



Welcome to The Enclave at Palmira. The Owners Association Board of Directors welcomes you to your new home.

To help you get acclimated to The Enclave, we have prepared this brief guide of helpful information. Please review the contents, as it contains information on how to get the most enjoyment for the neighborhood, the Palmira community and all that southwest Florida has to offer.

Please note that this document is intended as a helpful guide, but **the New Resident's Guide does not replace or alter any rules or guidelines contained in the Declarations, Bylaws or Articles of Incorporation you received at time of purchase.**

If you have questions, or if issues arise during your stay, please contact our community association manager, Pegasus Property Management, at (239) 454-8568. They will make sure your concern reaches the correct person so it can be addressed.

We also ask that you follow the neighborhood rules which each owner must also abide by. This will assure that everyone in The Enclave gets full enjoyment from their unit.

In Your Unit	In the Neighborhood
<p><b>Occupancy</b></p> <ul style="list-style-type: none"> <li>No subleasing or assignment of lease rights is allowed.</li> <li>Each condominium shall have no more than 6 persons in continuous residence.</li> <li>Tenants may not move in until the Association has tendered official approval of their lease application. Moving in prematurely constitutes grounds for disapproval.</li> </ul>	<p><b>Enclave Pool</b></p> <ul style="list-style-type: none"> <li>Open sunrise to sunset</li> <li>Bring your own towels</li> <li>Swim at your own risk – no lifeguard</li> <li>Furniture should be left facing the pool and away from the walkway around the pool perimeter.</li> <li>NO GLASS containers of any kind are allowed within the fenced pool area.</li> </ul>
<p><b>Using the Unit</b></p> <ul style="list-style-type: none"> <li>No owner or resident of a Condominium Unit may make or permit any disturbing noises, as determined by the BOD.</li> <li>No signs of any kind or type may be visible from or on the exterior without Board of Directors approval.</li> <li>Personal property, including bicycles, hoses, hose reels and similar items, shall be kept in the condominium units or unit storage area, except when in use; and cannot be stored on the lanais or entryways.</li> <li>Storage of compressed gas cylinders inside or outside your unit is prohibited so, by extension, gas grills are not allowed in the neighborhood.</li> <li>Grilling should be done in your driveway, well away from vehicles.</li> <li>Garage doors must be kept closed at all times when not in use.</li> </ul>	<p><b>Refuse Collection</b></p> <ul style="list-style-type: none"> <li><b>Garbage</b> is collected on Mondays. Have refuse at the curb by 7:00 am</li> <li><b>Recycling</b> is collected on Tuesdays. Have the blue wheeled can at the curb by 7:00 am (small blue recycling containers found in some garages are no longer used).</li> <li>Trash and recycling materials shall not be placed at the street before 6:00 pm the day before the scheduled pick-up, and the trash and recyclable containers must be returned to the garage before the end of the pick-up day.</li> </ul>

**The Enclave at Palmira Guide for New Owners - Continued**

<p><b>Repairs</b></p> <ul style="list-style-type: none"> <li>• Please contact Pegasus Property Management if any repair is needed to the structural parts of your unit. (239) 454-8568</li> <li>• Repairs to furniture, finishes, appliances, air conditioners are the owner’s responsibility.</li> </ul>	<p><b>Vehicles</b></p> <ul style="list-style-type: none"> <li>• Only conventional passenger vehicles and motorcycles are allowed; and no commercial vehicles.</li> <li>• No parking is permissible on the lawns</li> <li>• No parking on common ground or streets at any time, other than service vehicles and then only if necessary to service a Unit within the Properties.</li> <li>• Commercial (signed) vehicles are not allowed to be parked in the Enclave except when servicing a unit.</li> <li>• Vehicles must be in a condition substantially similar to that which existed when they were sold by the manufacturer</li> <li>• Vehicles in excess of two must be parked in one of the marked parking areas in the neighborhood.</li> </ul>
<p><b>Pets</b></p> <ul style="list-style-type: none"> <li>• You may have no more than a total of 2 animals (dogs or cats) that each must weigh less than 30 pounds each. Birds must be kept in a cage and tropical fish must be kept in an aquarium.</li> <li>• Pets must be kept on a leash.</li> <li>• Pet waste must be collected and disposed of in your own garbage container.</li> </ul>	

<b>In Your Unit</b>	<b>In the Neighborhood</b>
<p><b>Outdoor Cooking/Barbecuing</b></p> <ul style="list-style-type: none"> <li>• Charcoal or electric grills may be used.</li> <li>• Grilling should be done in your driveway, at least 10 feet from the building, shrubs and vehicles.</li> <li>• Grilling on the lanai is not permitted by the local Fire Codes.</li> </ul>	<p><b>Garage Doors</b></p> <ul style="list-style-type: none"> <li>• Garage doors are to remain closed except when they are in use.</li> </ul> <p><b>Speed Limit</b></p> <ul style="list-style-type: none"> <li>• The speed limit throughout Palmira is 20 miles per hour. For everyone’s safety, please adhere to it</li> </ul>
<p><b>Changes to Your Unit</b></p> <ul style="list-style-type: none"> <li>• Any exterior change to your unit, or any change that is visible from the outside must be pre-approved by the Owners Association Board of Directors. This includes lighting, plantings, shutters, sun shades, antennas, satellite dishes, etc.</li> </ul>	<p><b>Nuisances or Obnoxious Activity</b></p> <ul style="list-style-type: none"> <li>• The Enclave prides itself in caring about our neighbors and treating them as we wish to be treated. As such, any activities or demonstrations that impede the ability of another owner(s) to have full enjoyment of their unit is prohibited.</li> </ul>
<p><b>Flooring</b></p> <ul style="list-style-type: none"> <li>• Changes or replacement of flooring products in a unit or in a limited common area such as a lanai require pre-approval before installation. For approval, the installation must be planned to ensure building integrity, limit noise transmission to adjoining units and, for lanais, ensure that drainage of rainwater is not impeded.</li> </ul>	

<b>Neighborhood Social Events</b>
<p><b>Neighborhood Social Events</b></p> <ul style="list-style-type: none"> <li>• Early each month, the Enclave Social Committee hosts a “Friends and Neighbors” gathering, usually at the Enclave clubhouse. If you would like to be notified of these events, please send an e-mail request to <a href="mailto:webmaster@theenclaveatpalmira.org">webmaster@theenclaveatpalmira.org</a>.</li> </ul>

## Online Resources

### Palmira Amenities

Renaissance Center Club (incl. Lagoon Pool) <http://rcc.mypalmira.org/>  
Tennis Center <http://tennis.mypalmira.org/>  
Bocce Center <http://bocce.mypalmira.org/>  
Fitness Center <http://fitness.mypalmira.org/>  
Spa Services <http://spa.mypalmira.org/>

### Websites and Newsletters

The Enclave has a website at <http://www.theenclaveatpalmira.org>.

This site contains information on neighborhood activities, community rules and links to information on the surrounding area.

The Palmira Community has a master website at <http://www.mypalmira.org> that serves as a portal to a wide range of information of use to residents from social activities to meeting announcements to community rules and regulations.

Every Sunday, a newsletter full of information about the community and club and highlighting upcoming events, activities and meetings of broad interest. To be added to the distribution list for this newsletter, please send an e-mail to <mailto:webmaster@theenclaveatpalmira.org>.