



Rules & Regulations

The Rules and Regulations contained hereinafter shall be in effect until added to or amended by the Board of Directors and/or the Association and shall apply to and be binding upon any Co-Owners and tenants or lessees or guests. The Co-Owners, tenants and lessees or guests shall obey the rules and regulations at all times and shall use their best efforts to see that they are observed in full by their families, guests, invitees, servants, and persons over whom they may exercise control and supervision.

1. Bulkheads, docks and piers are not permitted
2. Commercial vehicles are not permitted. Per the CC&R's commercial vehicles shall be deemed to include cars, pick-up trucks and vans in styles normally used for private purposes but painted with or carrying commercial advertising, logos, or business names or containing visible commercial materials, cargo, tools or equipment on the exterior of the vehicle or that extend beyond the length or width of the vehicle. Window air conditioning units are not allowed.
3. No animals, wildlife, livestock, reptiles, or poultry of any kind are permitted. Dogs must be leashed and under control of the owner when on Common Areas. Pet waste must be immediately cleaned up.
4. "For Sale", "For Lease", and "For Rent" signs must be on approved template for the community. It must be installed on a wooden or metal post. Seaboard Signs has all approved signage.
5. Political signs may be placed in the front yard, no more than 30 days prior to election and must be removed within seven (7) days after the election. Sign cannot exceed 2' x 3' in size.
6. Parking/Storage of mobile homes, trailers, motor homes, tractors, trucks (other than personal use) campers, motorized campers or trailers, boats or other watercrafts, boat trailers, motorized go-carts, or other related forms of transportation devices are not permitted without prior permission in writing by the Declarant or the Association.
7. Fireworks are not permitted. Additionally, firearms are not permitted to be discharged upon any lot or common area.
8. Parking on the street for more than 24 hours in a two-day period is not permitted. Violators will be towed at the owner's expense.
9. Parking on lawns/grass/sidewalks is not permitted. Violators will be towed at the owner's expense.
10. Overflow parking in the clubhouse parking lot is not permitted between the hours of 10pm and 8am. Violators will be towed at the owner's expense.
11. Each Lot Owner shall provide garbage receptacles or similar facilities in accordance with reasonable standards established by the Declarant, or a rollout garbage rack of the type approved by the Declarant, which shall be visible from the street on garbage pickup days only.

Adopted: May 13, 2025