

Lions Gate of Naples, Inc.

House Rules

1. Owners, whether present or not are responsible for the actions of their guests. All are to be informed, and expected to follow, the house rules and the pool rules. Copies of these rules should be provided to all guests.
2. Please inform the manager when you will be away from your apartment for a period of time. It is important that the manager knows when family guests or other guests are arriving, how many in the party, and how long they will be staying. Security in the building and the pool area are important. If the manager is aware of guests, there should be no embarrassing challenge to unfamiliar people on our property.
3. Persons moving furniture or other property must clear the date and time with the manager so he can inform them about installing wall pads and floor protection in the service elevator. This work must be accomplished Monday – Friday 8:00 A.M. to 4:00 P.M. Repair, construction and remodeling work shall be done Monday – Friday between 8:00 A.M. and 4:00 P.M. No construction work is permitted on Saturdays or Sundays. The manager must be advised whenever a contractor or service person is coming to an apartment. The work of a contractor will be governed by the Contractor Rules and have been approved by the Board of Directors.
4. Owners and or occupants shall exercise reasonable care to avoid making or permitting of loud, disturbing or objectional noises using or playing or permitting to be used or played musical instruments, radios, phonographs, T.V. sets, amplifiers and other instruments or devices in such a manner as to disturb owners or occupants of other units. There shall be no conversations from balcony to balcony or balcony to pool at any time.
5. All who use the elevators going to and from the beach and pool must wear a cover up and shoes. This applies to adults and children. Clothing and footwear must be reasonably dry when entering the building. Under no circumstances should there be a trail of water in the lower lobby or elevators.

It is the responsibility of the apartment owner to ensure that their guests are aware of the rules. Wet floors are slippery and are a hazard to all occupants and guests and represent a possible liability to all owners if someone has an accident.

6. The pool may be used between 9:00 A.M. until 9:00 P.M. or with quiet discretion at other times by residents and their guests. Pool rules are posted in the pool area.

7. Children under 18 years of age are not permitted to occupy an apartment unless a family owner or adult guest of an owner is in residence at the same time.

8. Please use the hall storage closet, adjacent to the elevators to stack newspapers, magazines and broken-down boxes. The manager will pick them up. Breakable glass and coat hangers must be left for the manager in the same area.

9. Nothing is to be placed on the walls or on the floors of the hallway, which is common property, without majority agreement of the owners on the floor and by approval of the Board of Directors. Access to the fire alarm buttons and inside stairway should not be impeded in any way. Decorative item should not in any way hinder access to the stairway. Beach shoes and or other personal items must not be left in the hallway.

10. No pets are allowed in an apartment or on the premises.

11. A laundry room in the basement is provided for convenience of the residents. Treat it as if it were your own. Personal items should not be left in the laundry room.

12. Lions Gate is a smoke free building; Smoking is not permitted in the common area of the building or the elevators.

13. Use of the gas grill or barbecue grills is prohibited in the apartment and the apartment balcony. Cooking is not allowed on the balcony. A gas grill in the pool area is available to all owners and guests. Rules of operation are posted near the grill.

14. Balconies shall not be used for hanging garments, towels or other articles.

15. Each owner has the exclusive use of a storage closet located on each floor. This area is a “limited common area” and not owned by the unit owner. Because of the danger of fire, no electrical appliances can be operated in the closet. No electrical outlets will be allowed.

16. The garage roof is common area; however, limited privileges have been extended to the owners of apartments 101, 102 and 103. Small flower containers and a small amount of deck furniture is permitted. Any damage to the roof surface is the responsibility of the apartment owner. In the event of a storm or when the apartment is vacant all items must be removed from the roof by the owner. No sunbathing or parties are allowed on the roof area.

17. Bikes racks are provided in the garage area and the generator room. During the off season, owners are requested to store their bikes in the storage closet referred to in rule #15.

18. Beach items such as beach chairs, umbrellas and children’s toys are not to be left by the seawall. They should be stored in your garage closet.

19. Paddle boards and kayaks are to be kept in the racks by the seawall. During the off season, for safety and security, The paddle boards and kayaks will be stored in the garage at a single designated location.

20. Cell phone conversations are not allowed in the pool area. Cell phones are allowed for texting, emails and other silent activities. Cell phones if in the pool area, must be kept in the silent mode. Cell phone conversations may be held at the beach or the near-by community room.