

BeauMer Condominium Association

801 – 807 River Point Drive

Naples, FL 34102

“Rules & Regulations”

January 17, 2021

Violation Procedures

While the Board of Directors wish to keep BeauMer a beautiful and safe property, we have the responsibility to uphold the “Rules & Regulations” that have been setup to assure that happens.

Of prime importance are those issues which have direct impact on the “safety” of all owners and visitors to BeauMer – such as “no nighttime use” of the pool & hot tub – (hours of operation for both = dawn to dusk). Nighttime use is a violation of our permit from Collier County, as we do not have lighting.

No glass, bottles or ceramics in that area is a major “safety” issue that will be enforced.

We will make every effort to enforce those rules - with fines of \$100./per day not to exceed \$1,000.00 per Florida Statute, per offense.

We will continue to enforce our ban on trucks (other than daily service vehicles) and smoking – except in designated areas.

More minor infractions such as storing items in garage areas, hanging towels on railings, walking pets on the property, pets not on a leash, not picking up after pets, smoking (except in a designated area) will be offered a “warning” before a fine is assessed – if the infraction is quickly addressed. If not - a fine notice will be assessed.

Only owners can have a small pet - with board approval. No relatives, renters, guests, or contractors are permitted to have pets.

Please remember - our intent to enforce our “Rules & Regulations” is not meant to infringe on the enjoyment of our beautiful property but rather to ensure that enjoyment is possible for all members of BeauMer and their guests.

We have made numerous notices of our intent to strongly enforce our “Rules & Regulations” and will soon be placing placards on the back of unit entry doors - with a listing of them – as well as - soon distributing new booklets for all units – with a more detailed listing.

It should be noted that besides our “Rules and Regulations” all owners have the responsibility to have read and be aware of all the Association’s Declarations and By-Laws.

Procedures:

1. When a violation is noted - a photo will be made – by individual or security cameras - if possible.
2. When appropriate - a written “violation notice” will be handed out or placed on a vehicle.
3. Photos should show the notice on a vehicle and license plate number - for truck issues.

4. The violation will be sent to Naples Beachside Management – noting as much pertinent info as possible, i.e. time, date, location, names of violators and which unit violators are from, when known and name of person reporting infraction.

5. When Naples Beachside Management receives a violation notice – they will make a determination of the severity of the violation.
 - a. Pool/hot tub and truck violations will automatically receive a written notice of a fine violation.
 - b. Heavy abuse and “fail to comply/previously warned” violations noted on a report will result in an immediate written notice of a fine violation to respective owner.
 - c. Minor infringements, i.e. item left in a garage, hanging towels on railings – the owner will be asked verbally or via email, to rectify the violation within 48 hours of attempted notification – when possible. If violation is not corrected within that time frame, a fine violation notice will be sent to the owner Certified via US Mail, to ensure Notice is received.
 - d. After an appropriate fine violation notice has been sent, the violator will have 14 days before an Appeals Committee will meet to hear the violator’s objections to the fine - if they so choose to attend that meeting. That meeting may be in person or via tele-conference The Committee will vote and either reject the fine or impose the fine.
 - e. If the fine is imposed by the Appeals Committee, the Board must confirm it at their next BOD meeting. American PMS will then be directed to sent notice of same to violator and the fine must be paid within 5 days of receipt of the notice.
 - f. The association must provide that written notice of the vote to access the fine, by mail or hand deliver to the unit owner, and if applicable, to any tenant, license, or invitee of the unit owner.