

Exhibit “4” continued

Rules and Regulations for Veranda II at Treviso Bay

The following Rules and Regulations govern Veranda II at Treviso Bay. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration of Condominium for Veranda II at Treviso Bay. These Rules and Regulations have been promulgated by the Board, and are subject to change from time to time.

1. All Architectural and Landscaping Change Requests must be first submitted to the Board for approval
2. The entrances, stairwells, sidewalks and like portions of the Common Elements shall not be obstructed nor used for any purpose than for ingress and egress to and from the Condominium Property: nor shall any carts, bicycles, carriages, chairs, tables, plants, flowers, planters, vases, fountains, wall fixtures or any similar objects be stored therein.
3. Personal items must not be placed on or hung from the stairwells, walkways and garden beds. The personal property of the Unit Owners must be stored in their respective Units.
4. Unit Owners and occupants of Units shall park their bicycles and tricycles only within the Unit or Garage.
5. No Unit Owner, tenant, visitor, licensee or invitee shall not park any type of motor vehicle, trailer or stationary object other than in marked parking spaces.
6. Unit Owners must seek the written approval of the Board, in advance before affixing anything that punctures or requires anchors to be drilled into the exterior walls, doors, terraces, patios, lanais, or windows of the Buildings and Garages including the Common Elements and Limited Common Elements; provided, however, one portable, removable United States of America flag may be displayed on Armed Forces Day, Flag Day, Independence Day, and Veterans Day and removable official flags, not larger than four and one-half (4 ½) feet by six (6) feet, that represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard may be displayed as well as an attachment on the mantel or frame of the door of the Unit Owner of a religious object not to exceed three (3) inches wide, six (6) inches high and one and a half (1.5) inches deep, all as permitted by the Act. Curtains and drapes (or linings thereof) which face on the exterior windows or glass doors of Unit shall be subject to disapproval by the Board, in which case they shall be removed and replaced with acceptable items. No Unit Owner shall install a screen enclosure, glass enclosure, or the like, to or upon the outside walls of the Building or on the Common Elements or Limited Common Elements without the prior written consent of the Board.
7. Barbecues, gas grills, smokers or other heat-producing and smoke-producing appliances shall be prohibited within any structure or on or in any balcony, garage or porch as stated in [Naples, FL Code of Ordinances - Sec 24-88](#) and [Collier Fire & Rescue - Codes and Ordinances - FAQs](#)
Residents are permitted to use grills in their driveway, at a safe distance no less than ten (10) feet from the garage. Electric grills must be used with an extension cord consistent with both the manufacturer's requirements for the device, and consistent with all applicable fire codes.
Storage propane cylinders must meet the requirements of *NFPA 58 Liquefied Petroleum Gas Code, 2011 edition. Chapter 3 – Storage Within Residential Buildings*. The Board determines to interpret the storage and size requirement for propane tanks as no larger than a [Standard Propane Camping Cylinder \(16.4oz\)](#) and a maximum quantity of 2 cylinders.
8. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common Elements.

9. A Home Watch service is required for ALL Units which are vacant for 1 month or longer. At least once per month, but preferably weekly, a designated Home Watch individual or owner designee must enter the unit and inspect for water pressure, leaks or overflow, HVAC system functions, electrical panel check, smoke detector check, ice maker check, disposal check and other common issues which may otherwise go unnoticed due to unit vacancy. Seasonal Unit Owners must furnish Association with the names(s) of such firm or individual and provide proof of service
10. Unit Owners are required to replace their Hot water heaters no less frequent than every 10 years. This is an Insurance Regulation
11. Unit Owners are required to have their Air Conditioning unit serviced on a yearly basis by a licensed individual and must provide proof of service to the Association.
12. Association shall have the right to retain a pass key to all Units for the purpose of access to such Units during reasonable hours, when necessary for the maintenance, repair, or replacement of any Common Element or for making emergency repairs which are necessary to prevent damage to the Common Elements or to another Unit or Units. If a lock is altered or a new lock installed, the Unit Owner shall provide Association with an additional key and security code, if applicable.
13. Unit Owners are required to provide and maintain contact information including phone numbers and email addresses to Association.
14. No Unit Owner shall make or permit any disturbing noises in his or her Unit by himself or herself or his or her family, servants, employees, agents, visitors or licensees, nor permit any conduct by such persons that will interfere with the rights, comforts or conveniences of other Unit Owners. No Unit Owner shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio or sound amplifier in his or her Unit in such a manner as to disturb or annoy other residents. No Unit Owner shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.
15. No radio or television installation may be permitted in any Unit which interferes with the television or radio reception of another Unit.
16. No sign, advertisement, notice, lettering or descriptive design shall be exhibited, posted, displayed, or inscribed or affixed to the exterior of a Unit or in, on or upon any part of the Condominium Property, except signs used or approved by Association.
17. Tables and chairs may be placed on the Verandas and Lanais. Appropriate decorative items may be placed on or hung from the walls of the Verandas and Lanais as long as they do not puncture or require anchors to be drilled into the exterior walls. A ceiling fan may be mounted to an existing electrical box.
18. Unit Owners, tenants and occupants of Units shall park their bicycles only within the Unit or Garages.
19. Food and beverages may not be consumed outside of a Unit except on terraces or patios which are Limited Common Elements appurtenant to the Unit.
20. Any smoking on any condominium property (common areas and limited common areas) that unavoidably causes another resident unwanted exposure to second hand smoke is considered a nuisance and is not allowed. Lanais and verandas are limited common elements and are thus subject to this rule. If a neighbor asks you to refrain from smoking on your lanai/veranda, be respectful and comply with this rule.
21. All refuse must be deposited in tied plastic or paper bags and placed in areas designated for refuse disposal. All boxes must be broken down and placed in the recycle bins.
22. No garbage cans, supplies, milk bottles or other articles shall be placed on the patios and terraces, or on any Common Elements except for designated trash areas, if any. No linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, fences, patios, terraces, if any, or other portions of the Condominium Property.
23. No Unit Owner shall permit anything to fall from a window or door of the Condominium Property, nor sweep or throw from the Condominium Property any dirt or other substance into any of the patios, terraces or upon the Common Elements.

24. All Vendors and Contractors must be licensed and carry minimum liability insurance of \$500,000 and must provide proof to Association in advance.
25. All Unit Owners that have renters or guests staying in their unit must display these Rules and Regulations in a conspicuous place in their unit. Owners are fully responsible for compliance by renters and guests.
26. No Unit Owner may advertise their Unit for a rental period of less than 30 days.
27. Report all suspicious activity to 911.
28. Report all items needing maintenance on condominium property to ICON management.
29. Employees of Association are not to be sent out by Unit Owners for personal errands. The Board shall be solely responsible for directing and supervising employees of the Association.
30. Unit Owners must seek the approval of the Board for the installation of hurricane shutters. The Board may approve or deny the request in its sole discretion. Notwithstanding the foregoing, the Board may not deny the installation of hurricane shutters confirming to shutter specifications set forth in the Declaration, have been adopted by the Board in accordance with applicable local building code. Unit Owners are responsible for the maintenance, repair and replacement of the hurricane shutters. Subject to the applicable building codes, in the event that the hurricane shutters need to be replaced, a Unit Owner shall replace the hurricane shutters with the same color and type of shutters confirming to the specifications adopted by the Board.
31. A Unit Owner who plans to be absent during the hurricane season must prepare his or her Unit prior to his or her departure by designating a responsible firm or individual to install and remove hurricane shutters, if any, and care for his or her Unit should the Unit suffer hurricane damage, and furnish Association with the name(s) of such firm or individual. Such firms or individual shall be subject to the approval of Association.
32. The entirety of "*Section 18 – Occupancy and Use Restrictions*" in the Declaration of Condominium Declaration is incorporated here by reference. This is available at <http://www.trevisobayhoa.com/-community-documents> under *Veranda II at Treviso Bay Documents*.
33. These Rules and Regulations shall not apply to the Developer, nor its agents or employees, and contractors, nor to Institutional First Mortgagees, unless the Rules of the Florida Department of Business and Professional Regulation or the Act required otherwise. All of these Rules and Regulations shall apply, however, to all other Unit Owners and occupants even if not specifically so stated in portions hereof. The Board shall be permitted (but not required) to grant relief to one or more Unit Owners from specific Rules and Regulations upon written request therefore and good cause shown in the sole opinion of the Board

Trash Procedures for
Veranda II at Treviso Bay

1. THE LARGE DUMPSTERS ARE FOR GARBAGE ONLY.
DO NOT PUT RECYLABLES IN THE LARGE DUMPSTER.
2. THE SMALL CONTAINERS ARE FOR RECYLABLES ONLY.
ALL BOXES MUST BE BROKEN DOWN TO FIT FLAT WITHIN THE RECYCLE BINS.
3. Please keep lids closed
4. Please keep doors closed and latched.
5. RECYLABLES:
 - PAPER: magazines, newspapers, junk mail, cardboard, phone books, cereal/food boxes, grocery bags (plastic and paper). Do not include pizza boxes that have food stuck in them or any food contaminated boxes. No hardcover books or photos.
 - PLASTIC: egg cartons, plastic bottles, food trays, yogurt cups etc. Look for triangle symbol on the bottom. Please Rinse Out.
 - ALUMINUM & STEEL: cans and jar lids
6. NOT RECYCLABLE:
 - No hazardous materials such as auto fluids, paint, cleaners and batteries
7. Do not store trash bags outside your unit door or garage.
8. Do not place furniture, ceramics, art work, lamps, fans, household items, toys, etc. in the trash corral or bins. Please donate unwanted items to a local charity.