

**Rules & Regulations Sorrento Condominium Association, Inc.**  
**Rev. Dec 2022**

**Management:** Resort Management can be reached at 239-645-4187. They have a 24-hour emergency service line for property-threatening emergencies (follow the prompts). If there is a fire or any other life-threatening emergency call **911** prior to calling the emergency service. For utility issues -- electric, water, cable/internet, trash and recycling -- call the provider. The administration of the affairs of the Sorrento Condominium Association, Inc. shall be by the Board of Directors (BOD). The governing documents of the Association are recorded in Lee County, Florida and can be found on the Sorrento website, [www.sorrentocondo.com](http://www.sorrentocondo.com).

**1. Trash:**

- a. Pickup is usually Monday. On legal holidays trash pickup occurs on the next day. The holiday schedule is on the Waste Management website.
- b. Trash must be in an approved container with a secure lid and may be put out after 6pm Sunday night.
- c. Place trash can on your driveway or adjacent gutter, never on grass.
- d. Plastic trash bags (except in cans) are not permitted.
- e. After trash and recycle pickup, all cans must be stored in garage by the end of that day.
- f. Trash and recycling cans may not be left outside, so when departing from Sorrento, ask to use a neighbor's container(s) or take your refuse with you for proper disposal outside of Sorrento.
- g. Trash cans at the pool are not to be used for disposing trash when departing the community or for animal waste or diaper disposal.

**2. Recycling:**

- a. Pickup is usually Tuesday. On legal holidays recycling pickup occurs on the next day.
- b. Materials must be in the blue can provided by the recycling company and may be put out after 6pm Monday night. Recyclable items are listed on the lid. Place recycling can on your driveway or adjacent gutter, never on grass.

**3. Occupancy:** Sorrento is a single-family dwelling community. An "occupant" is a person staying overnight. Per local ordinance, maximum occupancy for two-bedroom (first floor) units is six (6); maximum occupancy for three-bedroom (second floor) units is eight (8).

**4. Renting (Leasing):**

- a. Units may be leased no more than four (4) times per calendar year.
- b. A lease beginning in one year and continuing beyond January 1 shall be counted as one of the four (4) permissible leases in each year.
- c. The minimum lease term is one (1) month.
- d. Leases for less than the entire unit are not permitted. Sub-leasing is not permitted.
- e. All leases and tenant applications must be reviewed and approved by the Management Company and the BOD prior to finalization.
- f. Sorrento's governing documents and these Rules and Regulations are incorporated by reference into and made part of all leases.
- g. Lease provisions inconsistent with or contrary to Sorrento's governing documents and these Rules and Regulations are null and void.

**5. Entrance Gate:**

- a. The entrance gate can be opened in three ways: a transmitter decal installed on your vehicle's windshield by the Management Company, the MyQ Community App, or via the gate directory box. Use the box to call your registered phone number, answer your phone, press and hold 9 on your phone keypad and the gate will open.
- b. For further access information, see the access policy on the Sorrento website.

**6. Animals:**

- a. All animals must be registered with the Management Company with supporting documentation.
- b. Each unit may have a maximum of two (2) animals, only one (1) of which may be a dog.
- c. The animal's weight may not exceed forty (40) pounds.
- d. **Guests, tenants and invitees may not have any animals.**
- e. When outside the unit, animals must always be on a leash not longer than six (6) feet. Extended training-style leashes are not permitted.
- f. Owners must immediately clean up animal waste. Owners must not allow animal to urinate or defecate on landscape bushes, flowers or shrubs.
- g. Solid animal waste must be stored in a receptacle inside your garage until trash day.
- h. No animal may be left unattended outside or on lanais even if leashed or tied.
- i. If the BOD determines an animal an unacceptable nuisance to the community, the BOD may order the removal of the animal and/or fine its owner.
- j. All animal owners are required to annually provide documents that they maintain adequate liability insurance and veterinarian documents covering the animal. See Sorrento animal registration information located on the Sorrento website.

**7. Cooking Devices-Barbeque Grills:**

- a. No charcoal or large propane grills (grills with 20lb propane cylinders) or fires are permitted. Electric grills and small propane (1lb cylinders) grills are permitted.
- b. **All gas grill cooking must be completed a minimum distance of ten (10) feet from any building** (this is a Bonita Springs Fire Protection District requirement, no exceptions).
- c. Small portable gas grills with propane cylinders no larger than 1lb (a maximum of 2 - 1lb propane cylinders) are allowed to be stored per unit garage (this is a Bonita Springs Fire Protection District requirement, no exceptions).
- d. Lifted electric grills (i.e., George Foreman-type grills) with legs are acceptable alternatives to a 1lb propane cylinder gas grill.
- e. All gas grills are to be stored in your garage. Gas grills cannot be stored outside, in a living area, on the lanai or in the lanai closet.
- f. A grill is never to be outside unattended (at any time), and once cooled it is to be placed in the garage.
- g. Tenant and guest usage of grills (gas or electric) is at the owner's discretion. However, ALL Sorrento Rules and Regulations regarding grills must be followed if usage is approved by an owner. An owner or tenant's failure to adhere to the Rules and Regulations of the Sorrento Condominium Association regarding grills will result in the immediate discontinuation of grill usage for the unit owner and tenant.

**8. Occupancy:** Unit shall be used only as a residence and for no other purpose. Each owner, tenant and occupant of a unit should carefully review the governing documents for additional occupancy and use restrictions.

**9. Use:**

- a. No improper, offensive, or unlawful use shall be made of any unit, the condominium property, or of the common elements or any part thereof. All laws, zoning ordinances and regulations of all governmental authorities having jurisdiction thereof shall be observed.
- b. No unit owner shall permit or suffer anything to be done or kept in his/her unit which shall increase the rate of insurance on the condominium property.
- c. In order to preserve the residential character of the community, no business, trade or profession of anytype whatsoever shall be conducted from within any unit in the community without the prior written consent of the Association; however, an owner may use a room within a unit as

an office for conducting business if such business does not require physical contact with customers or clientele at the unit or be of such pervasive nature as to dominate the residential character of the occupancy of the unit. The Association shall possess additional authority to promulgate rules and regulations governing the manner, method and to what degree additional uses other than noted in this document may be permitted, and further, the Association shall have the power to revoke the granting of such additional permitted uses when, in the Association's sole discretion, the use in question has become excessive and/or violates the residential character of the community.

- d. The use of all common elements shall, at all times, be governed by these Rules and Regulations, as they may be amended from time to time by the Association, and by such other rules and regulations as may be posted, from time to time, in and about such common elements by the Association.
- e. Common elements and limited common elements shall only be used for the purpose intended and shall not be used for the hanging of garments or other objects or for the cleaning of rugs or other items. Common elements and limited common elements shall not be obstructed, littered, defaced, or misused in any manner.
- f. Speed Limit: Obey the posted speed limit of 15 mph and use extra caution around curves and when entering and exiting.
- g. There is NO FISHING or recreational use of the lake permitted.

**10. Apparatus and Alterations:**

- a. **Modifications Outside Your Unit:** With some exceptions set forth in the governing documents, unit ownership is from the drywall and everything within. Unit ownership does not include the attic. All areas outside units are common elements or limited common elements and may not be modified in any way without prior BOD approval via an Application for Requested Change (ARC). Similarly, plants, benches and statuary are permitted outside the units only with prior BOD approval via an ARC. Occupants in-residence may have one outside potted plant not more than thirty (30) inches high that does not encumber any neighbor's walkway. Due to hurricane risk, all such plants, benches and statuary must be taken inside the unit when the unit is vacant for longer than seven (7) days.
- b. **Cameras:** Doorbell and door peephole-type cameras are permitted. Security cameras are not allowed anywhere outside the building except for the doorbell and peep cameras in the existing location and with proper installation
- c. Clotheslines or similar devices are not allowed on any portion of the condominium property.
- d. **Exterior Improvements; Landscaping, Window Treatments, Signs:** No unit owner shall cause anything to be affixed or attached to, hung, displayed or placed on the exterior doors, walls or windows of the building (including, but not limited to, awnings, signs, storm shutters, screens, window tinting, furniture, fixtures and equipment). A unit owner may display one portable, removable United States flag in a respectful way and, in addition, on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day, may display, in a respectful way, a portable, removable official flag, not larger than 4 1/2 feet by 6 feet, that represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard. A unit owner may attach to the mantel or door frame a religious object not to exceed 3 inches wide, 9 inches high and 1 1/2 inches deep. A unit owner shall not plant or grow any type of shrubbery, flower, tree, vine, grass or other plant life outside his/her unit unless approved by the Board of Directors. The BOD may also permit landscape planters, awnings and the like which are specifically approved for the unit or in accordance with uniform standards adopted by the BOD. Any such exterior items or additions shall be the sole maintenance responsibility of the applicable unit owner, and the BOD shall have all rights and remedies provided in this Declaration should such owner fail to maintain same in a neat, clean and attractive fashion.

- e. Installation of satellite dishes by the unit owner is prohibited.
  - f. Television, radios, musical instruments and other instrumentality of sound reproduction or amplification must be used at such times and at such levels as will provide minimum disturbance to other unit owners. No radio or television installation or other electrical equipment shall be permitted in a unit if it interferes with the television or radio reception of another unit. Except as provided herein, no exterior antenna shall be permitted on the condominium property, provided that the Association shall have the right (but not the obligation) to install and maintain community antennae, radio and television lines, security systems, and communication systems.
  - g. All portions of the common elements must always be kept free of obstruction. No trash cans, supplies, or other articles shall be placed in the pathway, walkways, driveways or parking areas. All trash shall be properly bagged and immediately deposited in trash receptacles.
  - h. No unit owner shall in any way affix any "for sale" or "for rent" signs or any other kinds of signs, notices or advertisements to the exterior of his/her unit or in any way allow any signs to be visible to the public from within the unit. Realtors can only post "open house" signs and no more than two (2) per unit and must be removed at the end of the day.
  - i. No flammable, combustible or explosive fluids, chemicals or other substances shall be kept in any unit or in the common elements.
  - j. Curtains, draperies and other window coverings (including their linings) which face the exterior windows or glass doors of the units shall be white or off-white in color unless otherwise specifically approved by the Association.
  - k. Repairs, construction, decorating or remodeling work will be performed by contractors Monday through Saturday between the hours of 8am and 5pm. In addition, do-it-yourself work can be performed on Sunday between the hours of 12pm and 5pm.
  - l. In the case of an emergency at other times, work can be authorized by the Association.
  - m. No articles other than patio/ lanai-type furniture (i.e., chairs, tables, electric grills) shall be placed on the lanais, patios or other common elements.
  - n. No lanai shall be cleaned in such a manner as to cause water or debris to drain from said lanai to other lanais below.
  - o. No bicycles, skateboards, scooters, or similar equipment shall be permitted in the amenities area of the Association.
  - p. Noise: Unreasonably loud noises are to be avoided everywhere in Sorrento, especially after 10pm and before 8am. Please be considerate of your neighbors.
11. **Minors:** Minors shall be the direct responsibility of the parents or legal guardians, including full supervision of the minor while within the community property and commonly-used facilities and including full compliance by minors with these Rules and Regulations and all other rules and regulations of the Association.
12. **Association:**
- a. Florida Statute requires access to individual condominium units. All owners need to allow access to their unit in the event of an emergency or scheduled fire inspection. Availability should be three (3) hours or less. Suggested options: live in the community full-time, allow a community member access, utilize home watch or designate local or electronic key access.
  - b. In the event of an emergency (life-threatening or major structural issue), immediate access may be warranted. The Association has the right to access the unit in an emergency when damage is imminent.
13. **Parking:**
- a. You can only park in the driveway that is designated for your unit. Your vehicle(s) must be parked in your garage and/or driveway.
  - b. You cannot park in a neighbor's driveway unless you have their permission.

- c. Guest parking spots are for guest vehicles only. Guest vehicles parked overnight must display a guest parking placard that has been provided to each owner specific to his/her unit. The placard must be hung from the rearview mirror or displayed in the front windshield.
- d. No overnight guest parking is permitted at the pool; parking spots there are exclusively for pool, health club and clubhouse attendees.
- e. Parking areas are solely for non-commercial automobiles with a current passenger registration. No vehicle which cannot operate on its own power shall be permitted to remain on the condominium property for more than twenty-four (24) hrs.
- f. Speed limits shall be strictly observed/enforced.
- g. No commercial vehicles, campers, mobile homes, motor homes, house trailers or trailers of any other description, recreational vehicles, boats or boat trailers shall be permitted to be parked or to be stored anywhere on the condominium property, unless otherwise permitted by the Declaration or the BOD. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as for pick-up, delivery and other temporary commercial services, or to any of the Association's directed vehicles, subject to the terms herein.
- h. No vehicle maintenance or repairs shall be performed on the condominium property, except for emergency repairs.
- i. No vehicle shall be parked in such a manner as to impede or prevent access to another owner's parking space.
- j. Street parking is not allowed. Commercial vehicles performing services to a property owner or the Association are only allowed during vendor-allowed workdays and hours.
- k. Vehicles cannot be parked in any parking area with a tarp or other type of covering on them.
- l. Vehicles may be washed in the unit's driveway and on the street immediately at the end of the unit's assigned driveway.
- m. Illegally parked vehicles may be towed.

**14. Responsibility for Deliveries:**

- a. Unit owners shall be liable for damages to the condominium property caused by receiving deliveries or moving or removing furniture or other articles to or from their respective units.
- b. **POD Usage:** Prior to the use of a POD, written approval is required from the Management Company and Association. Any damages incurred to a common element via the usage of a POD will be repaired at the direction of the Association and billed to the unit owner.

**15. Solicitation:** There shall be no solicitation by any person anywhere in or on the condominium property for any cause, charity or any other purpose whatsoever, unless specifically authorized by the Association.

**16. Odors:** No noxious or unusual odors shall be generated in such quantities that they permeate to other units and become annoyances or obnoxious to other owners. Cooking odors normally and reasonably generated from kitchens and grills shall not be deemed violations of this regulation.

**17. Exterior Changes:**

- a. No exterior changes to the units, including any changes to the lanai or other limited common elements shall be made by any unit owner without completion of an ARC document and the prior written approval of the BOD pursuant to the terms and provisions of the Declarations of the Condominium.
- b. **Decorations:** Nothing can be hung by tacks, nails or in any way that would create a hole to a painted surface. No electrical cords or decorations can be placed in grass areas due to ongoing vendor landscaping services. Any electrical cords crossing paved

surfaces must be firmly secured with tape/plastic/wood coverings to prevent a trip hazard.

18. **Owners Responsibility:** Unit owners are responsible for the conduct of all persons in Sorrento with their expressed or implied permission, including, but not limited to, tenants, guests, invitees, family members, occupants, employees, and contractors. Violations of these Rules and Regulations by any such person or persons may result in any combination of suspension of privileges, fine, or lawsuit for damages or injunctive relief for the owners and suspension of privileges and other relief for the violator(s), as specified in the governing documents.
19. **Hurricane Preparedness:** All owners, tenants and occupants who plan to be absent for an extended period or during hurricane season must prepare their unit prior to departure. 1) Remove all furniture, plants and other objects from the lanai, and 2) Designate a responsible firm or individual to care for the unit in the event of a hurricane threat and/or should the unit suffer hurricane damage.
20. **Emergency Generators:** Portable generators may be used if a community-wide emergency is declared by the BOD. Portable generators while in-use must be placed fifteen (15) feet from the entrance of any unit and follow the manufacturer's instructions. Portable generator use must also conform to all State, County, City or Community regulations. Generator use is the responsibility of the homeowner.
21. **Pool:**
  - a. Obey all posted pool rules.
  - b. WARNING; There is no life guard. Swimmers use the pool at their own risk.
  - c. No diving permitted.
  - d. No climbing on or jumping from the waterfall is permitted.
  - e. No roughhousing or horseplay is permitted.
  - f. The swimming pool is for the exclusive use of Sorrento owners, tenants, guests and invitees.
  - g. Pool hours are from dawn to dusk.
  - h. All persons must shower before using pool.
  - i. Children under twelve (12) years must be accompanied by at least one responsible individual.
  - j. Incontinent or non-toilet-trained swimmers must wear appropriate waterproof clothing.
  - k. **No glass** or breakable objects of any type are permitted in the pool area.
  - l. Pool furniture moved within the pool area must be returned to its original location.
  - m. **No food or drinks are allowed in the pool or within a four (4) foot splash zone measured from the edge of the pool outwards – as stipulated by Florida State Law.**
  - n. No smoking, to include electronic cigarettes and vapes **ANYWHERE** within the amenities area
  - o. To prevent stains, anyone using suntan lotion should cover pool furniture with a towel.
  - p. All trash is to be properly disposed in the appropriate waste or recycling containers (no animal waste or diapers).
  - q. No jumping the gate if you forget your key. If damage is incurred, all repair costs will be charged to the individual(s) who are caught jumping the gate.
  - r. The pool is considered CLOSED in the event of a power failure as the filter and chlorination equipment cannot operate.
  - s. Animals, including Emotional Support Animals, are NOT PERMITTED in the pool area. Only properly certified Service Animals are allowed, but they may not go into the pool per regulation of the Florida Department of Health.
  - t. No loud music allowed.
  - u. Do not drink the pool water as stipulated by Florida Statute.
  - v. **Violation of pool rules may result in suspension from the amenities area.**

**22. Clubhouse and Pavilion (Covered Patio):**

- a. The clubhouse/pavilion is designed for the community's use and size; owners must refrain from large non-community gatherings at the clubhouse and pavilion. **Private parties are prohibited.**
- b. Do not sit on furniture in wet clothes or set wet towels on furniture.
- c. Follow all posted clubhouse/pavilion rules.
- d. All use of the clubhouse is at your own risk; the Association assumes no responsibility for any accident or injury related to use of the clubhouse.
- e. The clubhouse and pavilion are available to all owners, residents and guests during regular clubhouse hours (access is not allowed between the hours of 11pm and 5am).
- f. Owners and residents are responsible for cleaning up after themselves and their guests.
- g. Animals, including Emotional Support Animals, are NOT PERMITTED anywhere in the Amenities Area. Only properly certified Service Animals are allowed in the Amenities Area.
- h. Disorderly conduct is prohibited.
- i. No smoking including, e-cigarettes or vapes.
- j. Do not move, remove, or add any property to or from the clubhouse.
- k. Do not store items in the refrigerator overnight.
- l. Turn off lights, fans and TV when exiting and close doors securely.
- m. The posting of signs, notices, literature or pictures of any kind is prohibited without the consent of the Association or the Management Company.
- n. **Violation of clubhouse rules may result in suspension from the amenities area.**

**23. Fitness Center:**

- a. The fitness center is available to all owners, residents and guests during regular hours (access is not allowed between the hours of 11pm and 5am).
- b. All use of equipment is at your own risk; the Association assumes no responsibility for any accident or injury related to use of the equipment.
- c. Follow all posted fitness center rules.
- d. Gym attire: **Shirts and shoes must always be worn** (guidelines aligned with any public gym).
- e. Inspect all equipment prior to use.
- f. Clean equipment after use.
- g. Be courteous regarding TV usage.
- h. All audio listening devices are to be used with headphones.
- i. Do not move stationary equipment.
- j. No children under the age of fourteen (14) are permitted to use the fitness center without the presence of a responsible individual.
- k. No smoking, including e-cigarettes or vapes.
- l. No glass containers or alcoholic beverages.
- m. Cardio equipment is limited to thirty (30) minutes of use when others are waiting.
- n. Disorderly conduct is prohibited.
- o. Return all movable equipment to its original location/position.
- p. Before leaving, windows must be closed. Turn off lights, fans and TVs. Return TV remote controls to their proper locations and close doors securely.
- q. **Violation of gym rules may result in suspension from the amenities area.**

**24. Maintenance:**

- a. The dryer vent is required to be cleaned once every two (2) years. A copy of the receipt is to be turned into the Management Company.
- b. Because conditions in your unit such as water leaks and mold can adversely affect and damage other units in your building and Association property, when leaving your unit

unoccupied for more than one week, you must 1) turn off water at exterior valve, 2) turn on AC and set thermostat no higher than 78, and 3) regularly clean the AC condensate tube.

- c. For individuals who leave the unit vacant for over one (1) month, it is recommended you secure a home watch company or have a person designated in the area to access your unit for any possible issues (toilet mold, refrigerator outage, AC failure, etc.). This is to minimize and prevent further damage to your unit or surrounding units.

**These Rules and Regulations shall be enforceable by the Association in the same manner as all covenants, conditions and restrictions contained in the declarations. It shall be with the sole, unfettered direction of the Board of Directors to interpret the foregoing and to determine what constitutes a violation of same. Should any portion of these Rules and Regulations be found unenforceable, the remaining portions shall remain in full force and effect.**