LARGE PICKUP TRUCK CAB OR DUAL WHEEL TRUCKS
- ANY VEHICLE NOT INCLUDED ON THE "PERMITTED VEHICLES" LIST BELOW
- PERMITTED VEHICLES
- PASSENGER VEHICLES, SPORT TYPE SUV'S, LIGHT DUTY IMPORT "PICKUP TRUCKS" (e.g., Honda Ridgeline, Toyota Tacoma, Chevy Colorado, Ford Ranger with or without bed cover, etc.)
- STANDARD DUTY PICKUP TRUCKS NOT TO EXCEED 10,000 LBS GVW (e.g., Ford F150-250, Chevy/GMC1500-2500, Ram 1500-2500, etc.)
- ADDITIONAL RULES
- NO CAR WASHING
- NO UNREGISTERED VEHICLES
- NO ABANDONED VEHICLES.

THE BOARD RESERVES THE RIGHT TO PERMIT OTHER VEHICLES IN EMERGENCY SITUATIONS AND DECLARED NATURAL DISASTERS

As used herein the term "commercial vehicle" means trucks and other vehicles which are used for business purposes, including, but not limited to, any vehicle which displays a company name or logo on its exterior, is adorned with signs, flags, advertisements, or any type of lettering or graphic of a commercial nature, or any vehicle with racks, ladders, staging, or other equipment or attachments of a commercial nature, including supplies used for commercial purposes, on or visible in the vehicle. Additionally, and notwithstanding the foregoing, any vehicle, by whatever name designated, which is used for transporting goods, equipment, or paying customers, or is primarily designed to be used for commercial purposes, shall be considered a commercial vehicle regardless of any definition found elsewhere to the contrary or periodic non-commercial use. The absence of commercial-type lettering or graphics on a vehicle shall not be dispositive as to whether a vehicle is a commercial vehicle. Subject to applicable laws and ordinances, the Association is authorized to tow any vehicle parked in violation of these or other restrictions contained herein or in the Declaration of Condominium now or hereafter adopted, if such vehicle remains in violation for a period of twenty-four (24) hours from the time a notice of violation is placed on the vehicle, and the cost of towing and/or booting shall be the obligation of the owner of the vehicle. The Association shall not be liable to the owner of such vehicle for trespass, conversion, or otherwise, nor guilty of any criminal act, by reason of such towing and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind. For purposes of this paragraph, "vehicle" shall also mean campers, mobile homes, and trailers. An affidavit of the person posting the aforesaid notice stating that it was properly posted shall be conclusive evidence of proper posting.

Spills

- Owners/Tenants are responsible for any substance, such as automobile leaks, oil, radiator or other anywhere on the BeauMer property including in garages. A warning notice will be given to clean up and if not cleaned – the owner will be charged for the cleanup and a fine per day of violation will be assessed.

Bike Storage

- Bike storage is available on a first come basis. A \$20 year per bike fee to owners for that storage.
- Bike storage is available at Building B, C and D only.
- All bikes must identify the owner.
Bike storage/Any Storage not allowed in garages and are subject to fines if left there.
- An outdoor bike rack is available adjacent to the “recycle bins” area at the right end D building. ***It is recommended owners lock your bike.***
- Bicycles cannot be stored in garages.

Enforcement of Rules

- **When possible, offenses will be addressed directly to the offender in person or email by the Property Manager, Maintenance Association.**
- **A notice of violation and warning may be issued. Documented repeat offenders will subject to fines without warning.**
- **Tenants or Renters who disregard rules and regulations may result in their removal from the property.**
- **OWNERS are responsible for the actions of their Guests, Family, and Tenants**

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 proximity and use common facilities.

Tenants that incur a problem after your arrival, should first call your owner to seek a solution. If you incur an emergency call 911 For maintenance issues (e.g., water line breakage, power outage, etc. Call the property manager **IF YOU HAVE A MEDICAL or FIRE EMERGENCY - CALL 911.**

Condominium living is guided by Florida statutes. Please remember condominium living differs from privately owned homes. Please be considerate of your neighbors.

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

Police/Fire	911
Police (Non-Emergency)	(239) 213-4844
FPL – Electric company	(239) 262-1322
<p>Xfinity/ Comcast (TV & INTERNET) BeauMer</p> <p>801 River Point Dr. - building A 803 River Point Dr. - building B 805 River Point Dr. - building C 807 River Point Dr. - building D</p> <p>Owner must supply account information when calling.</p> <p>1-800-934-6489 1-800-xfinity</p>	<p>Sandcastle Community Management</p> <p>Christopher Finley BeauMer CAM</p> <p>1 (239) 596-7200</p>

BeauMer Condominium Association

Gordon River

- Trash Chutes
- 🗑️ Dumpsters
- ♻️ Recycle Area
- 🧺 Laundry Rooms
- ♿ Disabled Parking
- G Guest Parking
- 🚻 Restroom and Shower
- 🚬 Smoking Areas
- 🍷 Barbeque

