

CONDENSED  
RULES AND REGULATIONS  
For  
MIRA VISTA CONDOMINIUM ASSOCIATION, INC.  
*Updated June 2023 to include previously adopted rules*

The following Rules and Regulations are a condensed version for distribution to Unit Owners, renters/tenants and prospective buyers which supplement those contained In the Declaration of Condominium for Mira Vista, a Condominium.

All rules and regulations are applicable to all occupants: Unit Owners/Renters/Tenants/Guests.

1. The entranceways, passages, vestibules, elevators, lobbies, halls, and similar portions of the Common Elements shall be used only for Ingress and egress to and from the Condominium Property. No carts, bicycles, carriages, chairs, tables, or other similar objects shall be stored in them.
2. The Common Elements shall not be obstructed, littered, defaced, or misused in any manner.
3. Neither rugs, laundry nor any other article(s) shall be shaken or hung from windows, doors, balconies, terraces, or exterior walls.
4. Garbage and Recycling:
  - Refuse shall be placed ONLY in designated areas—which is INSIDE the garbage dumpster or INSIDE the recycling bins.
  - All boxes must be flattened before being placed in the recycling bins or dumpster.
  - No items for disposal are to be placed alongside the dumpster, inside of the enclosure.
  - For details about large item disposal, contact the property manager and also see posted guidelines at the garbage vestibule.
5. No Unit Owner/Renter/Tenant/Guest shall make disturbing noises in the building or permit his/her family, servants, employees, agents, visitors, or licensees to do so. No Unit Owner/Renter/Tenant/Guest shall play (or permit to be played in his/her Unit or on the Common Elements appurtenant to It) any musical Instrument, phonograph, television, radio, or the like in a way that unreasonable disturbs or annoys other Unit Owner or occupants.

Mira Vista will comply with Collier County Residential Noise Ordinance from 10 PM to 7 AM per Collier County Code of Ordinances Article IV, section 54.92, (b)(1).
6. No flammable, combustible or explosive fluids, chemicals or other substances may be kept in any Unit or on the Common Element, except such as are normally used for normal household purposes. As per Collier County rules, grills are not allowed on lanais.
7. Food and beverage may not be consumed on the Common Elements except as specifically permitted by the Board of Directors.
8. Children shall be the direct responsibility of their parents or legal guardians who must supervise them while they are within the Condominium Property. Full compliance with these Rules and Regulations and all other rules and regulations of the Association shall be required of children. Playing shall not be permitted in any of the lobbies, hallways, stairways, elevators, and lobby areas, and loud noises will not be tolerated, in no event shall

children under the age of ten (10) be permitted in the pool area or other common element, elevators, or walkways, unless accompanied by an adult.

9. Vehicles: Unit Owner/Renter/Tenant(s) is allowed a maximum of 2 vehicles on property, per condo. No Boats, trucks over 3/4 tons, commercial vehicles, trailers, recreational vehicles, or other vehicles, except four-wheel passenger automobiles or non-commercial vans, as determined by the Board, shall be placed, parked or stored upon the Condominium Property or In the Common Element. Nor shall any maintenance or repair be performed upon any boat or motor vehicle, except in cases of emergency or upon approval by the BOD.
10. Construction activities performed by either the Unit Owner/Renter/Tenant(s) or contractor are limited to the hours of 8:00 a.m. to 5:00 p.m. Monday – Saturday. Emergency repairs where damage must be stopped or prevented from continuing to cause damage (such as critical water, electrical emergencies) are permitted but only for extenuating circumstances.
11. Effective 6/1/2011, the Board of Directors had decided to ban smoking from all the common and limited common areas within the confines of the property including, but not limited to, the clubhouse, pool and deck area, elevators, walkways and stairwells and **all areas within 30 feet** from any building.
12. Pets: Renters/Tenants and guests are not permitted to have pets. No dog or cat shall be permitted outside unless on a leash of under 6ft. long.  
  
Owner's Pets are limited to 1 per unit, limited to less than 60 pounds. See by-laws for details.
13. Rental periods will be for a minimum of 1 month (30 days) and up to 3 rentals permitted per calendar year.  
  
All leases shall be in writing, approved by the Association. Leasing of units shall be subject to prior written approval of the Association and the Association may deny permission to lease any unit on the reasonable grounds the Association may find." Section 19.8 of Declaration of Condominium.
14. The Association may retain a passkey to all residential units. No Unit Owner/Renter/Tenant(s) shall alter any lock, nor install any new lock, without notice to the BOD and the Unit Owner shall provide the Association with an additional key or functioning entry code.
15. Clubhouse usage for private parties and/or events must be approved in advance by the Board of Directors, contact Property Management Company for information and application.
16. Occupancy: In no event shall owner occupants or renter/tenants exceed two persons per bedroom. Section 19.1 of Mira Vista Declaration of Condominium.
17. Every Unit Owner/Renter/Tenant(s) shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association (all as amended from time to time) to the extent applicable, Failure of a Unit Owner or their renters/tenants/guests to comply shall be grounds for legal action which may include, without limitation, an action to recover sums due for damages, an action-for Injunctive relief, and any combination of such actions.

MiraVista Condominium Assn., Inc.

**Violations of the Rules and Regulations by an owner, renter, guest, or visitor may result in enforcement actions, including fines, which will be strictly enforced by the Mira Vista Condominium Association.**

**Failure to respond to enforcement actions may result in a lien placed on the owner's property.**