

**GATEWAY GREENS COMMUNITY ASSOCIATION, INC. (GGCA)**  
**Fort Myers, Florida 33913**

**Lease Guidelines**

No Dwelling Unit may be leased more often than three (3) times in any calendar year, with the first day of occupancy under the lease determining in which year the lease occurs. No lease may be for a period of less than thirty (30) consecutive days. All leases must be in writing. Notice of each lease shall be provided to the Association in writing before occupancy pursuant to the lease begins and the notice shall have such form and content as the Association may proscribe. All leases of units shall be deemed to include a covenant on the part of the lessee to comply with, and be fully bound by, the provisions of the Governing Documents.

Nothing may or shall be done on Committed Property which may be or may become an annoyance or nuisance to any person or to a neighborhood. No obnoxious, unpleasant, unsightly or offensive activity shall be carried on, nor may anything be done, which can be reasonably construed to constitute a nuisance, public or private in nature. Owners, resident's guests, lessees, and invitees shall at all times conduct themselves in a proper, peaceful and orderly manner.

No commercial vehicle of any kind shall be permitted to be parked at any dwelling unit for more than four (4) hours unless such vehicle is necessary in the actual construction or repair of a structure, or for ground or landscape maintenance. The term commercial vehicle shall mean any vehicle of any kind (including passenger cars) which from viewing the exterior thereof tends to show any commercial, charitable, institutional (including school or church) non-personal use is made of the vehicle. Visual items which will be indicators of non-personal use include with limitation, markings, logos, signs, license numbers, phone numbers, displays, tools, equipment, ladders, attachments, accessories, apparatus, or items stored thereon.

No motor home, recreational vehicle, or other vehicle with more than four wheels shall be permitted to be parked overnight in the driveway of any Dwelling Unit unless the same is fully enclosed inside a garage, with the garage door down. At no time are there to be any damaged vehicles, vehicles under repair, or vehicles on blocks to be parked in the driveway of any dwelling unit, unless the same is fully enclosed inside a garage, with the garage door down.

No vehicles shall be used as a domicile or residence, either permanent or temporary.

Nothing shall be permitted to be parked on any roadway between midnight and 6:00 a.m., unless special written permission has previously been given by the Association.

Only licensed vehicles, motorcycles, go-carts and mopeds will be permitted to operate in the community.

The protective covenants, conditions, restrictions and other provisions of the GGCA Declaration shall apply not only to Owners, Members and Persons to whom a member has delegated his right of use in and to the Corporation Common Area, but also to any other Person occupying an Owner's Plot under lease from the Owner or by permission or invitation of the Owner or his/her tenants, expressed or implied, licensees, invitees or guests.

Failure of an owner to notify any Person of the existence of the covenants, conditions, restrictions, and other provisions of the GGCA Declaration shall not in any way act to limit or divest the right of GGCA of enforcement of these provisions against the Owner or such Person and, in addition, the Owner shall be responsible for any and all violations of these provisions by his/her tenants, delegates, licensees, invitees or guests, and by guests, licensees and invitees of his tenants at any time.

All garage doors shall remain closed except during ingress and egress to the garage.

Commonly accepted household pets such as a dog, cat or other usual and common domesticated animal may be kept in reasonable numbers, subject to the provisions of the GGCA Declaration. All residents keeping pets are required to adhere at all times to leash laws and other restrictions pertaining to their pets. Pets shall at all times, whenever they are within any of the Common Areas be carried or confined all a lease held by a responsible person. All persons bringing a pet onto the Common Areas shall be responsible for immediately removing any solid waste of such pet.

The ability to have and keep an animal or pet is a privilege, not a right. The GGCA BOG is empowered to order and enforce the removal of any animal or pet which becomes an unreasonable source of annoyance to other residents of the Neighborhood or in any way caused damage to the Property.

Contact your individual Homeowners Association for any additional requirements it may have.

I have read, understand and will comply with these guidelines. I have also received and read a copy of the Gateway Greens Community Association, Inc. Governing Documents. I understand these documents and agree to comply with and be fully bound by them as long as I reside within Gateway Greens Community Association, Inc.

Lessee Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Lessee Name (print): \_\_\_\_\_