

THE VILLAS AT MANGROVE BAY CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

Note: All rentals and sales must be approved by the Board of Directors prior to occupancy. See Article XX of the Declaration of Condominium.

The definitions contained in the Declaration of Condominium for the Villas at Mangrove Bay Condominium Association, Inc. are incorporated herein as part of these Rules and Regulations. Also included herein are various rules promulgated by the POA. The "Common Elements" shall mean and refer to all portions of the Condominium Property that are not included within the Units.

1. The Owners, Tenants, Occupants, Guests, Vendors and Invitees of each Unit shall abide by each and every term and provision of these Rules, as well as the Governing Documents.
2. No bicycles, tricycles, scooters, baby carriages or other similar vehicles or toys shall be allowed to be stored in the Common Elements, on the driveways or on the front porch that is visible from the street. The sidewalks, walkways, driveways, front porches, streets, and parking areas shall not be obstructed or used for any purposes other than for ingress to and egress from the Units and Common Elements.
3. Any damage to the Common Elements, property or equipment of the Association caused by any Owner, Tenant, Occupant, guest, vendor or invitee shall be repaired or replaced at the expense of the Owner and shall be deemed an assessment against the Owner's Unit.
4. No Owner, Tenant, Occupant, Guest, Vendor or Invitee shall park or position his/her vehicle so as to prevent access to another Unit or in a way that is considered obstructive or unsafe. All vehicle operators shall obey the posted parking and traffic regulations installed by the Association for the safety, convenience and welfare of the Residents. Speed limit is 7 MPH. Do not "cut" the traffic circles!
5. No Person shall do or permit any assembling or disassembling of motor vehicles except within a closed garage. The Owner of the Unit shall be required to clean their driveway of oil or other fluid discharged by any motor vehicle visiting the Unit.
6. Unit Owners may install, maintain, or use satellite dishes, antennas, or other devices that are protected under applicable federal law, provided that such installation complies with this Rule to the maximum extent permitted by law. Protected devices shall be installed only within areas that are under the exclusive use or control of the Owner, unless otherwise approved by the Association or required by applicable law. Devices shall not be installed on the Common Elements or Limited Common Elements maintained by the Association without the prior written approval of the Board of Directors, except where federal law prohibits the Association from requiring such approval. To the extent that any approved dish, antenna or other device causes damage to the Common Elements or Limited Common Elements, the Owner shall be responsible, and any costs to repair incurred by the Association shall be deemed an assessment against the Owner's Unit. To the extent permitted by law, the device shall be placed in the least visible location that allows for an acceptable quality signal.
7. No clothesline or similar device shall be allowed on any portion of the Common Elements.
8. The exterior of each Unit shall be kept neat and clean by each individual Owner or Occupant. Windows must be cleaned and screens must be maintained and free of excessive wear and tear by each individual Owner or Occupant.

9. All garbage and refuse from the Units shall be deposited with care in each Occupant's private garbage containers, which shall be stored out of view from the street, adjacent Common Elements and adjacent Units. No garbage or refuse shall be stored or deposited in any Common Element for any reason, except that garbage containers may be placed at the street for pickup no earlier than twenty-four (24) hours prior to the designated pickup time, and must be removed no later than twenty-four (24) hours after the designated pickup time. No littering shall be done or permitted on the Association property. NO EXCEPTIONS.
10. No commercial vehicle, recreational vehicle, camper, trailer, boat, van of any kind (other than a family minivan) or any truck of any kind (except handicap vehicles) shall park or be parked at any time on any driveway or any portion of the Common Elements, except for commercial vehicles, commercial vans, or commercial trucks that belong to a vendor or contractor that are temporarily delivering goods or furnishing services to a Unit. Said commercial vehicles, vans, or trucks that belong to a vendor or contractor that are temporarily delivering goods or furnishing services to a Unit shall only be entitled to park in the Common Elements for the period of time that the goods are being delivered or the services are being provided, but in no event shall said vehicle be parked overnight in the Common Elements. For purposes of this Rule, "commercial vehicle" shall mean any vehicle that is not designed and used for customary personal/family purposes and/or which contains any commercial lettering, markings, signs or displays. 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 Owner of the Unit to which the vehicle belongs or was visiting.
11. No vehicles 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 may seek 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 pets except fish, two (2) canary or parakeet size birds, and either (i) one (1) domestic household dog not exceeding twenty-five (25) pounds when full grown or (ii) two (2) domestic household cats, shall be permitted to be kept in a Unit, and permitted pets shall be kept only under these Rules and Regulations. No animals shall be kept, bred, or maintained for any commercial purpose. Notwithstanding the foregoing, no animal may be kept in a Unit or in the Common Elements, 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. Dogs labeled as aggressive or dangerous breeds by Palm Beach County, as amended from time to time, are not allowed in any Unit or on Condominium Property. All pets must be attended by an adult and must be on a leash not more than six (6) feet long or carried when outside of the Unit. Each pet owner, and their guests shall be required to clean up after their pet in order to properly maintain the Common Elements. Each Unit owner is liable for any damage, loss or liability arising from or resulting from their pet or any pet belonging to their family member, Tenant, Occupant, Guest, or Invitee. Each Unit Owner and each Occupant shall restrain its pet in an appropriate manner should it be requested either for cause or the result of a justifiable request from the Association (i.e., muzzled when outside of the Unit). 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 permanently remove the pet from the Condominium Property.

15. Any person requesting an accommodation to the Rules for an Emotional Support Animal or Service Animal shall follow all applicable Rules and Guidelines imposed by the Association, as well as State or Federal Law.
16. Rental Waiting Period – As to any owner who has acquired title to a Condominium Unit after May 4, 2020, the Condominium Unit shall not be leased or rented for at least two (2) full years from the date of acquiring title.
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 and/or management will review and investigate the complaint, and take appropriate action if warranted, in the sole discretion of the Board of Directors. **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: Each unit owner, whose unit will be vacant during the hurricane season, June 1st thru November 30th, must prior to departure, take reasonable precautions to prepare the owner's unit for the hurricane season. Hurricane shutters and panels must remain open when the owner or tenant is in residence, and can only be closed when there is a threat of a tropical storm or hurricane, but must be re-opened within seven (7) days after the storm or hurricane has passed. All hurricane shutters and panels must remain open outside of hurricane season (June 1- November 30) . Exception is made for Units with hurricane impact windows and doors.

Adopted by COA Board of Directors 9/15/2026