

Coconuts at Bonaventure

Rules and Regulations

1. It is the responsibility of each homeowner to obtain a copy of the Community Documents, to read the documents and to be knowledgeable of its contents.
2. No outdoor clotheslines are permitted on any area of the common property or on any patio.
3. No commercial truck(s), van(s) or buses, recreational vehicle(s), boat(s), camper(s) or trailer(s) may be kept on the property. "Commercial Vehicle(s)" shall be defined as any Vehicle with visible lettering, racks or any other apparatus which is visible. Any vehicle that that does not have passenger windows or rear windows. Any vehicle that that does not have passenger seats, Any Vehicle that had equipment loaded/stored in it and can be seen.
4. Any vehicle parked on the property in violation of any provision of the Governing Documents, including these rules and regulations, is subject to being towed or Booted at the sole cost and expense of the owner.
5. All vehicles that are kept on the property must be legally registered. Vehicles with expired tags will be towed at the owner's expense. No covers for any Vehicles unless the tag can be seen in clear view and must have a tight fit. No vehicle shall be repaired on the property; no vehicle shall be kept on the property if it is leaking oil or any other fluid that would stain the asphalt
6. All trash must be bagged and placed into an appropriate container. Plastic bags may not be placed in the common area. Any bags that will not fit in the trash container must be boxed. All garbage cans must be clearly marked with your house address. Violation of this rule will result in a fine of \$140.00. Trash is to be put out no earlier than 6:00pm. Containers must be brought in no later than 6:00pm the following day. TRASH BINS ARE TO BE STORED ON THE PATIO OR STORAGE ROOM.
7. All additions or improvements to the property, including landscaping, require approval by the architectural committee or Board of Directors. Plants which have been installed by owners must be maintained by same. Failure to maintain plants will result in their removal. New purchases are responsible to maintain

what is planted by previous owner. If not kept up the association can have the work performed at owner's expense. No shrub or hedge should be more than 4 feet high by front entrance. Anything that is approved and planted for under the windows must be kept maintained at under the windows. If no ARC approval it will be removed at owner's expense without warning.

8. No antenna shall be affixed to the building in any manner. Satellite dishes require approval by the architectural committee or Board of Directors. Dishes are to be placed in the rear of the unit close to a plant at a height not to exceed three (3) feet high. The dish must be painted green. Dishes may be installed in the front of the unit only if a satisfactory signal cannot be obtained in the rear of the building.
9. No owner shall cause any sign, advertisement, notice or other lettering to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, patios, windows or roof. Of the unit is being sold, one sign, not to exceed twelve (12) inches may be placed in one window.
10. During construction of any permitted improvement, the lot and all other portions of the property shall be kept on an neat and orderly manner.
11. No owner shall make or permit any loud and/or disturbing noise, any noxious odor or activity. Nor shall any owner permit any guest, employee or other agent to interfere with the reasonable rights, comfort or convenience of other unit owners.
12. No parking shall be permitted on the sidewalk or swale areas. Owners assigned parking is labeled by the lot number of the unit.
13. No potted or hanging plants, lawn accessories, statutes or any other personal property are permitted on the common areas of the property.
14. Barbeque grills must be stored on the patio. Grills may only be placed on common grounds while in use.
15. Flag pole holders may not be affixed to the building.
16. Hose racks may be affixed to the building at a height not to exceed the bottom of the window and must be concealed by a shrub.
17. No signs or advertisements of any kind are to be attached to the mailboxes.
18. No storage bins are permitted on common property. Items stored on patios must be neat. Patio surfaces must be kept clean, not dirty or unsightly.

19. Feeding of the ducks is strictly prohibited.

20. Nothing shall be done or permitted by any owner which would increase the rate of any insurance maintained by the Association.

21. Unit owners are responsible for the acts of any tenants that may occupy a unit. Fines will be assessed to the unit owner not the tenant.

The required unit owner information sheet must be on file and updated if **ANY** changes. This includes renter's information as well.

22. Children's pools, chairs, bikes etc. may be placed on common area while in use but must be stored within the patio or dwelling unit while not in use.

23. Hurricane shutters may be put up no more than 48 hours prior to a named storm and must be removed within 48 hours after the storm has passed.

24. Playing in the community common areas is strictly prohibited. The Association cannot be held responsible for any injuries or accidents incurred.

25. PET RULES AND REGULATIONS

A. All pets must be registered with the Association.

B. Only common household pets are permitted.

C. No pet shall be permitted outside the dwelling unit except on a leash not to exceed six (6) feet in length and must remain under the control of its owner at all times.

D. No pet shall be kept for the purpose of breeding or any other commercial purpose.

E. No pet shall be permitted to constitute a nuisance. Note: Dogs left on patios barking excessively constitutes a nuisance.

F. Dogs shall be walked on the outer perimeter of the property and any other area that the Board of Directors shall designate as a "Pet Walk" area.

G. Owners must clean up after their pets.

H. All dog owners are required to submit proof of rabies vaccine to the Association annually.

I. There shall be a limit of two (2) dogs or cats or combination thereof.

COCONUTS ROOF KEY

Contractor/Vendor must show license and Insurance to get a roof key. (Please attach a copy for the record)

24 hour notice must be given to make sure the key is at office.

Check for \$50.00 must be left to insure the key is returned. Payable to: Coconuts at Bonaventure

Contractor/vendor agrees that they will return the key on the same day before office closes at 4:30 to get the deposit check back. If key not returned the check will be deposited.

Contractor must return the next day and do the same as above if not completed on the day.

No copies are allowed to be made of key

NO ONE is allowed on the roof except the contractor of vendor that signed this form. No homeowners/Residents are allowed on the roof at any time for any reason.

This form is made due to the roof warrantee and liability

Contractor/Vendor is signing this, and agree to the terms above and also acknowledging and take full responsibility & liability if anything should happen while on the roof, including tripping or falling off.

Warning: Any violation of the rules as stated above could result in a hearing and fine of \$100.00 per day up to \$1,000.00 per violation.