

**Outside Areas:**

All television and internet antenna or satellite dishes should, if possible, be mounted in the confines of the unit courtyard, but under no condition can they be mounted on the roof of any unit and not encroach on the neighboring unit.

Driveway, sidewalk and yard shall be kept clean, presentable and free of clutter and plants. Furniture of any type may not be placed on any common area, driveways, lawns, or sidewalks permanently.

**Occupancy:**

Owner must explain the required rules and regulations to the Guests and Lessees.

Owner is directly responsible for safety, supervision, and compliance of association rules by all occupants of his unit, regardless of their status.

Supervision and safety of all minors is the sole responsibility and liability of owners and occupants. Guests of tenants must be registered with the Association. Guests of tenants may not use the living unit except when the tenant is also in residence.

All leases shall be for a minimum period of thirty (30) days.

An owner of a leased living unit may not use any portions of the Common Properties except as a guest.

**Access at Reasonable Hours**

For the purpose solely of performing the exterior maintenance authorized by this Article, the Association, through its duly authorized agents or employees, shall have the right, after reasonable notice to the Owner, to enter upon any Lot or the exterior of any Living Unit at reasonable hours on any day except Sunday.

The association has the irrevocable right of access to the interior of any Living Unit for emergency maintenance, emergency repair, or emergency replacement of any common elements, or of any portion of a living Unit to be maintained by the association pursuant to the declaration, or as necessary to prevent damage to the common elements or to the Living Unit.

**Approval of Leasing**

All rentals and leases shall be subject to prior approval of the association. Unit owners must notify the association of any returning lessors.

There can be no subletting of a unit under any circumstances.

**Recreational Vehicles**

No travel trailer, mobile home, recreational vehicle, boat, tent, storage building, garage, barn, or out building erected on any lot shall not at any time to be used as a residence, temporarily or permanently. The phrase "recreational vehicle" shall mean every licensed vehicle and conveyance designed, used, or maintained primarily as a travel trailer, motor home, camper, boat, and boat trailer or other similar use. Travel trailers, recreational vehicles, campers, and boats may be brought to a unit for the purpose of loading or offloading but only for a maximum of four hours.

Overnight parking is strictly prohibited.

**Parking and Vehicle Operations**

No truck exceeding one-ton capacity, recreational vehicle, or boat shall be parked overnight in areas zoned residential unless the truck is employed in the construction of new residential units.

All vehicles operating or stored within Gulf Cove Point Subdivision are subject to the following restrictions:

- a. The speed limit is 10 mph.
- b. Vehicles must be parked in designated parking areas only, except service vehicles serving a unit. No parking or driving on grassy areas anytime. Long term parking on the street is not permitted.
- c. Only two vehicles are authorized per unit, which for purposes of this paragraph includes motorcycles.

- d. Vehicles which cannot be registered to be lawfully operated on streets and highways of Florida or inoperable motor vehicles are expressly prohibited, including but not limited to mopeds, 3 wheelers, four wheelers, and trail bikes.
- e. No truck with a homemade cover or container in or over the bed or with commercial advertising, is permitted to be parked overnight.
- f. No servicing of any type is permitted on a vehicle anywhere on Unit parking or common ground.

### **Signs**

No sign of any kind shall be displayed to the public view on any single-family residence lot.

The Board of Directors may permit, in its discretion, name plaques for the unit occupants and no more than one small sign notifying the public that a unit has security devices.

Each lot owner shall be entitled to display one small "For Sale" sign in the window of the owners dwelling.

### **Animals**

No animals, pets, livestock, or poultry of any kind shall be raised, bred, kept or brought onto any lot or association property by guests, visitors, or lessees.

Each owner shall be allowed to keep one dog or cat which shall not exceed twenty (20) pounds in weight at maturity.

Dogs or cats shall not be permitted outside of the owner's dwelling unless attended by an adult or child over twelve years of age.

Dogs or cats shall only be walked on a leash and taken up on those portions of the common areas designated by the Association from time to time for such purposes or kept on the owner's lot.

Notwithstanding the above provisions, any occupant of a unit, whether owner or tenant, may keep small domestic birds or fish in the units as long as they do not constitute a nuisance.

All pet owners are obligated to clean up after their pet and shall immediately cleanup and dispose of pet waste deposited upon the common area or another owners lot.

All pets shall be registered with the Association and be licensed, and inoculated as per Florida law. As per Florida law no feeding of any form of wildlife is permitted. (Squirrels, Alligators, etc.)

### **Trash Storage & Removal**

Lawn waste, recyclables, and garbage are picked up on Tuesday.

Residents must use provided receptacles for garbage and recyclables.

Place the cans on the curb or driveway for pickup not on the grass!

Trash cans must be returned to back lanai, rear courtyard, or behind the hedge at the rear gate to the courtyard at the end of trash pickup day.

No trash will be picked up on Thanksgiving, Christmas, or 4<sup>th</sup> of July.

### **Clotheslines**

No clothing, rugs, car covers, etc. may be stored or hung anywhere except in the rear courtyard. clotheslines can only be placed in the rear courtyard.

### **Window Coverings**

Coverings for all windows and sliding glass doors must be installed within thirty (30) days of occupancy.

Coverings must be decorative blinds, curtains, drapes, or other acceptable window coverings at the discretion of the Board of Directors of the Association.

Bed coverings (such as sheets, spreads or blankets), newspaper, aluminum foil, or similar materials are not authorized window covering materials.

### **Nuisance**

No nuisance shall be allowed within Gulf Cove Point Subdivision.

No use or practice that is a source of annoyance to residents such as loud music, loud noises, barking animals, etc. should interfere with the peaceful possession and proper use of the property by its residents.

All parts of the villa shall be kept in a clean and sanitary condition, with no garbage, or refuse allowed to accumulate nor any fire hazard allowed to exist.



No unit owner, tenant, or guests shall permit any use of the lot, dwelling, or the common properties that will increase the cost of insurance upon any portion of the subdivision property.

No immoral, improper, offensive, or unlawful use shall be made of the association's property or of any owner's property or any part thereof.

### **Architectural Control**

No building, fence, wall, other addition, or modification to existing structures shall be commenced, erected, or maintained upon the properties, nor shall any exterior addition, change, or alteration therein, including patio covers, be made until the plans drawn to appropriate scale, and specifications showing the nature, kind, shape, height, material, and location of the same including exterior color scheme shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures, topography and vegetation by the Board of Directors.

### **Existing Trees**

Existing trees on the property will not be removed unless their removal proves to be necessary due to impacting the structure or structures. Location and size of all existing trees, including those proposed to be removed, shall be indicated on landscaping plans and specifications and subject to the approval of the Board of Directors.

All trees (existing or proposed) are the responsibility of property owner(s) for maintenance, trimming or removal when they are fourteen (14) feet or higher.

### **Landscaping Approval**

No trees, bushes, shrubs, or plants which shall be planted on any lot or in any common area until the plans and specifications for the placement of any such trees, bushes, shrubs, or plants have been submitted to and approved by the Board of Directors.

Only trees on the Board of Directors approved list of trees will be approved for planting on a Lot or in a common area.

Planting, with board approval, is only allowed by owners.

No lessee or renter may plant any vegetation of any form.