



**7845 Berkshire Pines Drive, Naples, Florida 34104 Phone:  
239-262-1396**

### **Rules and Regulations Version 6/17/2021**

**The definitions contained in the Declaration of Covenants and Restrictions for The Shores at Berkshire Lakes, as amended from time to time, are incorporated herein as part of these Rules and Regulations**

**The Association reserves the right to fine, restrict or limit privileges, and/or take any other authorized action for violation of any of the following rules.**

1. The Shores Parcel Owners and/or Lessees of each Shores parcel and their family, guests, and invitees shall abide by each and every term and provision of these Rules and Regulations, the Declaration of Covenants and Restrictions, the Articles of Incorporation, the By-Laws of the Association, and the Architectural Control Committee Guidelines, as they may be amended from time to time.
2. Bicycles, mopeds, roller blades, skateboards, ATV's, scooters or go-karts, or other similar vehicles or toys are not permitted in the Clubhouse, tennis courts, pool deck, or Veranda area. Please use the bike racks on either side of the Clubhouse.
3. Any damage to the Common Areas, Master Association Property, or equipment of the Association caused by any Shores Parcel Owner, a family member, guest, invitee, or lessee shall be repaired or replaced at the expense of such Shores Parcel Owner.
4. Shores Parcel Owners, their families, guests, invitees, and Lessees will obey the posted parking and traffic regulations installed for the safety and welfare of all within the community.

5. Except as permitted by law, no television or radio masts, towers, poles, antennas, aerials, or appurtenances may be erected, constructed, or maintained without first obtaining written approval from the Architectural Control Committee (ACC).
6. No outdoor clotheslines or other outdoor clothes drying shall be located or conducted on any parcel unless they are hung in an area that is not visible to neighbors or the street.
7. All chalk shall promptly be removed from roadways and sidewalks anywhere within the complex upon completion of an activity.
8. Except on pick-up day, all trash receptacles shall be kept inside. Receptacles shall be placed at roadside no earlier than 6:00 pm on the evening prior to the designated collection day and must be properly stored by 7:00 pm on the designated collection day.
9. Motor Vehicles - No vehicle shall be parked overnight on any street or right of way within the Properties. Vehicles may be parked on the street no later than 10:00 pm on Sunday through Thursday, and no later than 1:00 am on Friday and Saturday without prior written consent of the Association.

**None of the following vehicles may be parked, stored, or kept on the Properties unless they are enclosed in a garage:**

- commercial trucks or other commercial vehicles, including any vehicles with commercial lettering or signs painted to or affixed to the vehicle and vehicles with commercial equipment placed upon the vehicle - trucks - recreational vehicles - campers – motorcycles – trailers or semi-trailers – mobile homes – motor homes – busses – tractors - boats or boat trailers. For purposes of this section, “commercial trucks or other commercial vehicles” shall mean those which are not designed and used for customary personal/family purposes. The absence of commercial-type lettering or graphics on a vehicle shall not be dispositive as to whether a vehicle is a commercial vehicle.

The foregoing restrictions shall not be deemed to prohibit the temporary parking of commercial vehicles while making delivery to or from, or while used in connection with providing services to the Shores Properties.

The Association may require that cars, trucks, motorcycles, motor scooters, mopeds, and the like be equipped with appropriate noise muffling equipment so that the operation of same does not create an unreasonable annoyance to the residents of the Properties.

Vehicles shall always be parked vertically in driveways and shall not be parked horizontally (i.e., parallel to the street).

10. Watercraft - Specifically limited to small kayak, canoe, rowboat, or fishing boat with an electric motor. These items must be in good working order and meet all safety requirements for the specific watercraft. Such watercraft shall be stored in the garage when not in use and shall not be left overnight anywhere on the properties, including the shoreline, or otherwise exposed anywhere on the Shores parcel owner's property.
11. All Recreational Equipment including but not limited to goal nets, bicycles, mopeds, all-terrain vehicles must be stored in the garage when not in immediate use. Portable basketball nets must be stored indoors during hurricanes.
12. All Facilities including but not limited to common areas, parking lot, pool, exercise room, ballroom, billiards room, library and card room may not be used to conduct paid lessons, trade or for any other commercial purpose without the written consent of the Association. All paid individuals providing these services must supply proof of proper insurance, W9 Tax Form, and Certifications to the Association prior to being engaged in the activity.
13. Access to the Lake and Clubhouse is from 5:00 am to 10:00 pm. Smoking is not permitted in the Clubhouse, pool, pool deck area, bocce ball court or tennis/pickleball courts. "Smoking" shall include the carrying, burning, inhaling, exhaling, breathing, possessing, or otherwise handling or controlling of any lit, heated, or smoldering product containing any amount of tobacco or cloves, including, but not limited to, any cigarette, cigar, pipe, e-cigarette, vapor product, or other similar product. Access to any room in the Clubhouse facility is limited to Shores Parcel Owners and Lessees. Guest limit is (4) per household. Shores Parcel Owners and Lessees must accompany and remain with their guests while at the lake, Clubhouse, bocce ball court, tennis/pickleball courts, pool or any other amenity area provided by the Association. All persons while at the lake,

Clubhouse, bocce ball court, tennis court, pool or any other amenities provided by the Association are required to identify themselves using their current I.D. cards. Anyone utilizing the Association amenities without proper identification will be removed. Pets are not permitted in the Clubhouse, pool area, library, billiards room, fitness center, bocce ball court, or tennis/pickleball courts at any time.

No access card doors shall be propped open except for the ballroom door during Board sanctioned events. No food is allowed in the Clubhouse unless it is a Board sanctioned event. HOA sponsored events, classes, or activities that have been scheduled and posted on the monthly calendar have priority in use of their respective area.

14. Parking at the Clubhouse - Clubhouse parking is to accommodate Shores Parcel Owners, Lessees, their families, and guests attending an HOA approved function and/or while using one of the facilities. Parking of vehicles servicing the facilities or as part of an HOA approved function are permitted. Examples include, but are not limited to: landscaping vehicles, blood mobile, caterers, vendors or repair personnel. Parking for any other purpose is prohibited and subject to a fine and/or towing off premises at the owner's expense. Overnight parking is permitted only with an approved permit which can be obtained from the HOA management company. Each homeowner is entitled to one parking permit for a period of one week, once per month.

15. The Community Pool - is open from 5:00 AM until 10:00 PM for use by The Shores Parcel Owners, Lessees, and their guests. Guest limit is (4) per household. The Shores Parcel Owners and Lessees are to accompany their guests and remain with them while at the pool and are responsible for their guests and their children's actions.

All non-proficient swimmers must be accompanied by a proficient swimmer. Snacks and beverages are to be kept in the Veranda areas only. Glass is not permitted in the Veranda areas or pool deck.

16. The Fitness Center – There is a minimum age of 16 years old to use the fitness equipment. When using the equipment, users shall disinfect and dry the equipment after each use. Proper attire must be worn at all times: this includes athletic shoes, sneakers, shorts or slacks and a shirt. Wet swimwear, (sandals),

and street shoes are not permitted. Users shall limit time on exercise equipment to (30) minutes if others are waiting. No food or drink is permitted in the fitness center, other than plastic water bottles. Battery operated personal players are permitted with the use of ear buds or headphones. Personal fans, electric or battery operated, are not permitted. Anyone using this facility is doing so at his/her own risk.

The Shores Parcel Owners, and Lessees are permitted (2) guests per household in the fitness center and must always remain with them.

The Association assumes no responsibility for the actions or behavior taking place in this facility or personal items left in the fitness center.

17. Tennis/Pickleball Courts - Courts are open from 7:00 am to 10:00 pm. Courts are for the use of The Shores Parcel Owners, Lessees, and their guests only. Guest limit is (3) per match.

Courts may not be used for any purpose other than the game of tennis and the game of pickleball.

Proper tennis attire is required: it includes shorts or slacks, shirts and athletic (tennis) shoes. Street shoes and playing shirtless are not permitted.

In the event people are waiting to use the tennis/pickleball courts, occupancy of the court(s) is limited to one (1) hour for singles matches and one and a half (1.5) hours for doubles matches beginning when the existing players FIRST occupy the court.

The courts are for the use of The Shores Parcel Owners, Lessees and their guests and all play at their own risk.

Please report any accident immediately, call (239) 262-1396 and/or 911.

18. Complaints shall be in written form including a signature and submitted to the HOA management company office.
19. The feeding of ANY wildlife within the boundaries of The Shores is prohibited. This includes bird feeders.
20. United States Flag - Any Shores Parcel Owner or Lessee may display a flag/flags as prescribed by ACC/Landscape Guidelines AC-8 and Chapter 720 of the Florida Statutes. Using a wall mounted bracket attached to the area next to the garage door is permissible.

21. The use of barbeque grills in any of the common areas including but not limited to the pool deck and Clubhouse parking lot is prohibited. Association sanctioned events are excluded.
22. "For Sale" or "For Rent" signs or any other signs, displays or advertising shall not be maintained or permitted on any part of the Common Area, on any Shores Parcel or in any dwelling except in such locations and in accordance with the requirements, as stipulated in the ACC Guidelines - AC-5. Approved "For Sale" signs can be obtained from Artype 239-332-1174 [www.artypeinc.com](http://www.artypeinc.com) or Lykins Signtek 239-594-8494 [www.lykins-signtek.com](http://www.lykins-signtek.com)
23. No permanent Basketball Net may be attached to any physical part of the home. All Basketball Nets must be portable. Portable Basketball Nets are only permitted in driveways and are not to be located on any other part of the property. Basketball Nets are to be located centered to the homeowner's garage door and not out by the street. Portable Basketball Nets, stands, and poles are to be black in color. Portable Basketball Nets may remain upright in driveways when not in use. Portable Basketball Nets must be stored in the homeowner's garage during hurricanes. Portable Basketball Nets must be kept in good working condition and well maintained. Basketball may only be played between the hours of 9:00 AM and 9:00 PM.
24. Pets – The maximum number of domesticated dogs and/or cats, permitted per unit is two (2). Dogs and cats must be leashed at all times when outside of a unit and are not permitted to run freely outside. If the dogs and/or cats are tied up outside unattended they need to be in the backside of the unit away from the street. Dogs and cats may not chase, run after, or jump at vehicles or bicycles using the right-of-way; and may not snap, growl, snarl, jump upon, or threaten persons using the right-of-way. Dogs and cats may not make noise that is offensive and of such a continuous duration of time that it creates a nuisance. Any person(s) walking a dog and cat must clean up the animal waste and deposit it in their own trash receptacle. No resident/guest/lessee is permitted to maintain in the unit a bull terrier (pit bull), Rottweiler, Doberman, German Shepard or any dog of any size/weight/breed of violent temperament as determined by animal control and the Association. All Shores Parcel Owners must register their dogs and cats by completing the pet

registration form at the management companies' office and provide a Veterinarian Certificate. After the initial form is completed, updated vaccination records must be available to the Association upon request. All cats and/or dogs registered with the management company as of June 17, 2021, are considered grandfathered for the purposes of this section.

25. Leasing - The maximum lease term is Six (6) months. The minimum Lease term is 30 consecutive days. No Unit may be leased more often than four (4) times in any calendar year, nor any combination of Leases and allowing Guests to occupy a Unit when the owner is not in residence more than four (4) times per year, and no option for the Tenant to extend or renew the Lease for any additional period shall be permitted unless approved by the Master Board. Any purchaser of a Unit is prohibited from leasing their Unit for a period of two (2) years from the date of purchase. All Guests staying while the owner is not in residence must register with the management company. A non-family guest staying in a residence without an owner in residence may do so for up to (14) fourteen consecutive days. Guests staying in a residence without an owner in residence are limited to two (2) guest per bedroom.

26. Any consent or approval given under these Rules and Regulations by the Association may be modified, added to or repealed at any time in accordance with the governing documents of the Association.

**I/We have read, understood, and acknowledge the above Rules & Regulations for The Shores at Berkshire Lakes Homeowners Association Inc.**

**Date:** \_\_\_\_\_

\_\_\_\_\_  
**Owner or Lessee Signature**

**Date:** \_\_\_\_\_

\_\_\_\_\_  
**Owner or Lessee Signature**