

## **PARK PLACE WEST RULES AND REGULATIONS**

- At closing there is a Capital Contribution of \$2,500.
- Homes cannot be rented in the first 36 months of ownership; thereafter a minimum of 90 days, a maximum of 3 leases per calendar year.
- Water cost for home and irrigation is the homeowner's responsibility.
- One (1) Pet per home up to 35 pounds must be leashed or carried outside home. The pets of owners who had more than 1 pet when the rule was introduced are grandfathered for the lives of those pets only.
- No pets are allowed in leased units.
- Owners/Resident's vehicles are to be parked in the Garage overnight from 10 pm to 6 am. (Registered renters are excluded).
- Parking at the pool is restricted to those using the pool or pool house. Overnight parking is not allowed.
- Per Collier County, Trash containers placed at the curb for pick up no earlier than 6 pm on Monday and Thursday nights and placed back in the Garage no later than 6 pm on the day of pick up.
- Guest forms must be completed and submitted to Newell Property Management as per Rules and Regulations when your home is occupied during your absence. Please see Article X of the Declarations. Forms are available online and, in the clubhouse, or contact Newell Property Management. An advisory form for guests will be made available to assist guests during their stay.
- Family members are considered "Guests" when owners are absent and require a guest form.
- Owners are responsible for maintaining proper outdoor curb appearance of homes including but not limited to cleaning roofs, gutters, driveways, and removal of unsightly materials.
- New Residents will have 30 days from the date of title transfer to remove any personal items from the driveway, entrance side yards, and patios. The garage should be cleared up to enable parking of owner's vehicles according to the rules and regulations.
- Sprinkler systems are to be run to comply with the bylaw stating: "Owners shall also be required to maintain the appearance of the lawn and landscaping on their Parcel."

Updated January 28, 2025