

April 14th, 2025 - Notes to the Community -

Hello owners and residents,

When the development of Bell Tower Park began in 2003, it began as a 55 and over residential community. As time evolved, homes were occasionally sold to a corporation or individuals that used the **properties for lease/rental** purposes. In fact, Chicos FAS purchased several units for housing executives that were transferred to Ft. Myers to work at their headquarters on Metro Parkway, until they found permanent homes. Thus, the occupancy by people/families by of our residences has been somewhat mixed.

The developer and subsequent Board of Directors, after the turnover to BTP unit owners though, made **strict restrictions** pertaining to the **lease/rental of homes in the community**. The restrictions appear in both the Community Covenants and the Rules and Regulations. These restrictions are:

Bell Tower Park Property Owner's Association --- Rules and Regulations:

1.15 "Leasing/Rental. *Only entire Living Units may be leased. The minimum leasing period is thirty (30) days. No Living Unit may be used on a "time share" basis. All leases must and shall be deemed to contain the agreement of the tenant(s) to abide by all of the restrictions contained in the Governing Documents and shall be deemed to provide that a violation is grounds for damages, termination and eviction and that the tenant and Owner agree that the Property Owner's Association may proceed against the Owner or the tenant shall be responsible for the Property Owners' Association's costs and expenses, including attorney's fees and costs, secured by the lien against the Parcel. All forms of solicitation, including those in commercial and/or social media offering rental terms that are in violation of this paragraph*

are themselves prohibited and the owner is subject to a fine for each calendar day of any such solicitation.

The idea here is to prevent Bell Tower Park from being a transient Community. Long term rentals are just fine, and we have several if not many long-term renters that are great neighbors, citizens and contribute to our community. However, these rules are pretty straight forward:

No rentals/leases for less than thirty (30) are allowed

. fines to the owner that violates this rule are applicable for periods
for which this rule is broken

Sub-letting of any unit – i.e. – a cabana in a courtyard home can not be rented/leased.

. individual rooms in a home cannot be rented or leased

Fines are associated with instances when these infractions occur.

Also, **renters are required to register with the office** upon arrival. In order to receive entry and amenities access, this is a must.

And – owners that rent their units are required to **review with and maintain a copy of the BTP POA rules and regulations** for their **tenants**. This too is a requirement

It's great to have a property that can generate some nice rental income. But in so doing, there are stipulations that need to be followed. So please, when doing so, adhere to these Community requirements. Should there be any questions, please contact me or Brandi in the office. Thank you!!

Other matters – The **irrigation pump situation** continues to be an issue. As mentioned earlier, all four large pumps have been out of operation at one time or the other over the last several weeks. And Hoover pumps, plus our on-call electricians have been here numerous times to rectify the problems. And fixing these problems has not been inexpensive. The replacement of two of the pumps with, again one larger capacity, more efficient model has been ordered. Hoover is ready to move on the project upon receipt of the permit from Lee County to do so. The hope is that it will be installed within the next three weeks or so. Meanwhile, we are doing our best to keep the irrigation of our green areas going as best as possible.

The **residents entrance gate** has been locked open since Friday morning at around 4AM. The cause is assumed to be the short power outage that occurred at that time. The contractors were called immediately and unfortunately, they didn't resolve the issue that day. It is hoped that it will be fixed today (Monday).

Dan Kerinuk and the **Landscaping Committee** are doing a great job of rejuvenating the front entrance areas of the community. The area in front of the Guardhouse, the end caps at the "four corners" and along the Boulevard are all receiving new, colorful and long-term plantings. So please take a look at them as you drive in and out of BTP.

Finally – The **3rd annual Bell Tower Park community outing at Hammond Stadium** to watch the Ft. Myers Mighty Mussels is right around the corner. It's taking place on Thursday, May 1st, with a 6:05 PM first pitch. This will be the last of the numerous events organized this season by your Social Committee.

Last year we had over 50 BTP residents attend and on Saturday, we sold 32 tickets to baseball fans and folks that wanted a nice night out with friends and family.

Tickets will be on sale again in the Clubhouse on **Wednesday** the 16th between 11AM & 1PM and again this **coming Saturday** the 19th from 10AM to noon. So, if you're interested, please drop by. The cost of the ticket and the all-that-you-can-eat buffet being offered from 6PM until 7:30, is \$36 per person (CASH ONLY PLEASE). Hope to see as many as possible at the ball game!!

Thanks everyone – enjoy this coming week and the beautiful weather that we're having. More on other projects that are in the works will be emailed to you soon.

Best regards,

Ron Mc Ewan, Board President
Bell Tower Park Property Owners Association