

THE VILLAS OF MANGROVE BAY CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

Note: All rentals and sales must be approved by the Board of Directors prior to occupancy.

The definitions contained in the Declaration of Covenants and Restrictions for the Villas at Mangrove Bay Condominium Association, Inc. incorporated herein are part of these Rules and Regulations. Also included herein are various rules promulgated by the POA.

1. The Occupants of each Lot in the General Plan of Development shall abide by each and every term and provision of the Condominium Owners' Documents.
2. No bicycles, tricycles, scooters, baby carriages or other similar vehicles or toys shall be allowed to remain in the Common Areas. The sidewalks, walkways, streets, and parking areas shall not be obstructed or used for any purposes other than for ingress to and egress from the Lots and Common Areas.
3. Any damage to the Common Areas, property or equipment of the Association caused by any Occupant, their family member, guest, invitee, or lessee, shall be repaired or replaced at the expense of the Owner.
4. An Occupant, their guests, contractors, or invitees will not park or position his/her vehicle so as to prevent access to another Lot. The Occupants etc. will obey the posted parking and traffic regulations installed by the Association for the safety, convenience, and welfare of all Occupants. Speed limit is 7 MPH. Do not "cut" the traffic circles!
5. No Occupant shall do or permit any assembling or disassembling of motor vehicles except within their garage. Each Owner shall be required to clean their driveway of oil or other fluid discharged by their motor vehicle.
6. No transmitting or receiving antenna shall be attached to or hung from any part of the Common Areas.
7. No clothesline or similar device shall be allowed on any portion of the Common Areas.
8. The exterior of each Villa shall be kept neat and clean by each individual Owner. Windows must be cleaned and screens must be maintained and free of excessive wear and tear by each individual Owner.
9. All garbage and refuse from the Lots shall be deposited with care in each Occupant's private garbage containers. No garbage or refuse shall be deposited in any Common Area for any reason, except on the correct days of the week for pickup and removal. No littering shall be done or permitted on the Association property.
10. No commercial vehicle, recreational vehicle, camper, trailer, boat, van or truck of any kind (except handicap vehicles) shall park or be parked at any time on any portion of the Common Areas, except for commercial vehicles, vans, or trucks delivering goods or furnishing services. Said commercial vehicles, vans, or trucks shall not park or be permitted to park overnight on any portion of the common Areas or on any lot (except within the confines of a garage). The Association shall have the right to authorize the towing away of any such vehicles in violation of this rule, with costs and fees, including attorney's fees to be borne by the vehicle owner or violator.
11. No vehicles, including commercial, owner or guest may be parked on the street overnight. At no time may a vehicle be parked in such a way as to obstruct emergency vehicles or obstruct the flow of traffic within the community.
12. Overnight parking of guest vehicles can get authorization to park in the Mangrove Bay Long

Term Care Facility parking lot by contacting Diane Minich at 561-575-3123.

13. No garage doors shall be permitted to remain open except for temporary purposes. Garage doors must be kept closed overnight.
14. No animals over 25 pounds is permitted except for USA Service Dogs and Emotional Support Dogs with required documentation submitted and approved by the Villas at Mangrove Bay Board of Directors.. No animals shall be raised, bred, or kept on any lot, except that dogs, cats, or other household pets may be kept on the lot, provided they are not kept, bred, or maintained for any commercial purpose, or in numbers deemed unreasonable by the Board. Notwithstanding the foregoing, no Owner may keep more than one (1) dog and no animal may be kept on the lot, which, in the judgment of the Board, results in a nuisance or is obnoxious to the residents in the vicinity, including excessive barking, lunging, etc. No owner shall be permitted to maintain on the premises a pit bull, or any dog generally considered to be of mean temperament. Pets shall not be permitted in any of the Common Areas of The Villas at Mangrove Bay without an attached leash. Each pet owner, and their guests shall be required to clean up after their pet in order to properly maintain the Common Areas. Each villa pet owner is liable for any loss or liability resulting from his or her pet or their family member's or lessee's ownership of a pet. If a dog or any other animal becomes obnoxious to other occupants by barking or otherwise, the pet owner shall remedy the problem, or, upon written notice from the Association, they will be required to dispose of the pet. Exception to this rule will be for compliance with USA Service Dog and Emotional Support Dog regulations with required documentation. (PLEASE REFER TO AMENDMENT TO DECLARATIONS, ARTICLE XXII, AS RECORDED MAY 4, 2020 FOR EXACT ANIMAL REQUIREMENTS.)
15. There is a separate approval process for Service and Emotional Support animals per HUD, and US Attorney General guidelines. (refer to rule 14).
16. Rental Waiting Period – As to any owner who has acquired title to a Condominium Parcel after the date of recording, 5/May 4/, 2020, of the Amendment to the Declarations of Condominium, the Condominium Parcel shall not be leased or rented for at least two (2) full years from the date of acquiring title. Units may not be leased for a period of less than six (6) consecutive months and not more than twice in twelve-month period.
17. Complaints regarding the management of the Association Property, or regarding the actions of other Occupants shall be made in writing to the Association, and shall be signed by the complaining owner. Upon receipt of the signed complaint the Board of Directors will meet within a reasonable time frame and move to resolve/remedy the complaint. **Only signed, written, or emailed complaints will be addressed by COA board.**
18. Any consent or approval given under these Rules and Regulations by the Association may be revocable at any given time by the Board.
19. These Rules and Regulations may be modified, added to or repealed in accordance with the Bylaws of the Association.
20. Hurricane preparation: Hurricane shutter closure and opening is the responsibility of each unit owner. Each unit owner, whose unit will be vacant during the hurricane season, June 1st thru November 30th, must prior to departure, prepare the their unit for the hurricane season, including closing or hanging hurricane shutters/panels, or make accommodations to have someone prepare their unit when there is a threat of a hurricane during the owners absence. Hurricane shutters and panels must be opened or taken down at the end of the hurricane season (November 30th) or upon the unit owner's return. All hurricane shutters must remain open when unit is being occupied except for actual hurricane preparedness. Exception to this rule is made for villas with hurricane windows and doors.
21. The owner is responsible for the installation, maintenance, and removal of hurricane protection and must request Association approval prior to any hurricane accordion installation. Unit owners are responsible for all villa

repairs if hurricane accordion shutters are removed. In keeping with the uniformity of the community, hurricane shutters shall be white accordion and/or white trim hurricane impact windows. Panel hurricane shutters are also acceptable.

22. No person or entity may own more than two (2) condominium parcels at any one time.