MILANO RECREATION ASSOCIATION, INC
RULES & REGULATIONS
Formally adopted MAY 20th, 2008
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Revised and Adopted April 1, 2015

To protect the character, harmony, stability and value of the Milano Association community, this easy-to-use guide is being provided to the residents of Milano.

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While the Master Recreation Association Governing Documents will always supersede any documents that pertain to Rules & Regulations or Policies this document is intended to be used as a quick guide to the rights and restrictions of the Association. The residents of Milano are always encouraged to refer to the Declaration of Covenants and Restrictions of the Master Recreation Association as well as those of the Milano I, Milano II, Milano III and Milano IV Neighborhood Documents (ND) for more detail. Please note at the end of each point is a reference to the Master Recreation Association Governing Documents and/ or the Neighborhood Documents.
GENERAL

• Please observe the speed limit of 10 miles per hour within Milano (9.3)

• Garage doors must be kept **CLOSED** except when a vehicle must enter or exit the garage - **No exceptions** (ND 9.7A)

• Garages and Lanais are to be used as intended and not as a room to reside or "live" in (5.5)(ND 5.5)

• All garbage and trash containers must be placed within the garage. (9.11) Trash bins can be set out at the curb after 6PM the night before trash collection (which is Tues and Friday) and returned to garages before 11PM that night.

• No fishing is allowed in the lakes. (7.3) (SWFWM Permit)

• Residents are not allowed to conduct business activities within Milano that are apparent or detectable by sight, sound or smell from outside the unit; constitute a nuisance; are hazardous or offensive; threaten the safety and security of other residents and that do not conform to zoning requirements (9.1) (ND 9.1)

• Animals must be on a leash *at all times* and **all animal waste needs to be picked up and disposed of** by resident animal owners, or their guests, who bring animals into Milano (9.6)

• No littering of any kind (i.e. cigarette butts, cans, papers, trash etc) is allowed within Milano.

• Please refer to the Property Manager of the particular section you reside in regarding any Leasing or Sale issues further outlined in this document.

• Please refer to the Milano Recreation Association Property Manager regarding the Parking policy within Milano further outlined in this document.

• Please direct all landscaping issues to the Milano Recreation Association Property Manager.

• Owners - please notify the Property Manager of your section of any change of address.

• Skateboards and Gopeds are **not allowed** to be used or ridden on Milano common areas or at recreational facilities (pool, basketball courts, tennis courts). (policy)
SALES AND LEASING
Please notify the Property Manager of your section regarding the sale or leasing of a unit. (ND 12.3A1) Items include, but may not be limited to:

- Completed Application & possible Board member interview
- $125 fee for application fee
- National criminal background check, $40 - $50 screening fee
- No unit can be rented for less than 30 days and no more than 4 times within a year
- Only 2 vehicles allowed per unit (that includes motorcycles)
- No Subleasing is allowed

VEHICLES AND PARKING
Please contact the Milano Recreation Association Property Manager for a complete copy of the Vehicle and Parking policies. Certain requirements are as follows:

- Owner (red) or Tenant (green) parking stickers must be displayed on all vehicles on rear left bumper or rear left window (not if tinted glass) or you could be fined (policy)
- No parking on the street (County Code)
- No partial or full blocking of any sidewalks (policy)
- No parking on the grass (policy)
- No more than 2 vehicles per unit (see list of included vehicles) (9.7E)
- Owners and Tenants are not allowed to park their resident vehicles in Guest parking unless they are using the pool, tennis courts or basketball courts and are parked there just for that period of time (policy)
- Guests of Residents must CLEARLY display a green & white guest tag, with their unit number showing, when parked in any guest parking area. If the number cannot be seen or read clearly you will be subject to towing (policy)
- Motorcycles must be parked in a garage when not in use and never on a driveway (9.7A)
- Bicycles must be kept in a garage when not in use and not left out (9.7A)
- Only operable and currently licensed and registered vehicles may be parked in Milano (9.7A)
- Vehicles cannot be kept in a state of disrepair (9.7A)
- No parking is permitted on another Owner's driveway without written permission on file with the Property Manager of your section, Board President and the Towing Company (9.3)
- Please notify the Milano Recreation Association Property Manager if more guest parking is needed for a particular event in order to be given orange extended parking passes
- No overnight tandem parking between the hours of 11pm and 7am. No vehicle is allowed to park sideways at the end of a driveway making it parallel to the road.
- The Board is permitted to order the towing of any vehicle that is in violation of these rules or the Governing Documents (9.3) (9.7D)
- Any vehicles parked in violation will be subject to towing
RECREATIONAL FACILITIES

- Residents must observe the Pool rules that are posted (i.e., no alcohol, no unruly behavior, no use of bad language, no unmonitored screaming children, no loud music, no animals, no swimming or using the spa at night, etc)

- Pool & Spa hours are approximately 7A-8P (ill awn to Dusk) as per our permit. Use of the pool and spa after the hours posted constitutes trespassing by other than residents and violators will be prosecuted. Residents will be fined. No exceptions. There is 24 hour monitored surveillance at the pool.

- Tennis courts are for playing tennis only. No other activities are allowed and that includes bicycles, animals or skateboards.

- Basketball Courts are for playing basketball only. No other activities are allowed and that includes bicycles, animals or skateboards.

- When using any of the recreational facilities please clean up after yourself. Please be considerate and leave them in the condition you found them in.

- Any children under the age of 12 shall be supervised by a responsible adult, 18 years of age or older, at all times.

- No children under the age of 5 will be allowed to use the hot tub, as young children can overheat faster than adults.

CHILDREN

- Roadways in Milano shall be used only for their intended purpose, which is vehicular and pedestrian traffic. Children are not permitted to play in the Roadways.

- No recreational activities are allowed in the Preserves or around the lakes. Those areas are all private property (7.3)

- Personal recreational items such as, but not limited to, bicycles, helmets, mopeds, gopeds, skateboards, toys etc left lying in the grass or on a driveway, sidewalk or street should be put away when not in use. If the above items are left lying around on an overnight basis they will be confiscated by the Property Manager and taken to 15560 Marcello Circle. A fine will be applied to retrieve them.

- Chalk drawing on the driveway pavers, streets, sidewalks, tennis courts, basketball courts or parking lots is not permitted.

- Permanently affixed basketball hoops, toys and swing sets are not permitted on an Owner's property nor shall they be stored on any lanai. Portable toys and play...
equipment may be used during daylight hours and must be stored in the garage or inside the Living Unit or otherwise stored where they are not visible from the outside when not in use. (9.11)

- Skateboard ramps and Gopeds are not allowed. (policy)
- Children under the age of 10 who wish to ride their bicycle or non-motorized scooter in the roadways must be accompanied by a responsible adult.
- Children under the age of 16 must wear a helmet when riding a bicycle or non-motorized scooter. [Note: This age limit is Florida law, and it is strongly recommended that all riders wear a helmet]
- The speed limit in Milano is 10 mph. Any person, adult or minor, who is witnessed speeding or otherwise using the roadways in an irresponsible or reckless manner will be in violation of this policy.

PETS

- Animals must be on a leash at all times and all animal waste needs to be picked up and disposed of by the owner of the animal - residents AND their guests. (9.6)
- Aggressive dog breeds (i.e., pit bulls, Rottweilers, Dobermans, wolf breeds etc) are not permitted in Milano. (9.6)
- Pets are not to be kept on lanais or in garages and will be reported to the County if they annoy other residents with excessive barking, etc. (9.3) (9.6)
- Sections II and III do not allow tenants to have dogs. (policy)

TRASH

- Waste Management schedule:
  Tuesdays – Trash AND Recycling (set out Mon night/return by Tues night)
  Fridays – Trash ONLY (set out Thurs night/return by Fri night)

Note: If you have larger items for trash picku p (i.e., furniture, TV’s etc) Waste Management MUST be called (649-2212) ahead of time so that items do not stay on the street.

- Please pick up litter when noticed i.e. cigarette butts, papers, trash etc
ARCHITECTURAL REVIEW

- ANY changes or additions being made to the outside of a unit (front or back) must first be submitted by application to the Architectural Review Committee and approved by the Milano Recreation Board. Some examples are:
  - Screen doors – there are 2 approved door types – specific colors
  - Installation and display of flags
  - Satellite dishes - there are specific details on installing a satellite dish
  - All signs - there is a specific sign type approved for use within Milano
  - Hurricane Shutters (other than those provided by Builder)
  - Awnings
  - Hi-Impact Glass or Film
  - Florida screens
  - Lanai Tiling or Paving
  - Certain decorations
  - No sign shall be nailed to a tree or displayed in the window of a unit. (9.2)

Please notify the Milano Recreation Association Property Manager for an ARC application.

PLEASE REFER TO ARCHITECTURAL PLANNING CRITERIA

GROUNDST MAINTENANCE & LANDSCAPING

- Please notify the Milano Recreation Association Property Manager for information on replacement or repair of:
  - outside entryway light fixtures
  - outside address numbers
  - street lamps that burn out

- Comments and requests with regard to landscaping maintenance should be directed to the Milano Recreation Association Property Manager or the Milano Recreation Association Board member in charge of the Landscape Committee. All decisions will be made by the Board after reviewing the budget.

- A Milano resident is not allowed to remove any plantings or trees from the area around their home unless they are prepared to immediately replace the same item at their own expense. In addition, you must notify the Milano Recreation Association Property Manager or the Milano Recreation Association Board of your intention to do so in order to receive approval.
HOLIDAY DECORATIONS/FLAGS

- Flags must be approved by the Architectural Planning Committee. If approved a flag must be representative of the holiday at hand and be put out no more than a week prior to the holiday and stay out no more than 3 days after the holiday has passed.

- Holiday Decorations cannot be put out more than 2 weeks prior to the holiday and can stay out no more than 2 days after the holiday. Please keep decorations primarily restricted to your front entrance. Please do not disrupt the landscape plantings or the earth surrounding them. Please no signs or decorating on the garage door or in the windows.

- In the case of Christmas or Hanukah or Kwanza - holiday decorations will be allowed to be put out right after Thanksgiving and then put away by Jan 7th.

- If you have questions about decorations you might want to use – please call 593-6246 to discuss it.
• **For Milano Recreation Association:**
  Williams Service Group, Inc.
  P. O. Box 770327
  Naples, FL 34107
  239-593-6246  239-596-0448 (fax)
  lwill56132@aol.com
  Contact: Leo Williams

• **For Milano Section I ONLY:**
  KPG Property Management
  3400 Tamiami Trail N. Suite 302
  Naples, FL 34103
  239-434-8866  239-791-1187 (fax)
  Kendra@kpgaccounting.net

• **For Milano Section II, III & IV:**
  Williams Service Group, Inc.
  P. O. Box 770327
  Naples, FL 34107
  239-593-6246  239-596-0448 (fax)
  lwill56132@aol.com
  Contact: Leo Williams

• **Towing Company:**
  West Coast Towing
  5411 Taylor Road
  Naples, FL 34109
  239-354-0303

• **Policing:**
  Emergency: 911
  Non-Emergency: 213-4844
  Patrol Operation: 213-4808
  Sheriff's Office: 774-4434

• **Fire:**
  Fire Control and Rescue: 597-9227