

Parking Rules and Regulations:

1. The Common Areas shall not be obstructed or used for any purpose other than the purpose intended therefor.
2. No portion of the Common Areas may be used for parking purposes, except for those portions designed and intended therefore. For example: sidewalks or walkways/roadways/ grass/dead ends, etc. (including part of the vehicle or tire). Vehicles left on any of the above will be subject to immediate towing (**Strictly Enforced**). Commercial vehicles performing services / repairs (AC/Plumber / Electrician or Moving's and /or Furniture/ appliances' deliveries) will be allow to park on the street during regular business hours 8am to 7pm Monday to Saturday in order to complete their work as long as they are not blocking the sidewalk or are parked on the grass.
3. There is a limit of 4 vehicles per household. 4th vehicle will not be provided registration.
4. No motor vehicle which cannot operate on its own power, flat tire, expired tags or proper registration, shall remain on The Property for: more than 24 hours, or it will be towed, after proper Warning Notice, at owner's expense.
5. NO STORING (vehicles not in use on a daily basis) of any vehicle in GUEST or TEMPORARY parking areas, for more than 24 hours, EXCEPT IN ENCLOSED GARAGES. Only one (1) warning will be provided before towing. Rotation within is still considered storing.
6. Car covers are NOT allowed within the Association.
7. No mechanical repairs can be made on The Property, except for emergencies. (Oil changes are not emergencies)
8. No commercial Vehicles, Trucks, Pickups, Vans (extended cabins or without windows) Motorcycles, Scooters, Trailers, Campers or Boats of ANY KIND shall be permitted to be parked at any place on The Property, except for enclosed garages. (Motorcycles owned by a Guest, can be parked in owner's driveway ONLY) No vehicles with commercial logos, lettering or ladder racks are permitted.
9. Unauthorized or unregistered vehicles (i.e. company owned vehicles) will not be provided access through the resident's gate and must be parked in enclosed garage ONLY.
10. Motorized Scooter, ATV or Dirt Bikes CANNOT be operated in The Community.
11. No Commercial Vehicles or Contractors on SUNDAYS, except for City Officials, food deliveries, and Emergencies. Any service vehicles are permitted ONLY Monday-Saturday from 8:00AM to 7:00 PM. Violators will be fined.
12. MOVE IN/OUT are Monday-Saturday ONLY from 8:00AM to 7:00PM. Trucks cannot remain on The Property after hours. Authorization from Management is REQUIRED for New Owners and Tenants Moving-In after proper screening and approval by Association.
13. PODS are allowed for 48 hours ONLY and must be place in the residence's driveway so as not to block the street or sidewalk.
14. No trucks longer than 32 feet are permitted to enter the Association. Be aware that bigger trucks will incur damages to gate, the equipment and common areas but most importantly is a safety code violation of Florida Statue 319.1945.
15. There is no Speeding in the Community, Speed Limit is 15 mph.
16. No Tailgating at the gate will be tolerated. This is considered TRESPASSING and vehicles will be escorted out of the Community, until proper access is granted by Resident through the call box.
17. Violation of Parking in the DISABLED PARKING or POST OFFICE (time posted at sign) will be towed immediately.
18. If a vehicle is on private property and/or partially on the sidewalk the homeowner will receive a violation. Fines will be applied to that unit, after proper warning. Any vehicle on sidewalks, dead ends and any other areas not identified as parking **WILL BE TOWED IMMEDIATELY**. All residents are responsible for their own Guests or Visitors.
19. Nonresidents or Unidentified vehicles that are not registered with Association will incur a violation and then will be towed within 24 hours from the time of which the notice was given. **Only one (1) warning will be provided before towing.**

20. HOLIDAY PARKING: there will be no parking enforced as long as is not creating a nuisance to other residents or their property.
21. Any vehicle parked in violation of these or other restrictions contained herein, or in the Rules and Regulations now or hereafter adopted, may be towed by The Association at the sole expense of the owner of such vehicle, if such vehicle remains in violation after 24 hours from the time of notice of violation placed on the vehicle.
22. **VEHICLES PARKED BACK IN FIRST WILL BE SUBJECT TO TOWING FROM GUEST PARKING AREAS. License plate must be visible at all times.**

The parking Rules and Regulations are located in the Association Documents under, Article VII, section 12, or Schedule "A" to Declaration of Covenants, Rules and Regulations or newest modified version

Architectural CONTROL usage and restrictions:

23. No modification or alterations to outside unit, walls or roof except as approved by the Architectural Control Board/Committee.
24. No awning, canopy shall be placed on the outside walls or roof of the unit, except for those approved by the Architectural Control Board like hurricane shutters and screen in patios.
25. No owner may alter, in any way, a portion of the Common Areas, including, but not limited to, landscaping without obtaining prior written consent of the Architectural Control Board/ Committee.
26. Comcast/AT&T wire installation requires written consent of the Architectural Control Board/ Committee and immediate burial of such. Wires must be buried same day as installation. The Owner is responsible for ensuring that Comcast /AT&T comply with the Rules and Regulations.
27. An owner shall not cause anything to be affixed or attached to, hung displayed or placed on the exterior walls, doors, balconies or windows of his/her unit without the prior written approval of the Architectural Board/Committee. ONLY SEASONAL/HOLIDAY DECORATIONS WILL BE ALLOWED, but prompt removal after such season is over is required.
28. Be aware that nothing can be attached to the building, unless approved by the architectural committee including, but not limited to hoses, satellite dishes, and any/all miscellaneous items.

Other Rules and Regulations:

29. Garage Doors must be kept closed at all times except when in actual use and during reasonably **limited** periods.
30. Only the Garbage carts supplied by the city may be used for garbage collection and may be placed out 24 hrs. prior to collection day (Mondays & Thursdays) and must be stored back in the appropriate garage 12 hours after collection day (Tuesdays & Fridays). Bagged garbage is to be placed into carts. Only garbage placed inside the cart will be collected; garbage left outside the cart will not be picked up. For Bulk Trash collection please contact the City's website for more information. Bulk Trash must be placed at curbside only the evening before pick up. For our Community Bulk Collection will be **Fridays**.
31. Garbage carts/ Recycle Bins must be stored ONLY inside Unit's garage, is unsanitary to keep them outdoors
32. All personal Property must be stored inside respective Units, not in common areas. (Including carts, bicycles, carriages, chairs, tables and any other similar object). Patios and front courtyards shall not be used for storage.

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33. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any unit, on a lot or on the Common Areas, except as to the gas cylinders permitted under the declaration. BBQ grills must be used and stored on the patio only.

34. No Commercial use shall be permitted in the development even if such use will be permitted under applicable zoning ordinances, if same would be noticeable from the exterior of the unit.
35. No solicitation.
36. No resident or guest shall make or permit any disturbing noises in the unit or in such manner as to disturb or annoy other residents (applying reasonable standards).
37. ALL PETS SHALL BE KEPT ON A LEASH WHEN NOT IN THE APPLICABLE UNIT. (Florida statute 767.12). Pets cannot be in front porch, driveway or entrance walkway without owner. RESIDENT MUST PICK UP AFTER PET. Signs are properly placed and you will be fined starting with \$100 and up to \$1,000 in accordance with our BY-LAWS. Many residents are complaining for those that are not in compliance.
38. In no event shall said pets ever be allowed to be walked or taken on or about any recreational facilities contained within the common areas such as Pool, Tot lot and Preserved Natural Areas.
39. BASKETBALL HOOPS **are not allowed on the premises.**
40. Playground and Pool Area are open daily until Dusk. Any use of Common Areas is "at your own risk". Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within The Property and including full compliance by them with Rules and Regulations. Children under 12 years of age must be accompanied by a responsible adult when entering/using any recreation facility or Common Areas.
41. No outside or private instructors allowed in the pool.
42. No pool / Common Areas parties allowed.
43. Pool is exclusively for residents with valid ID reflecting Courtyards address.
44. Guests must be accompanied by a resident with a valid ID.
45. There is a limit of four guests including children per residence/unit allowed in the pool.
46. For the safety of our Residents security is authorized to close the pool area do to threatening weather conditions.
47. Persons under the age of 18 may not be present upon any Association Common Area between the hours of FRIDAY to SUNDAY from 11:00 PM to 8:00 AM and SUNDAY to THURSDAY from 10:00 PM to 6:00AM without a Parent or Legal Guardian present.
48. No hunting or use of firearms shall be permitted anywhere in The Properties.
49. Owners wishing to lease their homes shall be required to place in escrow with the Association a sum of \$1,000 (rental deposit). No illegal tenants including unregistered family members or individuals who exceed the time permitted to stay will be tolerated. Applicable fines/legal actions will be imposed.
50. **Lease application must be renewed on a yearly basis with the approval of the board.**
51. For Sale / For Rent signs are limited in size to an 8"x12" sign, on a 4' support, 5' from property line.

Any violation of the Rules and Regulations that implies a fine will be enforced in compliance with **Article IX, sections 1,2, and 3.**

For any questions or concerns please contact property management company at
TPMG at 954-640-0291.