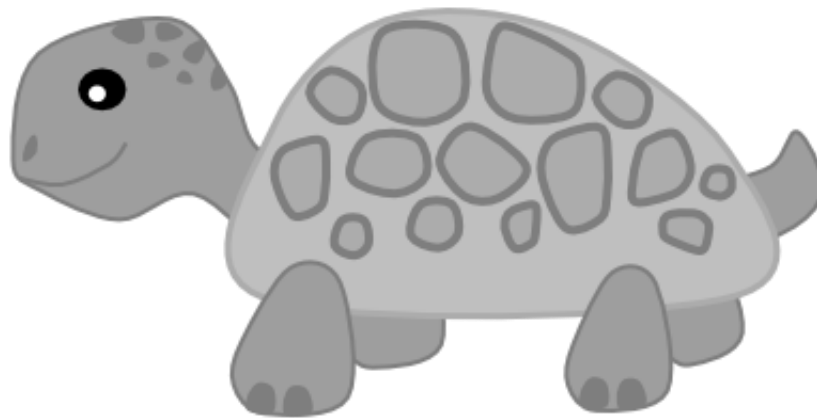


**TURTLE LAKE GOLF
COLONY CONDOMINIUM
ASSOCIATION, INC.**



**RULES &
REGULATIONS 2019**

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RULES AND REGULATIONS BOOKLET

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RULES AND REGULATIONS BOOKLET

Released: December 2019

These Rules and regulations supersede previous Rules and regulations only. They may supplement the Declaration of Condominium, By-Laws, Articles of Incorporation, but they do not ever supersede or overrule them.

About us

Turtle Lake Golf Colony (TLGC) is a condominium community...we have 13 buildings with 442 condo units all of which are independently owned. Please keep in mind we are not a rental agency or apartment complex. Although we have beautiful golf green views with fountains, we do not operate the golf course.

The Board consists of nine Directors, an on-site Manager and several staff contribute to functionality and operation of the community.



Bldgs.	Physical Addresses
1	100 Forest Lakes Blvd.
2	150 Turtle Lake Court
3	160 Turtle Lake Court
4	170 Turtle Lake Court
5	180 Turtle Lake Court
6	190 Turtle Lake Court
7	200 Turtle Lake Court
8	225 Turtle Lake Court
9	175 Turtle Lake Court
10	200 Forest Lakes Blvd.
11	300 Forest Lakes Blvd.
12	400 Forest Lakes Blvd.
A	101 Forest Lakes Blvd.
Clubhouse	180 Forest Lakes Blvd.

Owners and Resident Information Overview

This booklet contains the revised Rules and Regulations as of December 2019. They have been assembled by the Rules and Regulations Committee which is comprised of owners and approved by the current Board of Directors. Guardian Property Management has the contracted responsibility of insuring adherence. As an owner/resident it is your responsibility to know and follow them. It is suggested that you leave a copy of this booklet in your unit for reference.

The Turtle Lake Golf Colony Rules & Regulations revision supersedes all previous Rules and Regulation issues. This booklet supplements and supports the controlling documents; it neither supersedes nor overrides them.

Two additional sources of information concerning the operations at Turtle Lake Golf Colony are the “Policy Manual” which contains statements as to “what” will be done, and the “Procedures Manual” containing instructions as to how specific actions will be done and who will do them. These are available for review only at the Office.

The Rules and Regulations contained in this update are deemed in effect until changed or amended by the Board of Directors or overruled by changes in the law, especially the changes to the Condominium Act made by the Bureau of Condominiums. Every owner of a condominium parcel, whether acquired by purchase, by gift, by conveyance or transfer, by operation of law, or otherwise, shall be bound by the Declaration of Condominium, By-Laws, Articles of Incorporation, and the Rules and Regulations of Turtle Lake Golf Colony. The owner is responsible for compliance by family, renters, guests and visitors. Provisions in the nature of Rules and Regulations are specified in Articles XIII Use and Occupancy and XIV Maintenance and Alterations section of the Declaration of Condominium.

Additional copies of the Rules and Regulations Booklet can be obtained at the Turtle Lake Golf Colony Office for a nominal fee or downloaded from the website at www.turtlelakegolfcolony.com.

The Board of Directors reserves the right to make additional Rules and Regulations as may be required from time to time. The Board of Directors may also delete or change Rules and Regulations as may be required from time to time. The additions, deletions and changes shall be as binding as all other Rules and Regulations previously adopted.

BUILDING RULES AND REGULATIONS

General Rules and Regulations

1. Personal Property:

The personal property of all unit owners shall be stored within the units or in assigned storage space. Any items on storage room floors or corridors will be removed and disposed of.

2. Common Elements – Obstructions:

Common Elements include, but are not limited to hallways, sidewalks, stairs, stairwells, walkways, entrances, passages, elevators, vestibules, storage rooms or corridors.

These areas must not be obstructed or encumbered for any other purpose other than ingress or egress from the premises. Nothing shall be allowed to fall or be thrown from any window, walkway or door. No dirt or other substance shall be swept or thrown onto walkways, halls, elevators, ventilators, etc. or upon the ground.

- a) No garbage, supplies, milk containers, boxes, bicycles, tricycles, scooters, strollers, shopping carts, potted flower planters or other articles shall be left in the halls, on the walkways, on stairs, staircase landings, or on any of the Common Elements.
- b) No linens, cloths, clothing, curtains, rugs, rags, mops, towels, laundry, or any other article shall be hung on or shaken from any of the windows, doors, walkways or lanais. No articles may be hung or exposed on any part of the Common Elements.

3. Flag:

The US. Flag may be displayed in the prescribed proper manner.

4. Fire Exits:

In case of fire, call 911. Fire exits are not to be obstructed in any way. Extinguishers are available on the outside Common Element walkway floors of each building.

5. Smoking:

Residents are encouraged not to smoke in the unit or on the unit lanai as smoke spreads and rises to adjoining or nearby units. The smoke may be hazardous to other residents, a nuisance and second-hand smoke is a health hazard. Please respect the air space of non-smokers. Declaration of Condominium Article XIII: Use and Occupancy, page D-6, paragraph 2). Cigarette butts shall not be disposed of on the Common Elements, including throwing or dropping butts from or on any floor, walkway, elevator or parking lot.

6. Trash, Recycling & Large Item Disposal:

Refuse, garbage, newspapers and other trash shall be bagged and deposited in the designated trash receptible. Cardboard must be cut in 1-foot square pieces and placed in recycle area. Recycling bins are located by the tennis courts, between buildings 11 and 12 and in front of Building 3. Please observe container instructions.

When large items need to be disposed of the owner or renter must contact the Office. The Office will complete a “bulk pick-up” form and will call for removal of the item or items. The cost for this service will be determined by the waste removal agency. The owner or renter will be billed for the service. Items left on Common Elements by unknown persons will be removed and an attempt to find the one who abandoned the items will be made. A \$50.00 fee will be imposed in addition to the cost of removal charged by Waste Management.

7. Motor Bikes and Radio-Controlled Devices:

The use or parking of any motorcycle, moped, motor-propelled scooter or bicycle, all-terrain (or similar type) vehicles, private golf carts, radio-controlled devices or drones for private use is prohibited on the Association property. Commercial drone usage requires permission from the Manager.

8. Recreational Vehicles (RV's), Boats, etc.:

No boats, trailers, motorhomes, recreational vehicles or similar type vehicles are allowed to be parked, stored or washed on Association property.

9. Parking:

The parking facilities shall be used in accordance with the regulations adopted by the Board of Directors. (See Parking section of this booklet).

10. Lanais:

Items used on screened lanais shall be the usual furniture designed for lanai use and shall not be of a character as to detract from the appearance of the building. All blinds, curtains and shutters must be white in color. All items on lanais must be removed when leaving the unit for season and /or longer than two weeks.

11. Noise:

No unit owner shall make or permit any disturbing noises in the building by any occupant, employee, agent, renter, guest or visitor in their unit. Nor shall any owner do or permit anything by such persons that will interfere with the rights, comforts, or convenience of other unit occupants.

No person shall play any musical instrument, electronic devise, television, radio, or sound amplifier in such a manner as to disturb or annoy other occupants. All persons shall lower the volume as to the foregoing so that they cannot be heard outside the unit between the hours of 10:00 PM to 9:00 AM.

No owner or occupant shall conduct, or permit to be conducted vocal, or instrumental instruction at any time.

12. Antennas:

No wiring for radio, television, or other use shall be installed outside the unit. Any antenna, aerial erected or installed outside the unit (walls, roofs or Common Elements) will be removed, without notice. The cost of removal will be charges to the owner of the unit for which the installation was made.

13. Dish:

Dish antenna installation of three feet in diameter or less is allowed within the unit's limited common lanai area. If it is attached to the walls or floor, it must be installed by licensed, bonded, and insured contractor and must be registered at the Office. A temporary tripod-style mount may be installed by an individual resident. At no time may hole(s) be drilled through any wall or door frame without written permission from the Office. The installation of a TV dish system will not grant the owner a reduction in the maintenance fee equal to the amount paid for cable. This will be in effect until superseded by County, State, or Federal regulation.

14. Open House Signs:

Signs advertising an open house shall be professionally made (i.e., a Realtor's sign). There is a limit of two (2) signs: one (1) on Forest Lakes Boulevard and one (1) on the grass area in front of the building where unit is being shown. Signs may be displayed only between dawn and dusk. No other signs shall be permitted on or about the buildings.

15. Outside Walls, Doors or Roof:

No awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls, doors or roof of the building without the written consent of the Board of Directors. Screened lanais may not be enclosed. All lanais and windows must be screened and must conform to the general pattern throughout the complex.

16. Cooking on Lanais:

No cooking is permitted on any screened lanais or outside a unit on the Common Elements except on the grills provided on the pool deck area.

17. Chemicals and Flammables:

No flammable, combustible or explosive fluid, chemical or toxic substance shall be kept in any unit, lanai, storage areas or on Common Elements except those required for normal household use.

The use of mothballs and or other noxious chemicals for vermin control is prohibited in compliance to a State of Florida Department of Health and Rehabilitative Service Law. If fumes are detected coming from a unit, that unit must be immediately cleaned and aired out until the odor is gone.

18. Food and Beverage:

Food and beverage may not be consumed on Condominium property outside a unit, except for such areas as the Pool deck and in the Clubhouse.

19. Employee Directions:

Employees of the Association shall receive their orders from the Manager and the President only. Requests from residents are to be directed to the Manager in writing.

20. Unit and Common Elements Keys:

The Association Manager shall retain a passkey to each unit. No unit lock shall be altered or replaced without providing the Manager with a key for the use of the Association, pursuant to its right of access.

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Common Elements Keys are used for access to the Common Elements (e.g. pool area, laundry room, clubhouse, recreational areas, etc.). These keys cannot be duplicated.

Additional or replacement Common Elements Keys are available only to Unit Owners and Annual Renters (with owners' authorization) from the Office for a fee of \$200 paid in cash or U.S. Postal Money Order. The amount of \$150 will be refunded when a replacement key is returned to the Office.

Broken Common Elements Keys: Broken or defective Common Elements Keys can be replaced for \$50.00 if all parts of broken key are brought to Office and the key number aligns with the designated unit. Identification will be required. Locksmith charges will apply if the key is broken in a lock.

21. Complaints:

Complaints regarding the service of the Condominium Association shall be made to the Manager, in writing, and either mailed or personally delivered. If the Manager cannot resolve the complaint, it shall be forwarded to the Board of Directors for resolution. Florida Statute 718.112 (2) (a) states: Owners may expect the Board of Directors to respond within 30 days after sending a written complaint to the Board of Directors by certified mail. The Board of Directors must give a substantive response in writing to the unit owner, notify the unit owner that a legal opinion has been requested or notify the unit owner that advice has been requested from the FL Department of Business and Professional Regulation.

22. Maintenance Fees:

Condominium maintenance fees are due the first of each month by the following methods:

- A.C.H. Automatic Withdrawal (see Office for form)
- Online Payment with eCheck or Credit Card (charges will be incurred)
- Lock Box Payment - Monthly Mail-in Coupons
- BillPay through a personal bank

Advanced payments are appreciated and may be made in multiple months up to 12 months as desired.

- If payment is not received by the 10th of the month, a late fee of \$25.00 is added to the unit ledger and a letter is sent to the address on file stating same. After two (2) months' delinquency owners are subject to legal steps which may lead to suspension of their rights.
- At ninety (90) days, the Association can suspend all access to Common Elements such as pool, clubhouse and basic cable T.V.

23. Absence from Unit:

Each unit owner who will be absent during the hurricane season must prepare the unit prior to departure by:

- a) Removing all furniture, plants, and other objects from the screened lanai.
- b) Designating a caretaker or firm to check the unit.

- c) The unit's main water supply valve MUST be shut off when the unit is left unoccupied. Any unit owner not complying with this Rule will be fined according to the State of Florida Statutes. Our By-Laws require that a unit owner designate an agent to be responsible for inspection and care of unit. When the owner is out of the area, and has inadvertently left the water valve on, he or she must contact the designated agent to shut off the main valve. The Office cannot be responsible for shutting off the valve except in the case of emergency.

24. Notification to the Office:

- a) Each unit owner, renter, or other occupant thereof shall notify the Office when unit is to be unoccupied for extended periods.
- b) Any occupant staying in any unit must register at the Office within seventy-two (72) hours after arrival. Failure to do so will result in a \$50.00 late filing fee to be assessed to unit owner.

25. Pets:

No pets of any type are allowed. Emotional Support or Assistance Animals (ESAA's) may be permitted if the Association's mandatory paperwork is submitted and complies with the Law and the approval of the Association's attorney. The paperwork must be submitted for approval prior to the Emotional Support or Assistance Animal (ESAA) being brought onto Association property.

26. Reasonable Accommodations for Emotional Support or Assistance Animal:

The Association has a restriction prohibiting pets and the Board acknowledges that in certain instances, Federal and Florida law may require that a reasonable accommodation be granted to an individual with a disability to allow such disabled individuals to have an animal despite the no pet policy.

Emotional Support or Assistance Animal (ESAA) – Initial Annual Application (not to exceed 12 months)

The Turtle Lake Office will provide the documents required for approval of an Emotional Support or Assistance Animal (ESAA). A non-refundable \$100.00 application (for each ESAA) fee is due when completed forms are submitted. If the ESAA is in residence prior to approval, all late fees are applicable up to \$1,000.00.

The Board of Directors will normally respond within ten (10) business days after receiving completed application. Please allow two (2) weeks for processing. Incomplete application packets cannot be processed and will be returned to the applicant.

An in-person interview with the ESAA owner and any other person who will be handling the ESAA on the Turtle Lake Common Elements will be required. The Office will contact the applicant to schedule the interview.

Emotional Support or Assistance Animal (ESAA) – Annual Renewal Application (not to exceed 12 months)

ESAA renewal applications can be obtained from the Turtle Lake Office. A \$50.00 processing fee will apply. The purpose of the renewal is to ensure all records are accurate regarding the animal, the applicant continues to have a disability that requires an ESAA and for the health, safety and welfare for our community. Late renewals will be subject to additional fees.

27. Posted Rules:

Owners, renters, guests and visitors shall adhere to the Rules posted at the recreation areas.

28. Playing and Loitering:

No playing or loitering: No person or persons shall play or loiter in halls, stairways, walkways, elevators or other Common Elements, including parking areas and lawns.

- A. Skates, skateboards, roller blades and scooters are not permitted in or upon walkways or Common Elements.
- B. When an owner of any type of bicycle shall be absent or their bicycle is not to be used for a period of thirty (30) days or longer, the bicycle shall be stored in the owner's unit or storage bin.
- C. Bicycles parked outside a unit or storage bin, which are obviously inoperable or have not been used for sixty (60) days or longer, shall be deemed abandoned and disposed of by the Manager. Naturally, efforts will be made to locate the owner of a bicycle before any action is taken.

29. Wildlife:

- A. **Ducks:** Do not feed the ducks as they excrete on our walkways. Serious problems can result from slipping, falling and causing bodily harm. The content of duck excretion is acidic and will destroy the painted surfaces. Cleanup and repair require a great deal of extra work and expense.
- B. **Fish:** Fishing is not permitted anywhere on TLGC property.

30. Common Element Sport Activities:

No sporting activity is allowed in any parking lot or on any grassy areas.

31. Identification Tags and Badges:

Identification tags/badges are required for all persons eighteen (18) years of age or older when using any and all recreation areas.

Owners have permanent (non-expiring) badges assigned to their units. Renters, guests and visitors (in the absence of the unit owners' badge being available) must obtain yearly badges at the Office for a non-refundable fee of \$10.00. A different color badge will be used each year. Yearly badges are effective from June 1st through May 31st.

32. Court Ordered Premise Access Violations:

No unit owner, tenant or occupant shall provide or permit access to any unit, Condominium property or Association property to any person prohibited by any Court Order or Final Judgment from entering the Condominium property or Association property. Any unit owner, tenant or occupant in violation of this Rule will first receive written notification containing a copy of the Court Order or Final Judgment of the person prohibited from entry onto the Condominium property or Association property.

After such written notification is provided for any violations of this Rule, the Association may pursue legal remedies available by law or equity, including fining, suspending use

rights and/or filing an action for injunctive relief in the Circuit Court of Collier County or a petition for arbitration before the Division of Florida Condominiums, Timeshares and Mobile Homes. Furthermore, the Board of Directors may use any violations of this rule involving a tenant or occupant as a good cause basis to deny any lease or lease renewal for such tenant or occupant.

33. Lock Boxes:

Lock boxes are only to be used for medical access and unit sales and NOT for renters or contractors. Each box must be identified, registered at the Office and only hung on the Lock Box station hooks located by the mailboxes on first floor. Lock boxes are NOT to be placed on unit doors, railings or on any Common Elements. Lock boxes must be removed when health issues are resolved or when the unit is sold. Unregistered or illegally placed lock boxes will be cut off and disposed.

34. Mutual Respect:

All registered residents and their guests or visitors are expected to be knowledgeable and responsible for adherence of the Rules and Regulations. A lack of mutual respect will not be tolerated especially when a Board of Directors Member or employee brings attention of a violation or if there has been disrespect to Turtle Lake Golf Colony property.

35. Use of Illegal Drugs:

In the presence of a Police report and a conviction for illegal drug use, action will be taken to fine (if used by the owner) or eviction within thirty (30) days (if used by a renter).

SALES, LEASES (ANNUAL & SEASONAL RENTAL, GUEST OR VISITOR)

- a) **Any occupant** staying in a unit when an owner is not present **MUST BE PRE-APPROVED**.
- b) Rental/Occupancy packets are available from the Turtle Lake Golf Colony Office or from the website at www.turtlelakegolfcolony.com.
- c) Unit owners or authorized agent shall notify all prospective buyers, renters (annual/seasonal and guests) that an approval is required.
- d) All applications must be received a minimum of two (2) weeks in advance.
- e) Applications must be complete and include the required attachments.
- f) Applications will normally receive a response within ten (10) days upon receipt of all completed documents and fees.
- g) Occupancy limits. Long-term occupancy as per Collier County is:
1 bedroom unit = 3 person maximum – 2 bedroom unit = 4 person maximum
- h) A translator must accompany any interviewee if they are unable to read and/or understand English.

AVAILABLE APPLICATION PACKETS AND DEFINITIONS

Sales/Acquisition	Only available through the Office. Used for property sales and transfer of ownership. Owner must notify the Office that the property is being listed for sale and provide the authority to release information to said realtor/sales agent.
First Time Seasonal	Used for 1 - 6-month rentals
Consecutive Seasonal	Used for returning 1 – 6 month rentals to Turtle Lake Golf Colony within the previous twelve (12) month period
Annual Rental	Used for 6 – 12 month rentals
Annual Renewal	Used for continual annual rentals that have updated leases (required) and have been at Turtle Lake Golf Colony the previous rental period.
Short Term Guest Occupancy Form	Used for stays of up to two (2) weeks) when owner is not present . Long-Term Guests are those staying over two (2) weeks and up to six (6) months. They will use First Time Seasonal or Consecutive Seasonal packet.
Family Nominated Guests Forms. Used only for sons/daughters and parents nominated on the Owner Information Sheet. No processing fee is applied.	
Family Nominated Short Term Guest Form	Used for stays of up to two (2) weeks.
Family Nominated Seasonal Occupancy	Used for family nominated guests staying over two (2) weeks and up to six (6) months.
Family Nominated Annual Occupancy	Used for stays of six (6) to twelve (12) months. An interview will be required. No processing fee will apply.
Family Nominated Annual Occupancy Guest Renewal	Used for continual annual occupancy. Late charges will apply if renewal is received after term expiration date.

OWNER’S INFORMATION

- a) Owners shall be responsible for their own violations and those of any renter, guest or visitor in their unit. Fees for any violation shall be assessed to the OWNER.
- b) Owner must notify the Office of the intent to sell/list a unit. Prospective buyers must submit an application of the sale, color copy of photo identification and a signed agreement to abide by the Declaration of Condominium, By-Laws and Rules and Regulations of the Association. A \$100.00 processing fee shall accompany each application.
- c) There is a \$250.00 fee for completing questionnaires for purchases, sales, refinancing, estoppels, etc. A “rush completion” request (within 3 days) will incur an additional fee of \$100.00. The requests come from banks, financial companies, title companies, etc. An additional fee of \$150.00 is applied if a delinquent amount is owed to the Association for the applicable unit.
- d) Unit owners/owner's agent shall notify all prospective buyers that they must be interviewed by a Board Director or the Manager prior to approval of the application. The Board Director or Manager will designate the time and date of the interview.
- e) Maintenance Fees. If an owner is delinquent in maintenance fees and applies for the approval of a renter or guest, the owner is required to pay the outstanding arrears before approval is granted.

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- f) When a unit is being sold, prior to closing, the Manager or Maintenance team will inspect the unit to ensure compliance of all Rules. Any violation must be corrected or agreed to be corrected in writing before closing will be permitted.
- g) When an owner/authorized agent allows the sale of a unit and no application has been submitted, the owner shall be assessed a \$100.00 fee.
- h) When an owner/owner's agent allows a buyer to move in prior to application approval, the owner shall be assessed a \$50.00 fee.
- i) When an owner/authorized agent allows a renter or guest to move in prior to application approval, the owner shall be assessed a \$50.00 fee.
- j) When an owner/authorized agent allows a renter or guest to move in and no application has been submitted, the owner shall be assessed a \$100.00 fee.
- k) Any unapproved buyer, renter or guest shall vacate the premises until approved.
- l) If an owner allows a tenant to remain in the unit prior to submitting a renewal application, a fee will be assessed for late processing fees.

There may be an additional \$50.00 fee assessed the owner when the application is still not received within three (3) days of infraction notification, and an additional \$50.00 for each three (3)-day period thereafter up to a maximum of \$1,000.00.

LEASES AND AGREEMENTS (MUST BE MORE THAN ONE MONTH AND LESS THAN ONE YEAR)

- a) Rental license or any rental agreement for a unit occupancy less than one month and more than twelve months will be denied.
- b) Applications must be submitted at least two (2) weeks prior to the lease start date for pre-approval.
- c) A completed lease or agreement which defines the terms of stay and occupants' names must accompany a signed application and include a color copy of photo identification for each applicant over the age of 18 years of age.
- d) Any renter, guest or visitor who has violated our Declaration of Condominium, By-Laws and/or Rules and Regulations and has violated any of the aforementioned covenants and was duly notified by Management of an infraction at least one (1) time of said infraction shall not have approval by the Board of Directors for a renewal. More than one violation could result in a written (30) thirty-day eviction notice. Unit owners shall not rent to those who did not abide by the said rules, laws, etc.

ANNUAL RENTERS (6 – 12 month lease)

- a) First Time: \$100.00 application fee. An interview by a Board Director is required once the application paperwork is complete and submitted to the Office. If the interviewee cannot read and/or understand English, it is their responsibility to provide an interpreter to attend the interview with them to translate. Children twelve (12) years or older listed on the application are required to attend the interview.
- b) The "Addendum to Lease Agreement" between Landlord and Tenant and Assignment of Rents from Landlord to Condominium Association for Amount Owed and the Addendum to Modify Lease Agreement must be signed by owner and renter. The Lease Agreement is part of the annual lease application package.
- c) Renewals: There is no fee for an annual renewal. Renewal paperwork must be submitted before the lease expiration date. If the lease renewal is not received by

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the first day after the end of the current lease, a late renewal fee of \$50.00 will be assessed to the unit. This applies to Annual Renewal and Family Nominated Annual Occupancy Guest Renewal applications.

SEASONAL RENTERS (Less than 6 months)

- a) The Office must be notified and an application submitted for approval in advance from the owner or authorized agent prior to any occupant staying in a rental unit.
- b) First Time Seasonal Renters (under 6-month lease): A \$75.00 fee to be submitted with completed application package.
- c) Consecutive Season Renters (returning within a twelve (12) month period): A \$25.00 fee to be submitted with completed application package.
- d) All Seasonal Leases of units with maintenance fees in arrears must pay, in advance, all the maintenance fees due through the end of the lease.

GUESTS (Used for stays of up to two (2) weeks)

- a) The Office must be notified and an application submitted for approval in advance from the owner prior to any Guest staying in a rental unit when the owner is not present.
- b) All Guests who stay for seventy-two (72) hours or more are required to check in and obtain a parking permit (if applicable) at the Office. To obtain parking permit, a valid driver's license and vehicle registration or rental car agreement is required.
- c) Sons, daughters and parents of owner(s) may stay in the owner's unit when the owner is not present without charge provided, they are registered as a Nominated Guest on the Owner Information Form, complete the required paperwork and check in at the Office within seventy-two (72) hours.

VISITORS (Person(s) visiting owner/renter overnight with Owner/Renter present)

- a) There are no charges if visitors are staying in a unit with the owner or renter.
- b) Notify the Office when visitors are staying with owner/renter for more than 72 hours.
- c) Visitors shall obtain parking permit (if applicable) from the Office. Required documentation includes an application form (obtained at Office), valid driver's license, and vehicle registration or rental car agreement.
- d) No parking permit is required when visitors stay is less than 72 hours.

UNIT ALTERATIONS AND APPLICATION

UNIT ALTERATION

Unit owner must obtain the prior written approval of the Association, through the Board of Directors and/or the Manager before performing any maintenance, repair or replacement which requires changes or alterations to the physical appearance of the Condominium property visible from any exterior vantage; excavation; access to the building roof attic, modification or relocation of interior partitions or walls, whether load-bearing or not; relocation of cabinets or appliances; relocation of utility, plumbing or electrical installations or fixtures or ductwork; the use of heavy or noisy equipment.

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Prior to performing such work, unit owners must complete and deliver to the Manager a Unit Alteration Application Form. The Unit Alteration Application Form is available in the Association Office or from the Turtle Lake website.

Such work to the Condominium property undertaken by the unit owner shall be subject to the following additional guidelines:

- a) Each unit owner is responsible for any damage to any portion of the Condominium property (both Common and Limited Common Elements) caused by the owner, his guests, invitees, contractors or agents. The Association reserves the right to deny access to the property to any guest, invitee, contractor or agent of an owner repeatedly causing damage to the Condominium property.
- b) As a condition for approval owners must verify and provide to the Association, with the Unit Alteration Form, proof that any contractor on the property has the requisite licensure and carries appropriate levels of insurance, including, but not limited to, worker's compensation insurance and liability insurance. The Association reserves the right to deny access to the property to any contractor who does not fulfill these requirements. The amount of liability coverage required from any individual contractor may be determined by the Board of Directors and/or the Manager based upon the nature of the work contemplated.
- c) If the work proposed requires a permit from the local building department the permit must be issued and presented to the Association for verification before the contractor will be allowed on the property. Additionally, copies of all plans submitted for the permit must be submitted with the Unit Alteration Application Form as a condition for approval by the Board of Directors and/or the Manager.
- d) All work must be performed between the hours of 8.00 a.m. and 5.00 p.m. Monday through Saturday. No work will be done on Sunday or legal holidays, except with the prior written authorization of the Board of Directors and/or the Manager.
- e) Any unit owner performing work on his or her unit must permit the Association to inspect the construction site periodically to ensure compliance with this Rule and the Declaration of Condominium.
- f) The Association, through the Board of Directors and/or the Manager, may deny access to any contractor or other person involved in work within a unit where the work is performed in a manner that violates any provision of these Rules or any provisions of the Declaration of Condominium.

FLOORING

- a) **Tile:** No ceramic, clay, linoleum or vinyl tile is permitted on second or third floor living, dining or bedrooms of any building.
- b) Tile, linoleum or vinyl is permitted only in the entrance, kitchen and bathrooms of second and third floor units via the approved Unit Alteration form and inspected underlayment requirements.
- c) Lanai floor covering on the second and third floor units require an approved Unit Alteration form. Applicants must adhere to the floor covering guidelines issued with the Unit Alteration form. A concrete inspection is required **BEFORE** any floor covering is placed.
- d) Cork flooring is approved for all floors in all of the unit, via the approved Unit Alteration Form.

- e) Hardwood and laminate wood flooring is approved for all floors, in all of the unit, via the Unit Alteration form and inspected underlayment requirements (see #F).
- f) **Underlayment requirements:** All hard flooring such as tile, wood or laminate wood must have an underlayment with a minimum acoustic (IIC) value of 58. Quarter inch cork underlayment meets this requirement. A sample of the underlay must accompany your completed Unit Alteration form for approval. In-progress work must be inspected **BEFORE** flooring is placed to assure compliance.
- g) Carpet on second and third floor units require carpet padding.

WINDOWS AND SHUTTERS

Guidelines and Specifications can be obtained at the Office. Replacement of unit windows, lanai sliders and shutters require a Unit Alteration form.

COMMON ELEMENTS

CLUBHOUSE USE

1. Only an owner or renter may reserve the Clubhouse by submitting an application with a deposit of \$100.00 at least fourteen (14) days in advance of event. The deposit is refundable on the next business day following the event if the Clubhouse is left in the same condition it was received. A member of the Board of Directors or the Manager must approve the application and verify that the Clubhouse is clean.
2. Only exclusive gatherings require approval/registration from the Office per F.S. 718.111 (4) which permits: Owners/Renters may use the Common Elements and Association property without paying a use fee unless such fee is approved by a majority vote of the Association. However, the Association may charge a \$50.00 fee for the "Exclusive" use of the Common Elements by a unit owner/renter.
3. Owners/Renters wishing to use the kitchen for social gatherings must sign the log to obtain the key. Owners/Renters are responsible for leaving the kitchen in the same condition as it was prior to usage and all cleanup costs will be at their expense. The key is to be returned in person to the Office at which time they will determine that the kitchen has been left in the same condition as it was prior to usage.
4. Notices shall be posted on both doors during exclusive gatherings. Other owners may use the library but should make every effort not to interfere with the events.
5. Entry doors are not to be locked. Limit of 80 persons per exclusive gatherings (meeting) and 50 per social gatherings.
6. Hours for said uses are between 8:00 AM and 11:00 PM Monday thru Thursday and Friday to Sunday until 12:00 PM. The use is limited to a five (5)-hour period within these hours.
7. Any person under the age of eighteen (18) years may use the Clubhouse facilities if accompanied by an adult unit owner, renter, guest or visitor.
8. Pool Tables are for adults 18 years of age or over only. Time limit of one (1) hour when others are waiting for a pool table.
9. Badges are required. **EXCEPTION:** Social events and Office visits.
10. The Clubhouse shall not be reserved on any holiday or holiday weekend but not limited to New Year's Day, Super Bowl Sunday, Valentine's Day, St. Patrick's

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- Day, Independence Day, Thanksgiving Day, Christmas Eve, Christmas Day, and New Year's Eve. Other times may be restricted at Management's discretion.
11. **No alcoholic beverages** are allowed on the premises except during the Association authorized social events.
 12. The Library room is to be used for intended purposes only, e.g. book pick up or drop off, card games, reading and meetings. A scheduled meeting shall take precedence over casual use.
 13. No wet swimwear is permitted in the Clubhouse. Cover up and shoes are required.
 14. The Clubhouse has a "lock-down" period of time. On Monday through Thursday, this period starts at 11:00 PM. On Friday through Sunday, this period starts at midnight. At these times until 6:30 AM, the Common Elements key will not open the Clubhouse door. Any motion detected inside the Clubhouse by the sensors will cause alarms and lights to be activated and the Sheriff will come.
 15. The clubhouse is under video surveillance 24/7.

POOL AREA AND SWIMMING

SWIMMING POOL HOURS ARE SUNRISE TO SUNSET

POOL DECK HOURS ARE SUNRISE TO 10:00 PM

1. Badges are required for all persons eighteen (18) years and older.
2. All children under eighteen (18) years must be accompanied by an adult owner, renter, guest or visitor. The supervising adult must be in close proximity to non-swimmers and to those wearing flotation devices.
3. County and State laws require that a pool be shut down when a known contaminate such as feces or vomit is present. Owners shall be held financially responsible for all costs expended to return the pool to a safe legal condition due to their violation or a violation by their renters, guests or visitors.
4. There is no lifeguard. Swimming is at your own risk.
5. Shower before entering pool initially and each time entering pool after applying sun lotion or oil. These products clog the pool filtering system.
6. When using lotion or oil, a towel must be placed on chair or lounge before sitting or lying down.
7. Do not run in pool area.
8. Do not dive or jump into pool.
9. No physical game playing in pool or pool area is allowed.
10. Do not bring glass containers of any kind in pool area.
11. Food and drinks may be consumed at designated area only. All refuse is to be disposed of in proper containers.
12. No floats, rafts or toys are allowed in pool area. **EXCEPTIONS:** Life preservers, vests or children's armband flotation devices. Handheld barbells, attached exercise belts and noodles are permitted.
13. Only radios with headsets are allowed so as not to disturb others. Also, please consider those near you when using cellular phones.
14. Private portable children's pools are not allowed in the pool area, or on Common Elements.
15. No cut-off type swimwear with frayed edges is allowed in the pool or pool area.
16. Attire must meet the same requirements at our pool as are required at public beaches. i.e., absolutely no nudity, or semi-nudity will be tolerated, either while

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swimming, sun-bathing or just in the pool area for any reason whatever. Children and adults must use the Bathhouse to change. Changing of clothing or swimwear is not permitted in the pool area by adults or children. Non-compliance to this Rule will be considered lewd and/or indecent exposure and the Sheriff's Department will be called. The Board of Directors may revoke pool privileges for the violator.

17. Gates must be kept closed and locked at all times. It would be a dreadful disaster if a child were to enter the pool area and drown due to negligence.
18. No pets of any type are allowed. Approved Emotional or Assistance Animals must follow the rules based on the approved Reasonable Accommodation documents.
19. Chairs, lounges or tables must not be placed near or block pool gates or doors.
20. Babies must wear disposable (waterproof) swim diapers.

SAUNA ROOM

1. Badges are required for all owners, renters, guests and visitors eighteen (18) years and over.
2. All children under eighteen (18) years must be accompanied by an adult unit owner, renter, guests or visitors.

RECREATIONAL AREAS: TENNIS COURTS – PICKLEBALL - BOCCI BALL – SHUFFLE BOARD

1. Use is restricted to unit owners, renters, guests and visitors.
2. Badges are required for all owners, renters, guests and visitors eighteen (18) years and over.
3. All children under eighteen (18) years must be accompanied by an adult unit owner, renter, guest or visitors.
4. One (1) hour play time limit when others are waiting to play.
5. When tennis/pickleball courts are not in use, the door must be locked.
6. Correct footwear shall be worn when playing tennis or pickleball to avoid surface damage.
7. Tennis courts are to be used solely for tennis or pickleball.

LAUNDRY FACILITIES

WASHER/DRYER ROOMS

1. Usage is from 7:30 AM to 9:30 PM ONLY.
2. User is responsible for cleaning machines, emptying lint filters on dryers and picking up debris on floor after use.
3. No use of dyes in machines is allowed.
4. No rubber or plastic is to be put in dryer as fire may result.
5. Do not overload or over soap.
6. Washing cycle is thirty (30) minutes. Dryer cycle is sixty (60) minutes.
7. Follow the instructions on the lid of each machine to avoid losing money.
8. A laundry "Smart Card" is required to purchase laundry time. You can purchase a card (\$5.00 exact change) or add money to an existing card at the VTM located in the Clubhouse near the Office. This machine takes cash (\$1, \$5, \$10 or \$20 – up to \$40 maximum) only. No change provided.

9. Use of laundry equipment is not limited to your floor. You may use the washer or dryer on any floor.
10. Remove clothes promptly at the end of the cycle.

VEHICLES & PARKING

1. Normal entry and parking in the Condominium complex is limited to standard passenger cars, station wagons, non-commercial pickups and vans approved by the Board of Directors and Management as on file at the Office.
2. Boats, trailers, motor homes, RV's, motorcycles, motorized bikes, scooters, mopeds and all-terrain vehicles (or similar type) vehicles or private golf carts are prohibited at all times.
3. Inoperable vehicles are prohibited.
4. Vehicles deemed unsightly, vehicles emitting excessive noise levels, carbon pollution or engine oil are not permitted in the Condominium complex. Those vehicles displaying commercial signs and/or advertising may not be parked on Condominium property.
5. Commercial trucks and trailers are permitted in the complex only to make deliveries or to perform services for occupants of the Association. Upon completion of these services, they must leave the complex promptly.
6. Permit parking spaces are numbered and one has been assigned to each unit. When a unit occupant has two cars, a space identified as Guest must be used. **NO MORE THAN TWO CARS PER UNIT ARE PERMITTED ON CONDOMINIUM PROPERTY.**
7. Owners/renters must register their vehicles at the Office. To obtain a permit, the Office will require the original vehicle registration and a valid driver's license. In the event of a change of vehicle, or an additional vehicle, the owner/renter must register the car and obtain a new permit within seventy-two (72) hours. The parking permit decals must be displayed as directed by the Office. After the normal seventy-two (72) hour grace period, ticketing will commence on a daily basis. Any car ticketed is subject to towing.
8. All permits, excluding owners, will be marked to indicate month and year of expiration. All permits issued to tenants expire at the end of each lease period.
9. Guests or visitors who will be using the parking lot for seventy-two (72) hours or more must register their vehicle at the Office. The Office will issue a temporary parking permit which must be displayed in the vehicle as directed by the Office while parked in the Condominium complex.
 - a) Guests will receive a parking permit on arrival only if the Office has been notified in advance by the owner and the completed paperwork package has been returned to the Office.
 - b) The original automobile registration is required to obtain a parking permit. If a copy of the registration is presented the Office shall have the discretion of acceptance or denial.
 - c) Registered owners, renters, guests or visitors with rental cars must bring the rental agreement in lieu of registration document.
10. Designated handicapped parking is by federal-approved handicap permit only. The permit must be displayed in vehicle or on license plate. If the handicapped person is not the driver and can be conveniently dropped off, and the driver parks the car in another parking space, it would allow another handicapped person to use the space.

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11. No parking is allowed in front of trash rooms, doors, driveways or power transformers.
12. Parking in numbered spaces is reserved and should be used as assigned. Spaces identified as "GUEST" will be used for second cars per unit, guests, visitors, etc.
13. If a car is to be left on the property, a caretaker must be provided with a key and be readily available to move the vehicle if deemed necessary. Caretaker contact information must be provided to the Office.
14. Vehicles are not to be backed into any parking space.
15. It is the owner's responsibility to notify renters, guests or visitors of parking rules.
16. Renters are responsible for notifying their guests or visitors of the parking rules.
17. Vehicles with ladders and/or truck beds loaded with materials/merchandise are not permitted overnight parking unless the truck is covered with a truck cap.
18. Vehicles with expired license plates must be removed from the property.
19. Rule reminder notices may be posted on vehicles in violation of the Rules. Non-responsiveness to the reminder or multiple reminders may result in the vehicle being towed from the property at the vehicle owner's expense without notice. The vehicle owner can check at the Office for the location of the vehicle.
20. Parking problems should be reported in writing to the Manager's Office.
21. There is a ten (10) mph speed limit on Turtle Lake Court.

INDIVIDUAL BUILDING DOCUMENTS AND PROPERTY INFORMATION

There is a separate set of controlling documents for each building because each building is a separate condominium. Each owner should have a complete set of documents for his/her building as recorded at the Collier County Recorder's Office. Following is a list, by building, of the appropriate documents per building.

BUILDING #1, Recorded 03/15/74, OR Book 583.

Declaration of Condominium - Pages 652-663.

Exhibit A -- Percentage of Interest - Page 664.

Exhibit 1 -- Survey - Pages 665-669 and 683.

Exhibit 2 -- By-laws - Page 670 & OR Book 566 Pages 383-387.

Exhibit 3 -- Articles of Incorporation - Page 670 & OR Book 566 Pages 388-390.

Exhibit 4 -- Long Term Lease (No longer in effect, not needed). Pages 671-684.

Need only release OR Book 636 - Pages 293-294 & OR Book 630 Pages 790-800.

Exhibit 5 -- Management Agreement - Pages 685-689 (Not Needed, Terminated 12/31/83 or sooner). (See Articles of Incorporation, Article IX, B).

Quit Claim Deed OR Book 875 Pages 1701-1706 Transferring an undivided 108/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.

Quit Claim Deed OR Book 877 Pages 1376-1381 Transferring an undivided 334/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.

Certificate of Amendment, Articles of Incorporation, By-Laws 4249741 or 4419 Pages 1964-1966 Article IV Directors, Number, Term and Qualifications 1/12/2009.

BUILDING #2, Recorded 06/24/74, OR Book 595.

Declaration of Condominium - Pages 116-127.

Exhibit A -- Percentage of Interest - Page 128.

Exhibit 1 -- Survey - Pages 141-147.

Exhibit 2 -- By-laws-Page 129 & OR Book 566 Pages 383-387.

Exhibit 3 -- Articles of Incorporation - Page 129 & OR Book 566 - Pages 388-390.

Exhibit 4 -- Long Term Lease (No longer in effect, Not needed) - Pages 130-142.

Need only release OR Book 636 - Pages 293-294 & OR Book 630 Pages 790-800.

Exhibit 5 -- Management Agreement - Pages 148-152 (Not Needed, Terminated 12/31/83 or sooner). (See Articles of Incorporation, Article IX, B).

Quit Claim Deed OR Book 875 Pages 1701-1706 Transferring an undivided 108/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.

Quit Claim Deed OR Book 877 Pages 1376-1381 Transferring an undivided 334/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.

Certificate of Amendment, Articles of Incorporation, By-Laws 4249741 or 4419 Pages 1964 -1966 Article IV Directors, Number, Term and Qualifications 1/12/2009.

BUILDING #3, Recorded 08/05/77, OR Book 700.

Declaration of Condominium - Page 830-841 & Amendment OR Book 720, Page 968-971.

Exhibit A -- Percentage of Interest - Page 842 & Amendment OR Book 720, Page 972.

Exhibit 1 -- Survey - Pages 843-854.

Exhibit 2 -- By-laws - Page 855 & OR Book 654 Pages 1344-1349 & Amendment OR Book OG1018 - Pages 493-494.

Exhibit 3 -- Articles of Incorporation - Page 855 & OR Book 654 Pages 1350-1352.

Exhibit 4 -- NONE: It was not legal since 1974.

Exhibit 5 -- Management Agreement - Pages 856-860 (Not Needed, Terminated 12/31/83 or sooner). (See Articles of Incorporation, Article IX, B).

Quit Claim Deed OR Book 875 Pages 1701-1706 Transferring an undivided 108/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.

Quit Claim Deed OR Book 877 Pages 1376-1381 Transferring an undivided 334/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.

Quit Claim Deed Book OR 750 Pages -1088-1089 Satisfaction of Lien Claim OR Book 771 Page 1827, OR Book 853 - Page 0750, OR Book 804 - Pages 994-996, and OR Book 776 Pages 1652-1654.

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Certificate of Amendment, Articles of Incorporation, By-Laws 4249741 or 4419 Pages 1964 –1966
Article IV Directors, Number, Term and Qualifications 1/12/2009.

BUILDING #4, Recorded 10/06/78, OR Book 776.

Declaration of Condominium - Pages 335-347.

Exhibit A -- Percentage of Interest - Page 348.

Exhibit 1 -- Survey - Pages 349-360.

Exhibit 2 -- By-laws - Page 361 & OR Book 654 Pages 1344-1349 & Amendment OR Book OG1018
Pages 493-494.

Exhibit 3 -- Articles of Incorporation - Page 361 & OR Book 654 Pages 1350-1352.

Exhibit 4 -- NONE: It was not legal since 1974.

Exhibit 5 -- Management Agreement - Pages 362-367 (Not Needed, Terminated 12/31/83 or sooner). (See
Articles of Incorporation, Article IX, B).

Quit Claim Deed OR Book 875 Pages 1701-1706 Transferring an undivided 108/442 interest in and to the
real property legally described on Exhibit A of this Quit Claim Deed.

Quit Claim Deed OR Book 877 Pages 1376-1381 Transferring an undivided 334/442 interest in and to the
real property legally described on Exhibit A of this Quit Claim Deed.

Certificate of Amendment, Articles of Incorporation, By-Laws 4249741 or 4419 Pages 1964 -1966
Article IV Directors, Number, Term and Qualifications 1/12/2009.

BUILDING #5, Recorded 01/10/79, OR Book 790.

Declaration of Condominium - Pages 1544-1556.

Exhibit A -- Percentage of Interest - Page 1557.

Exhibit 1 -- Survey - Pages 1558-1569.

Exhibit 2 -- By-laws - Page 1570 & OR Book 654 Pages 1344-1349 &
Amendment OR Book OG1018 Pages 493-494, recorded April 26, 1983.

Exhibit 3 -- Articles of Incorporation - Page 1570 & OR Book 654 Pages 1350-1352.

Exhibit 4 -- NONE: Long Term Lease illegal since 1974.

Exhibit 5 -- Management Agreement - Pages 1571-1576 (Not Needed,
Terminated 12/31/83 or sooner). (See Articles of Incorporation, Article IX, B).

Quit Claim Deed OR Book 875 Pages 1701-1706 Transferring an undivided 108/442 interest in and to the
real property legally described on Exhibit A of this Quit Claim Deed.

Quit Claim Deed OR Book 877 Pages 1376-1381 Transferring an undivided 334/442 interest in and to the
real property legally described on Exhibit A of this Quit Claim Deed.

Certificate of Amendment, Articles of Incorporation, By-Laws 4249741 or 4419 Pages 1964-1966
Article IV Directors, Number, Term and Qualifications 1/12/2009.

BUILDING #6, Recorded 04/03/79, OR Book 803.

Declaration of Condominium - Pages 1390-1402.

Exhibit A -- Percentage of Interest - Page 1403.

Exhibit 1 -- Survey - Pages 1404-1415.

Exhibit 2 -- By-laws - Page 1416 & OR Book 654 Pages 1344-1349 & Amendment OR Book OG1018
Pages 493-494.

Exhibit 3 -- Articles of Incorporation - Page 1416 & OR Book 654 Pages 1350-1352.

Exhibit 4 -- NONE: Long Term Lease illegal since 1974.

Exhibit 5 -- Management Agreement - Pages 1417-1422 (Not Needed,
Terminated 12/31/83 or sooner). (See Articles of Incorporation, Article IX, B).

Quit Claim Deed OR Book 875 Pages 1701-1706 Transferring an undivided 108/442 interest in and to the
real property legally described on Exhibit A of this Quit Claim Deed.

Quit Claim Deed OR Book 877 Pages 1376-1381 Transferring an undivided 334/442 interest in and to the
real property legally described on Exhibit A of this Quit Claim Deed.

Certificate of Amendment, Articles of Incorporation, By-Laws 4249741 or 4419 Pages 1964-1966
Article IV Directors, Number, Term and Qualifications 1/12/2009.

BUILDING #7, Recorded 04/27/78, OR Book 747.

Declaration of Condominium - Pages 1532-1544.

Exhibit A -- Percentage of Interest - Pages 1545.

Exhibit 1 -- Survey - Pages 1546-1557.

Exhibit 2 -- By-laws - Pages 1558-1563 & Amendment OR Book OG1018 Pages 493-494.

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Exhibit 3 -- Articles of Incorporation - Pages 1564-1565.

Exhibit 4 -- NONE: Long Term Lease not legal since 1974.

Exhibit 5 -- Management Agreement - Pages 1566-1570 (Not Needed, Terminated 12/31/83 or sooner).
(See Articles of Incorporation, Article IX, B).

Quit Claim Deed OR Book 875 Pages 1701-1706 Transferring an undivided 108/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.

Quit Claim Deed OR Book 877 Pages 1376-1381 Transferring an undivided 334/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.

Certificate of Amendment, Articles of Incorporation, By-Laws 4249741 or 4419 Pages 1964-1966
Article IV Directors, Number, Term and Qualifications 1/12/2009.

BUILDING #8, Recorded 06/25/76, OR Book 654.

Declaration of Condominium - Pages 1316-1329.

Exhibit A -- Percentage of Interest - Pages 1330-1331.

Exhibit 1 -- Survey - Pages 1332-1343.

Exhibit 2 -- By-laws - Pages 1344-1349 & Amendment OR Book OG1018, Pages 493-494, recorded April 26, 1983.

Exhibit 3 -- Articles of Incorporation - Pages 1350-1352.

Exhibit 4 -- NONE: Long Term Lease not legal since 1974

Exhibit 5 -- Management Agreement - Pages 1354-1358 (Not Needed, Terminated 12/31/83 or sooner).
(See Articles of Incorporation, Article IX, B).

Quit Claim Deed OR Book 875 Pages 1701-1706 Transferring an undivided 108/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.

Quit Claim Deed OR Book 877 Pages 1376-1381 Transferring an undivided 334/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.

Certificate of Amendment, Articles of Incorporation, By-Laws 4249741 or 4419 Pages 1964-1966
Article IV Directors, Number, Term and Qualifications 1/12/2009.

BUILDING #9, Recorded 02/09/80, OR Book 855.

Declaration of Condominium - Pages 350-361.

Exhibit A -- Percentage of Interest - Page 362.

Exhibit 1 -- Survey - Pages 363-374.

Exhibit 2 -- By-laws - Page 375 & OR Book 654 Pages 1344-1349 & Amendment OR Book OG1018,
Pages 393-394.

Exhibit 3 -- Articles of Incorporation - Page 375 & OR Book 654 Page 1350-1352.

Exhibit 4 -- NONE: Long Term Lease, not legal since 1974.

Exhibit 5 -- Management Agreement - Pages 376-381 (Not Needed, Terminated 12/31/83 or sooner).(See
Articles of Incorporation, Article IX, B).

Quit Claim Deed OR Book 875 Pages 1701-1706 Transferring an undivided 108/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.

Quit Claim Deed OR Book 877 Pages 1376-1381 Transferring an undivided 334/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.

Certificate of Amendment, Articles of Incorporation, By-Laws 4249741 or 4419 Pages 1964-1966
Article IV Directors, Number, Term and Qualifications 1/12/2009.

BUILDING #10, Recorded 10/12/73, OR Book 566.

Declaration of Condominium - Pages 365-376.

Exhibit A -- Percentage of Interest - Page 377.

Exhibit 1 -- Survey - Pages 378-382.

Exhibit 2 -- By-laws - Pages 383-387.

Exhibit 3 -- Articles of Incorporation - Pages 388-390.

Exhibit 4 -- Long Term Lease (No longer in effect, not needed- Pages 392-404).

Need release, OR Book 636 - Pages 293-294 & OR Book 630 Pages 790-800.

Exhibit 5 -- Management Agreement - Pages 405-409 (Not Needed, Terminated 12/31/83 or sooner). (See
Articles of Incorporation, Article IX, B).

Quit Claim Deed OR Book 875 Pages 1701-1706 Transferring an undivided 108/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.

Turtle Lake Golf Colony Condominium Association, Inc.

Quit Claim Deed OR Book 877 Pages 1376-1381 Transferring an undivided 334/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.

Certificate of Amendment, Articles of Incorporation, By-Laws 4249741 or 4419 Pages 1964-1966

Article IV Directors, Number, Term and Qualifications 1/12/2009.

BUILDING #11, Recorded 09/28/79, OR Book 835.

Declaration of Condominium - Pages 479-491.

Exhibit A -- Percentage of Interest - Page 492.

Exhibit 1 -- Survey - Pages 493-504.

Exhibit 2 -- By-laws - Page 505 & OR Book 654 Pages 1344-1349 & Amendment Or Book OG1018, Pages 393-394.

Exhibit 3 -- Articles of Incorporation - Page 505 & OR Book 654 Pages 1350-1352.

Exhibit 4 -- NONE: Long Term Lease illegal since 1974.

Exhibit 5 -- Management Agreement - Pages 506-511 (Not Needed, Terminated 12/31/83 or sooner). (See Articles of Incorporation, Article IX, B).

Easement OR Book 796 Pages 1349-1350.

Quit Claim Deed OR Book 875 Pages 1701-1706 Transferring an undivided 108/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.

Quit Claim Deed OR Book 877 Pages 1376-1381 Transferring an undivided 334/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.

Certificate of Amendment, Articles of Incorporation, By-Laws 4249741 or 4419 Pages 1964-1966

Article IV Directors, Number, Term and Qualifications 1/12/2009.

BUILDING #12, Recorded 07/09/79, OR Book 820.

Declaration of Condominium - Pages 197-209.

Exhibit A -- Percentage of Interest - Page 210.

Exhibit 1 -- Survey - Pages 211-222.

Exhibit 2 -- By-laws - Page 223 & OR Book 654 Pages 1344-1349 & Amendment Or Book OG1018, Pages 493-494.

Exhibit 3 -- Articles of Incorporation - Page 223 & OR Book 654 Pages 1350-1352.

Exhibit 4 -- NONE: Long Term Lease illegal since 1974.

Exhibit 5 -- Management Agreement - Pages 224-229 (Not Needed, Terminated 12/31/83 or sooner). (See Articles of Incorporation, Article IX, B).

Quit Claim Deed OR Book 875 Pages 1701-1706 Transferring an undivided 108/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.

Quit Claim Deed OR Book 877 Pages 1376-1381 Transferring an undivided 334/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.

Certificate of Amendment, Articles of Incorporation, By-laws 4249741 or 4419 Pages 1964-1966

Article IV Directors, Number, Term and Qualifications 1/12/2009.

BUILDING A, Recorded 03/21/80, OR Book 860.

Declaration of Condominium - Pages 1939-1983.

Exhibit A -- Percentage of Interest - Page 1984.

Exhibit 1 -- Survey - Pages 1985-1994.

Exhibit 2 -- By-laws - Page 1995 & OR Book 654 Pages 1344-1349 & Amendment Or Book OG1018, Pages 493-494.

Exhibit 3 -- Articles of Incorporation - Page 1995 & OR Book 654 Pages 1350-1352.

Exhibit 4 -- NONE: Long Term Lease illegal since 1974.

Exhibit 5 -- Management Agreement - None as the Board of Directors of the Association took over at this time.

Quit Claim Deed OR Book 875 Pages 1701-1706 Transferring an undivided 108/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.

Quit Claim Deed OR Book 877 Pages 1376-1381 Transferring an undivided 334/442 interest in and to the real property legally described on Exhibit A of this Quit Claim Deed.

Certificate of Amendment, Articles of Incorporation, By-Laws 4249741 or 4419 Pages 1964-1966

Article IV Directors, Number, Term and Qualifications 1/12/2009.