

COCO WOOD LAKES

HOA Restrictions Summary | Rules and Regulations, revised March 2026

1. Age and occupancy

- At least one new occupant must be 55 or older, unless the Board grants prior approval.
- No full-time resident may be under age 18.
- All new owners must attend an orientation meeting.

2. Rental restrictions

- A home may be rented no more than twice per year and for no less than 90 days per rental.
- At least one tenant must be 55 or older; no residents under 18.
- All renters must attend orientation before occupancy and be listed on the lease and orientation application.
- Owners must notify the HOA of lease renewals, supply the new lease, and arrange orientation for new tenants.

3. Pets

- Dogs must be leashed outdoors; owners must clean up pet waste.
- Pets must not become an annoyance or nuisance.
- This rules document does not specify pet weight, breed, or number limits.

4. Parking and vehicles

- Park vehicles in the garage or driveway without blocking sidewalks; no lawn or swale parking.
- Street parking for temporary visitors is prohibited; overnight or longer exceptions require case-by-case approval.
- Commercial vehicles or marked work vehicles, boats, campers, trailers, and RVs may not be parked or stored outdoors; closed-garage storage is allowed.
- No vehicle repairs except emergency repairs such as a flat tire, windshield replacement, or jump-start.
- Vehicles must be operable and currently registered; unreasonably loud vehicles are prohibited.

5. Exterior changes and fences

- Obtain Architectural Review Committee application and Board approval before exterior color changes or alterations, including roofs, doors, and windows.
- A county permit does not replace HOA approval.
- Fence specifications are in separate ARC Guidelines, not detailed here.

6. Landscaping and property condition

- Owners maintain lawns, hedges, trees, driveways, sidewalks, and exterior finishes.
- Grass must not exceed six inches; trees and hedges cannot obstruct sidewalks or street lighting.
- Specified perimeter hedges cannot exceed eight feet.
- No mowing on Sundays before 11 a.m.
- Watering: even-numbered homes Tuesday/Thursday/Sunday; odd-numbered homes Monday/Wednesday/Saturday, before 7 a.m. or after 7 p.m., subject to changes.

7. Trash and bins

- Place covered containers at the curb after 6 p.m. the night before pickup and return them by 6 p.m. on pickup day.
- Store containers out of street view; loose bags and trash on the ground are prohibited.
- Visible bin-screening arrangements must follow the hedge requirements.

8. Noise and private property

- Excessive noise or nuisance behavior is prohibited at any hour.
- Lakefront areas belonging to individual homeowners are private, not common property.

9. Clubhouse and swimming pool

- Clubhouse hours: 7 a.m. to 11:30 p.m.; no indoor smoking, wet swimsuits, or entry without proper access.
- Pool hours: sunrise to sunset; no pets, private parties, glass containers, diving, running, jumping, or ball games.
- Visiting children under 12 must be accompanied by an adult; swim diapers and rubber pants are required for diaper-age children.
- Exercise machines are for ages 18 and older.

10. Other restrictions

- Holiday decorations must be removed by January 10.
- House numbers must be clearly displayed on the house and mailbox.
- Member meeting participation and conduct are subject to HOA rules; violations may lead to enforcement.

Buyer / Listing Quick Reference

Item	Restriction
55+ occupancy	Yes; at least one new occupant 55+ unless approved
Full-time residents under 18	Not permitted
Rentals	Up to 2 per year; minimum 90 days
Pets	Allowed subject to rules; no size/number limit specified here
Commercial vehicles / RVs outside	Not permitted
Exterior alterations	Prior HOA approval required
New-owner orientation	Required

Important: This is a summary of the supplied 15-page Rules and Regulations, not a complete statement of all governing restrictions. The HOA says the Declaration and separate Architectural Guidelines contain additional requirements. The supplied rules do not specifically address bedroom conversions, advertising a third bedroom, or a minimum ownership period before renting. Verify those issues with the HOA and applicable authorities.