



Bonita Beach Club Association, Inc. (“BBCA”)
25730 Hickory Blvd. Bonita Springs, FL 34134
CAM@BBCAFL.com FRONTDESK@BBCAFL.com
P: 239-992-0588

ADDENDUM – RULES AND REGULATIONS

FOR BBCA GUESTS and RENTERS

Date: January 26, 2026

PURPOSE OF RULES AND REGULATIONS

The Bonita Beach Club Association, “BBCA” is a gated community of 198 condominium units located on a gulf beach in the city of Bonita Springs, Florida.

The Bonita Beach Club is a residential community and not a resort.

We welcome our Owners, their Family, Guests, and Renters. We expect all to treat our community with respect and observe our Rules and Regulations. These rules have been developed to provide for the protection, safety and mutual enjoyment of Owners, their Family, Guests and Renters, in an atmosphere of comfortable, neighborly living.

The rules cannot be overruled by Management or individual Association Board Members. Rules apply equally to everyone. The rules are made to protect all.

Common Area WIFI: FisionwifibyHotwire PW: bbeachwifi

Community Map



All common rooms require keypad access codes. Renters will be issued their own unique PIN numbers during the application process.

The BBCA community does have surveillance cameras in all common areas, and in the event of property damage, usage records can be reviewed.

Parking Area - The speed limit on Association property is 12 mph

Park in your assigned space or a guest space (behind the C building along the mangrove perimeter).

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1. ENTRY TO ASSOCIATION PROPERTY

- a) **Entry to the Association property is allowed** to owners, their family, guests, owners' vendors, guests' vendors, guests' guests, renters, renters' vendors and renters' guests, and will be provided by the Manager **via digital access**.
- b) **Renters will be issued their own unique PIN numbers during the application process.**
- c) The Owner Entrance, the right entrance lane, is reserved for owners with RFID tags on their personal vehicles. **All other owners, family, guests, visitors, deliveries, etc. will use the Visitor Entrance, the left entrance lane, and enter their personal PIN at the kiosk to open the gate.**
- d) Guests, food deliveries, and service providers should use the visitor entrance kiosk to access the Owner Registry, click your name to call from the entrance gate. This call will come to your phone from 239-516-8572, and then talk to the caller, if authorizing access then press 9 from your phone to open the gate.
- e) **Use the left entrance (Visitor's Entrance) — this side has the kiosk.**
- f) The owner must pay the current guest fee and complete a guest application for all their overnight guests when the owner is not in residence.
- g) When the owner is not present, their **overnight guests (except immediate family) and renters need to visit the office to execute any applicable documents required by the Board** (i.e. construction waiver) and obtain and sign a copy of the Rules and Regulations Addendum which pertain specifically to them and their family members and guests. The owner is responsible to keep a copy of the Rules and Regulations in their unit to ensure their immediate family are familiar with them.
- h) All vehicles require parking authorization. Towing can be enforced for unauthorized vehicles.

2. OCCUPANCY OF UNITS

When the Owner or a member of their immediate family is not present, **Florida law limits the maximum number of persons allowed to occupy or use a unit overnight as follows:**

One-bedroom units	3 persons
Two-bedroom units	5 persons
Three-bedroom units	6 persons

3. USE OF ASSOCIATION EQUIPMENT & FACILITIES

All amenities are for owners, their family, guests and renters only. Anyone using Association equipment or facilities assumes all risk of using these amenities. They are solely responsible for any harm or damage caused by their conduct and the conduct of their minors.

Please use footbaths to remove sand from your feet, shoes and beach gear before using any Association equipment or facilities.

Please be considerate and clean up after yourself when using community facilities.

All common rooms require keypad access codes

4.1 Association carts

Association carts, located by the elevators, are available for community use. Please return these carts as soon as possible after you finish unloading.

4.2 Parking

All Owners have assigned parking space(s). All others are designated "guest" parking spaces. ALL CARS PARKED ON THE PROPERTY WITHOUT ASSOCIATION AUTHORIZATION MAY BE TOWED.

- a) No one shall park in any parking space owned by another unit owner, unless the Owner has given written permission that such space may be used by such other person and a copy of the written permission is filed with Management. If your space is not available due to community construction, please find a spot elsewhere on the property.
- b) Vehicle Storage and Key Access Policy: Any Owner who leaves a vehicle on the property while absent must provide the Association office with a working vehicle key, which will be securely stored. In the event of a hurricane (before or after) or other scenarios (i.e., scheduled repairs) the Owners will be notified if their vehicles have to be moved off the premises or to a specific location on the premises. If the Owner fails to move the vehicle, the Association may arrange for the vehicle to be moved at the owner's expense. If no key is provided to the office, or if the vehicle becomes inoperable (i.e., dead battery or flat tire), the Association will arrange for removal of the vehicle at the Owner's sole expense, and such balance shall be paid within 14 days. In the event the Association is forced to move the Owner's vehicle, the Association shall not be responsible for any damage to the vehicle. EV vehicles cannot be stored on BBKA property during the hurricane season.

- c) Trailers, large watercraft, boat trailers, recreational vehicles, motorcycles, motorhomes, campers or Owner owned commercial (non-passenger) vehicles are not permitted on the Association property unless for the purpose of loading/unloading Owners, Family, Guests, or Renter's property. These vehicles need to be authorized in advance by Management to issue a temporary parking pass. These vehicles need to be removed within 72 hours.
- d) Only vehicles authorized should be parked on Association property. All cars without authorization, or vehicles parked in another Owner's assigned spot without written permission of the Owner provided to the office may be towed after attempts to clarify with the Owner of the assigned spot.
- e) **The speed limit on Association property is 12 mph.** Please be aware of the many children on the property, as well as the number of vehicles backing out from under-building spaces.
- f) Car maintenance and repairs involving flammable fluids are not allowed in the parking area, including oil changes.

4.3 Elevators

Each building has two elevators. The internal cab dimensions are approximately 6' Wide x 4' Deep and 83" (6'11") High. When padding is installed, consider the dimensions reduced about an inch in measurements.

Owners and tenants must notify Management in advance of the need to install elevator pads.

4.4 Smoking

Smoking is prohibited on or in all BBCA areas except:

- a) the parking lot,
- b) inside a unit with Owner's permission

Smoking is prohibited on lanais and balconies as they are not inside the unit.

4.5 Swimming Pool

Swimming Hours: 8 a.m. until dusk. Posted hours are subject to operating and weather conditions, at the Management's discretion.

Pool House Hours: sunrise to 10pm. Everyone using the Swimming Pool, Deck area and

Pool House is responsible for their general safety, equipment use safety, and conduct of themselves and their minors.

- a) SAFETY ISSUES: **There is NO Lifeguard on duty.** Use the pool at your own risk.
- i) **Adult supervision required at all times for children under the age of 14 in the pool or fenced pool area.** Unchaperoned children under the age of 14 will be required to leave the pool area.
 - ii) Allowed: noodles, children's flotation devices, and swim goggles.
 - iii) **Prohibited: For safety, NO running on pool deck, NO diving or jumping into the pool.**
 - iv) **Prohibited: NO glass (bottles or other glass containers) allowed inside the fenced area of the pool.**
 - v) **Please lower/close umbrellas prior to leaving the pool area.** This helps reduce damage should there be a sudden or overnight storm.

b) HEALTH ISSUES:

- i) **Swim diapers required for all incontinent persons.**
 - (1) Accidents related to human waste result in pool closure for at least 24 hours after professionals clean the pool.
 - (2) Owners will be responsible for such professional cleaning fees related to incidences involving their Family, Guests and Renters.
- ii) No smoking or pets within the fenced pool area.
- iii) Suntan oil/cream is not allowed in the pool. **Shower before entering pool.**
- iv) Proper swimming attire only. Nude bathing not allowed in the pool.
- v) **Food permitted in the immediate pool bath house area and at the pool deck tables only.** No food allowed in other pool area (except for Association sponsored events). Failure to clean up the areas after their use could lead to removing this privilege.
- vi) **No beverages, except water, within 4 feet of pool.**

c) OTHER:

- i) Pool furniture remains in the pool deck area. Please do not move them outside the fenced area.
- ii) **Pool furniture is not reserved for future use. Towels and other objects left on furniture without its owner present in the pool area will be removed and placed in pool bath house area.**
- iii) All audible devices and telephone conversations should only be audible within 10 feet as not to distract or intrude upon people nearby. Association sponsored events and activities are exempt.

iv) Ball or frisbee playing is not allowed in the pool or pool area.

4.6 Social Room, Meeting Room and Lounge

No common element(s) may be used to the exclusion of other owners, their families, their guests and renters without the approval of Management.

Everyone using the social room, meeting room or lounge is responsible for their general safety, equipment use safety, and conduct of themselves and their minors.

The social room is in the A building, meeting room is in the D building, lounge is in the C building. These rooms require key or code access.

The Association assumes no liability for damages to personal items left in common areas or personal injury incurred in using the common areas.

4.7 Game Room

Hours: 8:00 a.m. to 10:00 p.m. The Game Room is in the B building.

Everyone using the Game Room is responsible for their general safety, equipment use safety, and conduct of themselves and their minors.

a) All equipment is provided and/or facilities shall be used at the risk of the person using the equipment and/or facilities. All persons under the age of 18 must be accompanied by an adult when inside the game room.

4.8 Tennis/Pickleball Courts

Hours: 8:00 AM-10PM or dusk whichever is earlier, dependent on weather conditions at the Management's discretion.

Everyone using the tennis/pickleball courts is responsible for their general safety, equipment use safety, and conduct of themselves and their minors.

a) Play is on a first-come basis – No reservations. Be courteous with court time while others are waiting.

b) Courts are striped for tennis or pickleball.

c) All equipment and/or facilities shall be used at the risk of the person using the equipment and/or facilities. All persons under the age of 12 must be accompanied by an adult when inside the tennis/pickle ball courts.

d) Please wear proper non-marking footwear and bring your own equipment.

e) Skateboards, bicycles, and inline skates are strictly forbidden on the courts.

4.9 Shuffleboard /Bocce Ball Courts

Hours: 8:00 AM-10:00 PM or dusk whichever is earlier. Dependent on weather conditions at the Management's discretion.

Everyone using the shuffleboard/bocce courts is responsible for their general safety, equipment usesafety, and conduct of themselves and their minors.

- a) All equipment and/or facilities shall be used at the risk of the person using said equipment and/or facilities. All persons under the age of 12 must be accompanied by an adult when using the shuffleboard courts.
- b) Please return the shuffleboard equipment to the storage cabinet after use.

4.10 Fitness Room

Hours: Nov-Apr 7:00 a.m. to 10:00 p.m. Management may find it necessary to adjust these hours of operation at its discretion.

Hours: May-Oct 7:00 a.m. until dusk. This is turtle season and minimizing light emission is enforced. The fitness room is in the E building.

Everyone using the fitness room is responsible for their general safety, equipment use safety, and conduct of themselves and their minors.

- a) All equipment and/or facilities shall be used at the risk of the person using said equipment and/or facilities. Only persons who are 18 years of age or older are permitted in the fitness room. Children over the age of 13 are allowed so long as accompanied by an adult.
- b) Please wear proper exercise shoes to use this equipment. Keep the equipment and room clean by removing sand and dirt from shoes before entering the fitness room.
- c) Clean any equipment before and after use. Sanitized wipes are provided for this purpose.
- d) Turn off the TV and lights if no one else is present when you leave. The door will automatically lock when you leave.

4.11 Library

Hours: 8:00 a.m. to 8:00 p.m. The library is in the E building.

Everyone using the library is responsible for their general safety, equipment use safety, and conduct of themselves and their minors.

- a) The library has an assortment of books, magazines, puzzles and games for all ages.
- b) Return borrowed items for others to enjoy.
- c) Donations of items in new or in good condition are appreciated.

4.12 Workshop Room

Hours: 8:00 a.m. to 8:00 p.m. Management may find it necessary to adjust these hours of operation at its discretion. The workshop room is in the D building.

Everyone using the workshop room is responsible for their general safety, equipment use safety, and conduct of themselves and their minors.

- a) The workshop room provides a place for small projects.
- b) You may leave a project unattended that is in progress and/or drying. Please leave a note with your name and contact information should another person have a question for you.
- c) Clean the area of debris after you are done.

4.13 Laundry

Hours: 8:00 a.m. to 9:00 p.m. Laundry room is in the south lobby of C building.

- a) Do not leave appliances unattended while they are in operation.
- b) Do not overload the appliances.
- c) Tints or dyes are not permitted in the laundry room or in any of the appliances.
- d) Please leave the laundry room and appliances in clean and working condition.
- e) Leave the doors to the washers open after use. Closing the doors may cause mold buildup.
- f) Please report any problems or non-working machines to Management.

4.14 Grills and Picnic Area

Gas grills will be located in areas designated by the BOD. Grills should never be moved. Please be considerate when using the grills:

- a) Turn the gas off at the gas canister and grill controls.
- b) Scrape the grill surfaces clean before they cool off.
- c) Contact the office asap if the gas canister is empty.
- d) Extra gas canisters are accessible in the locked storage rack located at the south end of the maintenance garage. Lockbox code is available from Management.

The trash huts are never to be used as cover for grilling during inclement weather.

Keep the picnic area clean after your use.

4. PETS

Family, Guests or Renters may not have, possess, harbor or maintain any pets on or about the condominium premises.

5. ACTIONS BY OWNERS, THEIR FAMILY, GUESTS, and RENTERS

Please make all requests for work orders or repair services to Management. All requests are subject to Management approval.

Owners, their Families, Guests, and Renters, as well as any visitor, shall not:

- a) Take or cause to be taken within the unit, any action that would or could jeopardize the soundness or safety of any part of the condominium property, Association property or the common elements.
- b) Impair any easements or rights appurtenant to any member, the condominiums' property, Association property or the common elements.
- c) Ask, request, hire or use any of the Management or condominium staff to perform personal services for them, except by Management issued work orders.
- d) Keep, place, or maintain any plants, pots, shoes, or other objects on ledges of any balcony.
- e) Hang or shake any cloth, clothing, rugs, beach towels or any other object whatsoever

from any balcony, porch, railing, window or door.

- f) Participate in picnics or sporting activities in the courtyard.
- g) Store anything under the first-floor stairwells, between the buildings, at the ends of the buildings or within the courtyard and any common area. Unauthorized items will be removed for disposal without notice.
- h) Wash any seashells in common area sinks.
- i) Use a charcoal/gas grill or any smoker on any lanai, balcony, common element, or Association property except in the designated grilling areas.
- j) Store gasoline, propane, or other flammables anywhere on the Association property.
- k) Allow any light to emit from any window, lanai or balcony from 9 p.m. until 7 a.m. during turtle nesting season from May 1st to November 1st. This Florida State Law carries a fine against the violator. Owners are responsible for fines for lightcoming from their units should fines be assessed against the Association.

6. TRASH

Dispose of trash in the dumpster located in each parking lot.

Recycle properly: Paper, glass and plastic (excluding plastic bags) to be placed in recycling bins. If disposing of recyclable items in a plastic bag, put recyclables in designated bins and then throw plastic bag in dumpster. If recycling bins are full, items should then be placed in dumpster.

7. ACCESS to ELECTRICITY OUTSIDE an OWNER UNIT

Electric access outside your unit is considered a common element. It is not for personal use of electric vehicles, electric bicycles, portable refrigerators, any device with a battery that supports a means of transportation (conveyances).

- a) Only small personal items powered by electricity can be plugged into electrical outlets in the common rooms.
- b) The Association does not provide electricity in any locker, storage room or public area to charge or provide power to your larger personal belongings. Outlets on the property shall not be used to charge or power larger personal items, electrical cars or conveyances.
- c) The Association does provide a small vacuum for cleaning and an air compressor, all located at the north end of the maintenance shed.
- d) You cannot run an extension cord or electric line from your unit to charge a personal item or vehicle outside.

- e) If you own an electric vehicle or other conveyance, you need to make arrangements to charge it off premises.

8. DRONES and SURVEILLANCE/PRIVACY CAMERAS

The BBCA community does have surveillance cameras in all common areas.

- a) Under no circumstances are drones or your personal cameras allowed to fly over, hover near, or be setup on, or attached to any common area or other Owners' units.
- b) You may setup cameras for security within your own unit, lanai or balcony. The Association assumes no responsibility for the actions of Owners, their Families, Guests or Renters in surveillance not installed by the Association.
- c) Owners are allowed to use video and voice type doorbells equipped with a camera.