



c/o NextGen Community Management  
9410 Corkscrew Palms Cir #201 Estero, FL 33928  
239-372-2996 | [office@nextgcm.com](mailto:office@nextgcm.com)

## APPLICATION FOR SALE APPROVAL

**SUBMIT APPLICATION AT LEAST 20 DAYS PRIOR TO CLOSING.**

Any application submitted less than 20 business days prior to the closing may have their closing delayed. Applicants may not close until the Association has tendered official review of their purchase, and further, moving in prematurely constitutes a ground for disapproval.

### **MUST INCLUDE:**

- COMPLETED APPLICATION
- COPY OF EXECUTED PURCHASE CONTRACT
- NATIONWIDE CRIMINAL BACKGROUND CHECK, \$75 per adult 18 and older made payable to NextGen Community Management, one form per person.
- Copy of Driver's License of each adult
- 3 Letters of Personal Reference
- Purchaser(s) supplied with Rules and Regulations (attached). Do not return with submitted application.
- \$150.00 NON-REFUNDABLE PROCESSING FEE MADE PAYABLE TO NEXTGEN COMMUNITY MANAGEMENT

**(Seller – ESTOPPEL REQUEST THROUGH ESTOPPELS.COM at [www.estoppels.com](http://www.estoppels.com))**

**(Buyer – Consent to Transfer fee of \$150 will be collected at closing)**

**\*\*\*Please do not submit partial packages. Applications are not considered received until all documentation is submitted. Incomplete applications will be reviewed and sent back. All fees are non-refundable. \*\*\***

Date \_\_\_\_\_ Date of Closing \_\_\_\_\_

Address of Unit Being Purchased \_\_\_\_\_

**Purchaser Information:** \_\_\_\_\_ Number of people to occupy unit \_\_\_\_\_

**Applicant** \_\_\_\_\_ Contact Phone # \_\_\_\_\_

E-mail \_\_\_\_\_

**Applicant** \_\_\_\_\_ Contact Phone # \_\_\_\_\_

E-mail \_\_\_\_\_

I wish to opt in to receive email communication from the Management office with the email address you have provided above.

Opt In: \_\_\_\_\_ Opt Out: \_\_\_\_\_ \*\*You can opt out at any time through the email service provider.

The unit owner's documents of BeauMer Condominium Association provide an obligation of unit owners that all units are for single family residence only. Please state the name, relationship and age of all other persons who will be occupying the unit regularly.



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**Occupant(s)**

Name \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_  
Name \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_  
Name \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_

**Indicate Use:** Permanent Residence \_\_\_\_\_ Investment \_\_\_\_\_ Seasonal Residence \_\_\_\_\_ Lease Unit \_\_\_\_\_  
Other (Specify) \_\_\_\_\_

**VEHICLES: NO commercial vehicles, truck, panel trucks, vans, campers, motorcycles, mopeds, scooters, boats, trailers, unregistered vehicles, abandoned vehicles and no private vehicle should display signs**

Make/Model \_\_\_\_\_ Color \_\_\_\_\_ Yr \_\_\_\_\_ Tag # \_\_\_\_\_ St \_\_\_\_\_

Make/Model \_\_\_\_\_ Color \_\_\_\_\_ Yr \_\_\_\_\_ Tag # \_\_\_\_\_ St \_\_\_\_\_

**Name of Current Owner** \_\_\_\_\_

Name of Closing Agent (if any) \_\_\_\_\_

Agent Contact Info \_\_\_\_\_

Name of Title Company \_\_\_\_\_

Agent Contact Info \_\_\_\_\_

**In case of Emergency Notify:**

1. Name \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_
2. Name \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

**Mailing Address After Closing:**

Name: \_\_\_\_\_ Address: \_\_\_\_\_

City/State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Agent/Company: \_\_\_\_\_ Phone: \_\_\_\_\_

I/WE am/are acknowledge receipt of the Community Association Documents and Rules & Regulations.

I/WE am/are aware of and agree to abide by the Community Association Documents and Rules and Regulations.

\_\_\_\_\_ **Initial(s)** (Property owner should provide buyer with the Community Association Documents or they may be obtained them through Collier County.)

By signing below, I/WE have read, understood and agree to all of the statements above.

\_\_\_\_\_  
APPLICANT SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
APPLICANT SIGNATURE

\_\_\_\_\_  
DATE



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**\*\* BeauMer Association requires this sheet as part of the Sales Application. \*\***

I/We have read the Rules, Regulations, and restated BeauMer documents.

Initials \_\_\_\_\_ Initials \_\_\_\_\_

**RENTALS**

I understand City of Naples ordinance allows only 30 day or more rentals. Rentals over 90 Days require approval by the association. Owners renting units are responsible for County and State tourist taxes.

Initials \_\_\_\_\_ Initials \_\_\_\_\_

**FIRE CODE**

All Bedrooms” are required to be equipped with an alarm horn connected to the Central Alarm System. **BEDROOM PLUG IN FIRE HORN MUST NOT BE REMOVED. Removal is considered tampering with a Fire System.**

Initials \_\_\_\_\_ Initials \_\_\_\_\_

**BUILDING ALTERATIONS**

City of Naples requires permits for all alterations within a unit. The Association requires ARB approval of Board of Directors. ALL Contractors must have a DBPR License and Insurance. Their insurance COI's must list BeauMer Condominium Association, as “Additionally Insured. Many Units have been modified without ARB's and/or City Permits. Please be aware of Section 11.4 of BeauMers Governing Documents that makes the then Current Owner responsible for any corrective action required by Building or Fire Code violations.

Initials \_\_\_\_\_ Initials \_\_\_\_\_

**PARKING and VEHICLES**

Each unit has one designated parking space. Unauthorized use of another's space will cause your vehicle to be towed. There are vehicle restrictions:

NO COMMERCIAL VEHICLES OF ANY KIND (except service vehicles at work) Limited (see resolution) PICKUP TRUCKS and No PANEL TRUCKS / LARGE VANS / MOTOR HOMES / BOATS /TRAILERS / CAMPER VANS / MOTORCYCLES / SCOOTERS / MOPEDS

Initials \_\_\_\_\_ Initials \_\_\_\_\_

Marina is NOT part of BeauMer. Contact Marina for sales or slip rental if available. BeauMer is only approving the sale of the unit with assigned parking space. Any representations by other parties BeauMer Association will not be held liable.

All forms, documents and rules are available on the BeauMer website. After final closing a password will be given to the owner to the website.

**Please be aware of BeauMer documents 11.4. Some units have been modified without permits, ARB approval and maybe an issue with future permitting for that unit.**

**Electronic Communication and Electronic Voting Application is available at BeauMer.info Website, Owner's Section Once you have completed purchase either Property Management CAM or Board Member will be able to provide you with User name and Password so you can complete and submit online application.**

\_\_\_\_\_  
APPLICANT SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
APPLICANT SIGNATURE

\_\_\_\_\_  
DATE



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## **CHARACTER REFERENCE FORM**

Date: \_\_\_\_\_

Applicants Reference(s) Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number \_\_\_\_\_

RE: APPLICANT'S NAME: \_\_\_\_\_

To Whom It May Concern:

The applicant(s) named above is applying for membership in a Condominium Association in Southwest Florida. The Board of Directors would appreciate it if you would furnish us with whatever information you consider pertinent regarding the character and stability of the applicant(s).

Upon completion, please return this form to the APPLICANT. This completed Character Reference Form **MUST** be sent in with the application in order for the Board to approve their purchase. Thank you for your assistance in this matter.

Thank you,  
BeauMer Board of Directors

How do you know the applicant(s)? \_\_\_\_\_

For how long have you known the applicants(s)? \_\_\_\_\_

In your opinion, would the applicant make a good neighbor?    Yes    No

Please describe the applicant(s) character and stability, as you know them: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Reference's Signature



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\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Reference's Signature



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# **BeauMer Condominium Association, Inc.**

## **Pet Application**

- ☐ I do not have a pet at this time
- ☐ I understand that falsification of information or failure to register my pet will result in revocation or the denial of approval by the Board.
- ☐ I further understand that I am fully responsible for the action of my pet and have read the Rules and Regulations regarding the control of my pet.
- ☐ I understand that this Pet Approval is only for this pet and expires when the pet is no longer on the property.

Unit #: \_\_\_\_\_

Owner's name: \_\_\_\_\_

Phone #: \_\_\_\_\_

Email address: \_\_\_\_\_

Dog's Breed: \_\_\_\_\_ Color: \_\_\_\_\_ Weight: \_\_\_\_\_ Height: \_\_\_\_\_

Has pet had an up-to-date Rabies shot? \_\_\_\_\_ Date Expires \_\_\_\_\_

**\*\*A color photo of your pet and copy of most recent vaccination records must be submitted with this application.**

By submission of this application - owner acknowledges that under BeauMer's "Rules & Regulations" - dogs must always be on a leash and may **NOT** be walked on the BeauMer property and owner is responsible to pick-up after their pet. Failure to do so may subject owner to a fine.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Association Approval

\_\_\_\_\_  
Date

\*Pet form must be signed regardless of pet ownership



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## DISCLOSURE SUMMARY

1. AS A PURCHASER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF A HOMEOWNER'S ASSOCIATION.
2. THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY.
3. YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION. ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ 336.00 PER QUARTER. YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ PER.
4. YOU MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.
5. YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION COULD RESULT IN A LIEN ON YOUR PROPERTY. THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION. IF APPLICABLE, THE CURRENT AMOUNT IS \$0.00 PER.
6. THE DEVELOPER MAY HAVE THE RIGHT TO AMEND THE RESTRICTIVE COVENANTS WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP OR THE APPROVAL OF THE PARCEL OWNERS.
7. THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND, AS A PROSPECTIVE PURCHASER, YOU SHOULD REFER TO THE COVENANTS AND THE ASSOCIATION GOVERNING DOCUMENTS BEFORE PURCHASING PROPERTY.
8. THESE DOCUMENTS ARE EITHER MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED OR ARE NOT RECORDED AND CAN BE OBTAINED FROM THE DEVELOPER.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Applicant's Name Printed

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Applicant's Name Printed

Date: \_\_\_\_\_







**AUTHORIZATION TO PERFORM A CRIMINAL BACKGROUND CHECK**

**Background Check per person 18 years old and over**

Community Name: \_\_\_\_\_

File # \_\_\_\_\_

Office Use Only

By signing below, I hereby give consent for NextGen Community Management to obtain a Criminal Background check for me. The Criminal Background check shall include a Sexual Offender Search. I understand that a Criminal Background check is required to lease and/or purchase a unit/home in the \_\_\_\_\_ community, and that my Criminal Background check results may be used by the Board of Directors to approve or disapprove my lease or purchase of a unit/home.

X \_\_\_\_\_ X \_\_\_\_\_  
Signature of Applicant Date

**THIS FORM MUST BE FILLED OUT IN ITS ENTIRETY IN ORDER TO BE SUMITTED**

Name \_\_\_\_\_

Current Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Email \_\_\_\_\_ Phone# \_\_\_\_\_

Driver's License # and state of Issuance: \_\_\_\_\_

Social Security # \_\_\_\_\_ Date of Birth: Month \_\_\_\_\_ Day \_\_\_\_\_ Year \_\_\_\_\_

Addresses for the Last 7 Years:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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Driver's License # and state of Issuance: \_\_\_\_\_

Social Security # \_\_\_\_\_ Date of Birth: Month \_\_\_\_\_ Day \_\_\_\_\_ Year \_\_\_\_\_

Addresses for the Last 7 Years:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**BEUAMER CONDOMINIUM ASSOCIATION, INC.**



**VOTING CERTIFICATE**

We, the undersigned owners of Unit Number \_\_\_\_\_ in BeauMer Condominium Association, Inc. do hereby designate \_\_\_\_\_ as our designee to cast votes on our behalf ("Voting Member").

This document is filed with the Secretary in accordance with Section 4 of the Bylaws which reads as follows:

**Voting Members.** The owner of each unit shall be entitled to one vote. Where a unit is owned by more than one person, by a corporation, or some other entity, the vote for such unit shall be cast by a person named in a certificate signed by all of the owners of the unit and filed with the Secretary of the Association. Such certificate shall be valid until revoked by a subsequent certificate. If such certificate is not on file, the vote of such owners shall not be considered in determining the requirements for a quorum nor for any other purpose.

We understand that if we do not already have one of these documents on file with the Association, we will not be able to vote at any meeting of the membership. If we already have a voting certificate on file, we do not have to file another one unless they wish to change their designated voting representative. We also understand that this document shall be valid until we decide to revoke it.

All Owners of the Unit or Appropriate Corporate Officers Must Sign Below:

\_\_\_\_\_

Signature of Unit Owner

Print Name: \_\_\_\_\_

\_\_\_\_\_

Signature of Unit Owner

Print Name: \_\_\_\_\_

Dated: \_\_\_\_\_



Rules & Regulations  
Revised October 2021

**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.**

**Lanais & Common Area Usage**

- No clothing, laundry, bathing attire, towels, etc., may be hung on walkway railways or screened lanais.
- No items allowed to be thrown down from walkways, stairs or stairwells. Please do not shake rugs or clothing over walkway railings.
- **All BeauMer common property including pool area.** If you intend a gathering or event of any kind, please contact the property manager for approval.
- **SMOKING/VAPING IS NOT ALLOWED** in all walkways, stairs, stairwells, elevators and pool/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.
- 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, etc.
- 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** tables, chairs, scooters, shoes, plants, coolers or fishing equipment. Door mats are the only item

allowed in walkways.

- Running, roller blading, skateboarding and cycling is 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.**
- Car washing, car vacuuming, oil changing and vehicle repairs on BeauMer Condominium property is not permitted.

### **Barbecue Areas**

- Barbecue facilities provided at pool area and by building “**A**” (see map). Please read the posted signs at the pool area. If you intend having a small party or event, please contact the property manager for approval. As a courtesy to all, please clean grills after use. Brushes at grill provided for this purpose.
- Please review grill posted instructions before using grills.
- Please turn main gas value OFF after use
- **NEVER LEAVE A LIT GRILL UNATTENDED!**

### **Pool/Spa Area**

- The Property Manager, Maintenance Associate or Director may deny use of the pool/spa to anyone for rule violations.
- **Owners are responsible** for their GUESTS, TENANTS AND RENTER(s) to be aware of and abide by all pool rules!!!
- **NO LIFEGUARD.** Persons use the pool / spa area at their own risk. Recommended that you do not swim alone. Be aware of nearby lightning siren warnings and leave the pool area during those times.
- 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 a camera surveillance monitored area.
- The pool/spa area is for residents, tenants, renters and guests only. All guests must be accompanied by the owner, tenant, or renter.
- If you intend having a small party or event, please contact the property manager for approval.

- Specific pool and spa use rules are posted in the pool/spa area. Please review these rules before use and advise your group, family and renters accordingly.
- Radios, cell phones, music players etc., are **ONLY** allowed **WITH** headsets.
- Please avoid taking cell phones to the pool / spa area. It is an area in which to relax. Long phone conversations can be annoying to others. **DO NOT USE HANDSFREE CONVERSATIONS IN THE POOL AREA!** If necessary, take your phone call outside the pool/spa area or use text messaging.
- **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 - per local ordinance.
- Pool/Spa area is a **NO SMOKING** area. This includes all tobacco, smokeless tobacco and vaping products. Please refer to the map showing designated smoking areas.
- 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.
- Placing towels, etc., on lounge chairs, poolside furniture to reserve is **NOT ACCEPTABLE**. These items will be removed.
- Responsible conduct is expected at BeauMer (i.e., no loud noise or rude language.) This is essential within all areas of BeauMer including the Pool/Spa areas.
- 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 are no dog walking areas on the premises.**

- ESA and Service Animals application available on the BeauMer website and sent to the BeauMer Attorney for approval.
- Public Health and local & state ordinances require pet owners must clean up after their pets.
- **Pets are not allowed in the pool / spa areas.**
- Pets must be always on a 6 ft leash **and walked off property.**
- If you have arrived with a pet unadvised of the above, please contact a kennel for boarding. You will be required to remove the pet from BeauMer.
- **Unit owners** will be responsible for the actions of pets brought by renters, tenants, or guests.

## **Elevators**

- Avoid using the elevators during thunderstorms. There is the possibility of a power failure in the elevator system.
- **Do not use elevators during an emergency. Use the stairs in case of a power outage.**
- **Smoking / Vaping** in the elevator is **NOT ALLOWED**.
- Children are **not allowed** to use the elevators as a play item.
- Children under 12 are **not allowed to** use the elevators on their own and should be accompanied by an adult.
- **Moving of sizable items, such as furniture, requires the use of cushioned elevator blankets. The maintenance department or property manager must be notified 24 hours in advance to arrange this.**

## **Laundry Rooms**

- Located on the second floor at the end of each building (see map).
- Approximate time for Wash cycle 30 minutes and dry cycle 50 minutes.
- 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.**
- Recycle bins are located at the end of 807 Building (D) right end when facing the building. (See the attached map)
- Large recycle items should be broken down, such as **cardboard boxes - which must be cut up, to fit into the bins.**
- **No plastic bags** are allowed in the recycle bins.
- **NO** Plastics or metal items may be placed in **PLASTIC TRASH BAGS** into the cycle bins – which is **NOT** acceptable per the City of Naples waste



management.

- **All items such as furniture, mattress, TV's, electronics, construction materials, sheet rock, doors, wood and etc. CANNOT be placed in the recycle or dumpster bins and is owner's responsibility for disposal.**
- Trash disposed in allocated areas only and should NOT be left on the floors of trashrooms, outside hallways, garage or in front of dumpster doors.

### **Renters (Less than 90 days)**

- **Owners MUST register all guests prior to arrival and renters must provide their vehicle information within 24 hours of arrival via a "UNIT IFO CARD" (found on our website) – placing that info through the mail slot of the Association's office in 801 Bldg.(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 parking space for that unit. (See parking map)
- 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.
- Owners shall not advertise their rentals with facts that are not fully accurate. Days of stay allowed are 30 per City of Naples ordinance with correct occupancy allowed. Fines shall be levied for violating doing so. 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**

- Park in the assigned space marked with the unit # of the condominium you are staying in, i.e., 123A. Do not park in any other assigned unit space without written permission and a copy should be given to the property manager.
- **All units are assigned to one parking space.** Guest spaces are first come firstserved.
- Three disabled parking spaces are available. One each at buildings "A," "B," "C" see map. These spaces require current registered handicap license plates or plaques to use. They must be always displayed on vehicle while using the spaces. All access routes to pool/spa area should be kept clear.

## **PARKING ON OUR PROPERTY IS NOT ALLOWED FOR:**

- **NO COMMERCIAL VEHICLES & VANS OF ANY KIND** (except service vehicles) Regular size passenger mini vans only!
- **NO PICKUP TRUCKS / PANEL TRUCKS / LARGE VANS / MOTOR HOMES / BOATS / TRAILERS / CAMPER VANS / MOTORCYCLES / SCOOTER / MOPEDS.**
- No vehicle should display signs. No un-registered or abandoned vehicles.
- Car washing or car vacuuming on BeauMer Condominium property is not permitted.

## **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 approved bikes will have a “registered tag” placed on them by our maintenance associate. Bike storage is not allowed in garages and are subject to fines if left there.
- A bike rack is available adjacent to the “recycle bins” area at the right end D building. **It is recommended owners lock your bike - if left unattended at the bike rack.**
- 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 or a Director.**
- **If corrected immediately, it will be considered a warning and if it is ignored by a renter or family member or guest, notification will be sent**

to the unit owner associated with the offense, which may result in a fine.

- **Tenants or Renters who aggressively disregard rules and regulations may result in their removal from the property.**
- **OWNERS are responsible for the actions of their Guests, Family, Tenants and Renters!**

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.

Should you incur a problem after your arrival, you should first call your owner to seek a solution. If you incur an emergency (e.g., water line breakage, power outage, etc. Call the property manager at the number posted on the next page.

**IF YOU HAVE A MEDICAL or FIRE EMERGENCY - CALL 911.** DO NOT CALL THE PROPERTY MANAGER!

Certain freedoms (in a condominium facility) are not as available as living in privatelyowned homes. Please be considerate of your neighbors.

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

We want you to have a pleasant stay. PLEASE ENJOY!!!

<b>Police/Fire</b>	<b>911</b>
<b>Police (Non-Emergency)</b>	<b>(239) 213-4844</b>
<b>FPL – Electric company</b>	<b>(239) 262-1322</b>
<b>Xfinity/ Comcast (TV &amp; INTERNET) BeauMer</b>  <b>801 River Point Dr. - building A</b> <b>803 River Point Dr. - building B</b> <b>805 River Point Dr. - building C</b> <b>807 River Point Dr. - building D</b> <b>Owner must supply account information when calling.</b>  <b>1-800-934-6489</b> <b>1-800-xfinity</b>	<b>Property Management</b>  NextGen Community Management 239-372-2996
<b>Handyman</b>	<b>Ask owner</b>
<b>Plumber</b>	<b>Ask Owner</b>
<b>Electrician</b>	<b>Ask owner</b>

# BeauMer Condominium Association

● Trash Chutes



Dumpsters



Recycle Area



Laundry Rooms



Disabled Parking



Guest Parking



Restroom and Shower

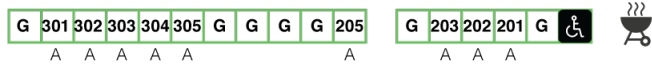
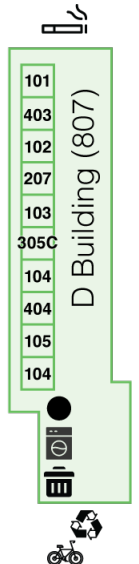
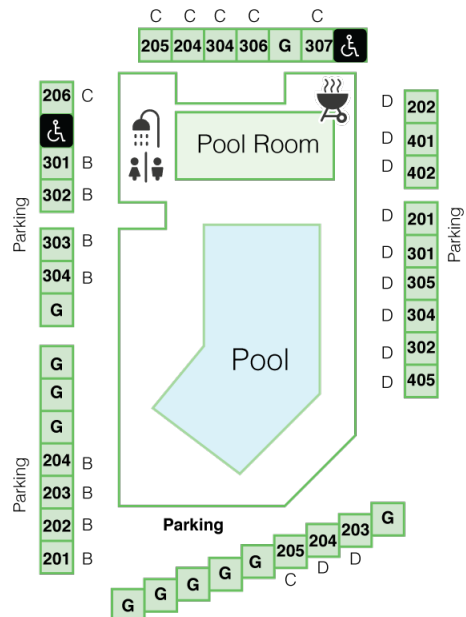
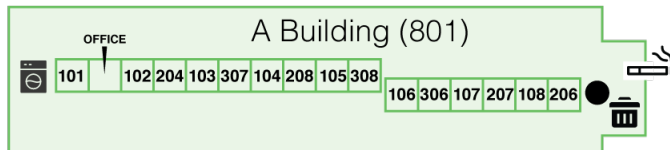
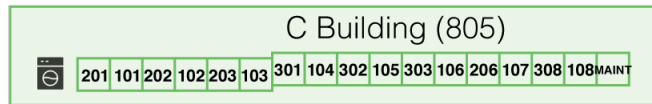


Smoking Areas



Barbeque

Gordon River



Entrance

River Point Drive