

Coco Bay Homeowner's Association Rules and Regulations

1. No person shall be permitted to remain in any vehicle parked within the community overnight.
2. No person shall be permitted to remain in the common areas between the hours of 11:00 P.M. and 6:00 A.M.
3. No nuisances shall be allowed in the community or created by a resident.
4. All exterior improvement or modifications MUST be approved by the board of director's or a committee created for that purpose.
5. No open fires are permitted in Coco Bay.
6. No temporary structures (including but not limited to, trailers, tents, utility sheds, mobile homes, or recreational vehicles) shall be permitted in the community, or used for a residential purpose.
7. No signs shall be displayed without written consent from the association. Real Estate signs should be placed inside the window of the residence. No signs in the yard
8. All pets must be leashed when not in a unit or fenced area of the residence and must be attended at all times. OWNERS ARE REQUIRED TO PICK UP ALL ANIMAL WASTE.
9. No trucks (other than pickup's or SUV's), commercial vehicles, campers, mobile homes, motor homes, house trailers, or trailers of any other description, recreational vehicles, horse trailers or commercial vans, shall be permitted to be parked or stored at any place in the development.
10. No trailer boats or water craft shall be stored or parked on any portion of any unit or common areas, unless said storage is not visible from any common area or residence.
11. Garbage cans must be stored so that they are not visible from the street, or any common area. Garbage cans must not be set out for pickup before 5:00pm the day prior to the scheduled collection day. Garbage cans must be put away promptly after scheduled pickup.
12. Each homeowner is responsible for maintaining their home in a good and clean condition (clean roof, no mildew, or mold on house, clean driveways etc.)
13. Landscaping (lawns, flower beds, hedges, and trees) must be trimmed, neat in appearance and free of weeds.
14. No owner may lease or rent his or her home without board of director's approval. The unit is considered rented or leased if the deeded owner does not live on the premises. Subleasing is forbidden.

15. All vehicles operators MUST observe all speed limits and traffic signs & rules.
16. Owners are responsible for damages to common areas and other resident's property caused by residents living in the unit or owners guests.
17. No owner may alter in any way any portion of the Common Areas, including, but not limited to, landscaping, without obtaining the prior written consent of the Architectural Review Board and the Board of Directors.
18. An owner who plans to be absent during hurricane season must prepare his or her home and lot prior to his or her departure by designating a responsible firm or individual to care for his or her home and lot should the home suffer hurricane damage, and furnish the Association with the same name(s) of such firm or individual. Such firm or individual shall be subjected to the approval of the Association.
19. Pets and other animals shall neither be kept nor maintained in or about the property except in accordance with the Declaration and with the following:
Pets are not permitted in any pool or pool area under the circumstances. No pet shall be permitted outside of its Owner's Home unless attended by an adult or child of more than 10 (ten) years of age and on a leash of reasonable length. Said pets shall only be walked or taken upon those portions of the Common Areas designated by the association from time to time for such purpose. In no event shall said pets ever be allowed to be walked or taken on or about any recreational facilities (if any) contained within the Common Areas. For more details, refer to:
Declaration of Restrictions, Article VII, Certain Rules & Regulations.
20. Holiday decorations MUST be taken down within 3 weeks after the holiday date.
21. Parking of any vehicle is not allowed on lawn or grass areas and the sidewalk regardless of whether the area is common or private. Article 8 Section 6.
22. Owner/residents & Owners Guests must park in garages or driveways and may not park in the street or on sidewalks.
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23. Owners are responsible for damages caused by persons or companies who gain access to the community by the owner's private entry code or access apparatus.
24. The common Areas and facilities, if any, shall not be obstructed or used for any purpose other than the purposes intended therefore. No carts, bicycles, carriages, chairs, tables or any other similar objects shall be stored thereon, except by the Association. No pets are allowed in the pool area.
25. No garbage cans, supplies, or other articles shall be placed on the exterior portions of any home or lot. No linens, clothes, clothes lines, curtains, rugs, mops, or laundry of any kind, shall be hung from or on the home, the lot or any of the windows, doors, fences, balconies patios or other portions of the home or lot, except as provided in the Declarations with respect to refuse containers.

26. No motor vehicle which cannot operate on its own power or which has flat tire(s) or does not have a current license plate and registration shall remain on The Property for more than twenty-four (24) hours, and no repair of such vehicle shall be made thereon, except for emergencies or in garage.
27. No portion of the Common Areas may be used for parking purposes, except those portions specifically designed and intended therefore, if any.
28. No commercial use shall be permitted in The Property even if such use would be permitted under applicable zoning ordinances. Except for individual home office.
29. All person using the pool should do so at their own risk. All children under twelve (12) years of age must be accompanied by a responsible adult. Bathers are required to wear footwear. Glasses and other breakable objects may not be utilized in the pool or on the pool decks. Pool gate must be kept closed and locked at all times.
30. 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 the association.
31. Homeowners living on the lake shall not install, erect or plant anything that would obstruct the view of the other homeowners living on the lake.
32. Boats used on the lakes can only have electric motors. No gasoline powered motors are allowed at any time.

Every owner and occupant shall comply with these rules and regulations as set forth herein any and all rules and regulations which from time to time may be adopted by the provisions of the Declaration, by-laws and Articles of Incorporation of the Association, as amended from time to time. Failure of an owner or occupant to so comply shall be grounds for action which may include, without limitations, an action to recover sums due for damages, injunctive relief, or any combination thereof. The Association shall have the right to suspend remedies, a fine or fines may be imposed upon the Owner for failure of an owner, his tenants, owners family, owners guests, owners invitees or owners employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, or Articles of Incorporation or By-laws as provided in the Declaration