

REMINDER TO ALL RESIDENTS

It's All About Respecting Your Fellow Residents...

Your Wiggins Lakes and Preserve Board Members have recently noticed an increase in the number of cases in which residents of our community have been disregarding the rules and regulations that have been established to not only, protect and respect all members, but also to preserve the beauty of our community.

Consequently, the Board would like to remind all members of the following points:

- Nothing shall be hung, displayed or placed on the exterior walls, doors, windows, balconies or patios of the Units or the building without the prior written consent of the Board of Directors. Examples are: Chair, Patio tables, potted plants
- Leasing According to the DECLARATION of CONDOMINIUM, a unit cannot be rented or leased for less than 30 consecutive days or one calendar month whichever is shorter. A maximum of three (3) rental/lease arrangements is allowed in any calendar year. No subleases are allowed. The unit owner or leasing agent is required to give notice of intent to lease to the Management Company at least 30 days prior to the date of the proposed lease. The Board of Directors must approve all rental/lease arrangements. A \$100.00 application fee is charged for each lease. The rental /lease application form is available on Wiggins Lakes and Preserve website; wlpnaples.com in the Documents & Forms section. The Management Company has the paperwork that must be

filled out and approved. The Board of Directors has the authority to evict any tenant occupying a unit without the Association's approval. Any lease not approved by the board is void until approved by the board.

- Parking There is no on-street parking. It is not permitted to park a motor home, trailers, boats or commercial vehicles overnight in the community unless kept in a garage. Parking on the grass is prohibited at all times.
- Pets A unit owner, with prior approval of the Board of Directors, may have one pet, a dog or cat weighing not more than 25 pounds. Owners must register their pet with the Management Company. Contact the Management Company for the necessary paperwork. No renter, tenant or guest may have or lodge a pet or animal of any kind in a unit. For the safety and health of all, everyone is required to keep their pet on a leash at all times and clean up after them. Walk your pet on the street, not behind your neighbor's lanai. Read your "documents" if there are any questions on what is appropriate concerning pets.

These are just a few of the provisions of our documents.

The Association is governed by the Declaration of Condominium, the Articles of Incorporation, the By-Laws of Wiggins Lakes and Preserve, The Rules and Regulations of the Association and the Wiggins Lakes and Preserve Quick Reference Guide. When all owners accepted the deed to their unit, said deed came with covenants, "promises" to abide by all the above documents. These documents are what protect you and your property value.

When an owner or tenant intentionally or unintentionally disregards any of the provisions of the documents, the Board is put in an awkward position. By Florida Law, the Board has a fiduciary duty which runs to all owners to enforce each and every



provision of the documents. In other words, the Board has no discretion regarding the enforcement of the documents. All owners have a right, and some would say a duty, to ask that the documents be enforced. Some of the complaints and violations of the documents come to the management company directly from owners.

To ensure a smooth and harmonious operation of The Association, and to avoid the necessity of notice of violation by letter, the management company and your Board respectfully request that everyone comply with the documents per your promise to do so.

Thank you for your cooperation .

More information on the rules and regulations can be found on our website,
www.wlpnacles.com

Thank You

Management and your Board of Directors, Wiggins Lakes and Preserve