

Coach Homes I at Moody River Estates
Rules & Regulations
Adopted July 16, 2013

MOTOR VEHICLES:

1. Operation:

- A. Motor vehicles operated on our streets, roads and public areas may only be operated by an operator possessing a valid Driver's License.
- B. No motor vehicle shall be operated on a pedestrian walkway.
- C. The term "motor vehicle" as used in this paragraph extends to and includes, but is not limited to; motorized bicycles (mopeds), motorized skateboards, motorized scooters (go-peds), go-carts, golf carts and similar motorized toy vehicles. The term motor vehicle does not include motor wheelchairs which are operated by persons who require wheelchairs for mobility.

2. Parking:

- A. Unit Owners and Renters must park in driveways or in garages; Visitors and Guests may park on the street for a period not to exceed four (4) hours. Non-residents or extended visitors may park in the designated Guest Parking area with a visitor pass clearly displayed on dashboard indicating valid dates of use.
- B. Parking only in driveways, designated spaces, paved parking surfaces or fully enclosed in garages. No Parking on grassed areas.
- C. No motor vehicles which are primarily used for commercial purposes, or any trailer, boat, boat trailer, motorcycle, motor home, recreational vehicle, camper, or any vehicle not in operating condition or validly licensed, may be parked overnight or for a consecutive four (4) hour period unless fully enclosed within a garage. The exception would be a service vehicle present on business.
- D. Definition of Commercial Trucks means any vehicle which is designed or used for the carriage of goods and includes a motor vehicle to which has been added a cabinet box, a carrying platform, a rack, tool box or other equipment for the purpose of carrying goods whether or not said cabinet box, platform, rack, tool box or other equipment has been enclosed by a cap, topper or other enclosure.
- E. No more than TWO (2) vehicles shall be parked in any driveway overnight.
- F. Any vehicle which does not possess a valid and current registration sticker must be parked inside of a garage.
- G. No vehicle may be parked in a designated parking space or driveway for a period of six (6) days without being relocated, and any and all vehicles so parked must be operational at all times. Unless prior notification is given to the Condominium manager or member of the Board of Directors, a vehicle parked six (6) days or longer shall be considered to be an abandoned or un-operational vehicle and subject to removal.

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- H. No repairs or maintenance of vehicles may be performed outside of garages, except emergency repairs.
- I. Vehicles may be washed in driveways.
- J. All visiting vehicles must have a guest parking pass prominently displayed on the dashboard or shall be subject to towing.
- K. Any vehicles parked in violation of the parking restrictions are subject to towing, with the owner of the vehicle responsible for all costs of towing.

NUISANCES:

- 1. Noise: No owner shall make or permit any disturbing noises, nor play upon or permit to be operated a musical device, television, radio or musical instrument by himself, his family, servants, employees, agents, visitors or licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other unit owners.
- 2. Use: The use of each unit shall be consistent with existing laws, the governing documents and the condominium documents, and occupants shall at all times conduct themselves in a peaceful and orderly manner.

PERSONAL PROPERTY:

- 1. Ingress & Egress: The streets, sidewalks, walkways, entrances, and stairs must not be obstructed or encumbered or used for any purpose other than ingress or egress to and from the units.
- 2. Furniture and Equipment Storage: No carriages, bicycles, wagons, shopping carts, chairs, benches, tables or any other object of a similar type and nature be left or allowed to be stored outside units.
- 3. Decorative Items: No statue, sculpture, fountain, outdoor play equipment, solar equipment, artificial lighting, artificial vegetation, sports equipment or other decorative items shall be placed upon limited common elements or common elements, nor shall any be made fixtures thereto or thereon.
- 4. Radio/Television Antennas: No unit owner nor tenant shall affix a radio or television antenna to the exterior of his or her unit.
- 5. Laundry and Waste Receptacles: No garbage cans, supplies, containers, or other articles shall be placed in or on the walkways, hallways, and entry ways, nor shall any linens, cloths, clothing, curtain, rugs, mops, or laundry of any kind, or other articles be shaken or hung from any of the windows, doors, walkways, or entry ways, or exposed on any part of the limited common elements or common elements.

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6. Debris: The limited common elements and the common elements shall be kept free and clear of refuse, debris and other unsightly material.
7. Holiday Decorations: A unit owner or tenant may display reasonable holiday decorations that do not interfere with any other unit owner's quiet enjoyment of their unit. The decorations may be placed a reasonable time in advance of the holiday not to exceed THIRTY (30) DAYS, and shall be removed no later than TEN (10) DAYS after the holiday. In the event that any of the decorations placed constitute a nuisance to any other unit owner or tenant, the decorations shall be removed immediately upon being notified by the Board of Directors or the property manager, or the Board of Directors or property manager shall have the right to enter the limited common areas of the offending unit and remove the decorations.
8. Grilling: The use of propane gas or charcoal for grilling on a porch or lanai is strictly prohibited. If grilling using gas or charcoal, this must be done a minimum of 10 feet from any structure. The use of an electrical grill is permissible.

PETS:

1. Rental Units: No pets of any kind are permitted in leased units.
2. Canine Breed Restrictions: Rottweilers, Pit Bull Terriers and partial breeds thereof are specifically prohibited.
3. Leashing and Waste: All animals shall be leashed (if outdoors), or kept within the Living Unit and shall not be permitted to roam free. Owners who walk their pets on Community Association and Neighborhood Common Areas must clean up after their pets. Pets may not be left unattended or leashed in yards or garages or on porches or lanais.
4. Commercial Activities Prohibited: Commercial activities involving pets, including without limitation, boarding, breeding, grooming or training, are not allowed.
5. Enforcement: If in the opinion of the Board, any pet becomes the source of unreasonable annoyance to others, or the owner of the pet fails or refuses to comply with these restrictions, the owner, upon written notice, may be required to remove the pet from the Community.
6. Number and Type: Not more than two (2) commonly accepted household pets such as a dog or cat, and reasonable numbers of tropical fish or caged birds may be kept in a Living Unit. No reptiles, rodents, poultry, amphibians, swine or livestock may be kept in the condominium at any time. No pet shall weigh more than forty (40) pounds.

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USE OF UNITS/COMMON AREAS:

1. Roof Access: No unit owner or tenant shall have access to the roofs of the units, and no unit owner nor tenant shall walk upon the roofs of the buildings.
2. Lake Use: No swimming, boating, fishing or wading is allowed in the lakes at Moody River Estates.
3. Absence From Unit: In the event that any unit owner or tenant is absent from the unit for any period of time or during any natural emergency such as in the event of a hurricane, the unit owner or tenant shall:
 - a. Remove all furniture, plants and other decorative items from lanais, patios and around the exterior of the unit;
 - b. Designate a caretaker, who shall be responsible for the maintenance of the unit and securing same in the event of a natural emergency, and;
 - c. All hurricane shutters shall be left secured in the open position unless and until a Hurricane Watch or other storm Warning is issued for the immediate area of Moody River Estates, and shall be re-secured in the open position immediately after the passing of same.

LEASING OF UNITS:

1. Notice: Prior to any tenant taking occupancy all require application, executed acknowledgment of Rules and Regulations and the applicable fee of \$100.00 must be submitted to the management company for processing. Upon completion of the necessary background checks and other personal references, the management company will submit the lease to the Board with the supporting documents for approval. No occupancy shall take place prior to the Board's approval. All leases of units must be in writing and must be approved by the Board of Directors.
2. Duration: No living unit may be leased or rented for a period of less than thirty (30) consecutive days. A unit owner may lease only his entire unit. **NO** subleasing of units shall be permitted.
3. Occupancy: Each unit shall at all times be occupied by those individuals identified on the application to lease and the lease agreement between the tenant and unit owner. At no time shall the occupancy of the leased unit exceed six (6) individuals.
4. Use: No business, commercial activity or profession may be conducted from any unit, or may the name of the condominium or the address of any be publicly advertised as the location of any business, nor shall a unit be used as a public lodging establishment.
5. Common Area Use: A unit owner that leases his or her unit shall not be entitled to the use of the Common Elements of the condominium properties (including the Moody River Estates Master Association Common Areas) during the period of the tenancy.

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SIGNS:

1. Generally: No sign, flag, banner, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, or upon any part of a parcel or home that is visible from the outside without the prior written approval thereof being first had and obtained from the Architectural Review Committee. However, a unit owner may display one (1) portable, removable United States flag in a respectful way.
2. For Sale or Rent Signs: No owner shall display a "For Sale", "For Lease", "Open House" or similar sign within a home or upon any part or parcel.
3. Enforcement: The Association may enter upon the parcel of an owner and remove any signs exhibited, displayed, inscribed, painted or affixed in violation of this provision, without being liable to the owners for such entry and removal, in addition to their right to pursue all other remedies available (i.e. fines, suspension, etc.).

WASTE DISPOSAL:

1. Disposal: Each owner is responsible for disposing of their garbage and trash. Trash or garbage must be placed in appropriate garbage receptacles with securely fastened lids and stored within the garage.
2. Placement or Receptacles: Owners must bring receptacles to the curb for pickup only on the day of pickup or no earlier than 6:00 pm on the night before pickup and immediately store their receptacles in the garage after pickup. All refuse must be placed at the curb in a container with a securely fastened lid. No refuse shall be placed at the curb in plastic or paper bags. Discarded durable items such as furniture or furnishings, packing boxes or other non-perishable personal items may be placed at the curb outside of such containers.

Signature Lessee/Purchaser

Date: _____

Signature Lessee/Purchaser

Signature Lessee/Purchaser

Date: _____

Signature Lessee/Purchaser

Signature Lessee/Purchaser

Date: _____

Signature Lessee/Purchaser

THIS IS TO BE SIGNED BY ALL ADULTS RESIDING IN THE UNIT.