

## **RULES AND REGULATIONS OF THE COLONY WOODS HOMEOWNER'S ASSOCIATION, INC.**

The Board of Directors of your homeowner's association has prepared the following Rules and Regulations. They have been prepared for your convenient reference and are based upon the Declaration of Restrictions, Articles of Incorporation and Bylaws of the Colony Woods Homeowner's Association, and in some cases, Florida and Federal law. The Rules and Regulations are also supplemented by the Architectural Standards of the Colony Woods Homeowner's Association, Inc.

All of these documents, together with application forms for the approval of tenants and architectural changes, are available upon request or on the Colony Woods website at [www.colonywoods.org](http://www.colonywoods.org). The Board has the right and the obligation to make such other rules and regulations, from time to time, as may be deemed reasonably necessary to preserve the comfort, safety, appearance and harmony of our residents and community.

### **I. POOL**

1. The swimming pool and spa areas are open from sunrise to sunset.
2. The pool gates shall be closed at all times.
3. The use of the pool is restricted to owners, tenants, and their guests or visitors.
4. No more than eighteen (18) persons are permitted in the pool at one time.
5. Children under the age of three (3) years or children in diapers are not permitted in the pool. Children under the age of twelve (12) must be supervised by an adult at all times and are not permitted in the spa under any circumstances.
6. Diving, running, jumping or "horseplay" is prohibited in the pool or pool area.
7. Scuba equipment is not permitted in the pool and pool area.
8. No food is permitted in the pool or pool area without Board approval. Beverages in non-glass containers only are permitted.
9. Pets are prohibited in the pool and pool area.
10. Every bather must shower before entering the pool.
11. Swimming is an inherently dangerous activity. As a safety precaution, i.e. is recommended that no one use the pool unless another person is present. There is no lifeguard on duty and the Association is not responsible for accidents or injuries. Use of the pool, spa and common areas is at your own risk.
12. To keep the pool area neat, smokers are requested to empty ashtrays into refuse cans.

13. Chairs and lounges must be covered with a towel or blanket when using suntan oils or lotions. No reserving of lounges or chairs is permitted. Lounges and chairs may not be removed from the pool area and, in the interest of appearance, should be returned to their proper location before leaving the pool area.

## **II. TRASH AND RECYCLING MATERIALS**

1. Solid waste (trash and garbage) and materials for recycling may be placed only in front of the residence from which the material was generated, not earlier than 3 P.M. on the day preceding the scheduled collection.

2. Unbundled solid waste (tree and yard trimmings) does not require containers. All other solid waste shall be stored in appropriate containers. Leaves and small cuttings are to be in plastic bags. Paper bags are not permitted. Materials for recycling must be in containers approved by the Palm Beach County Solid Waste Authority.

3. All non-disposable containers must be removed from in front of the residence within twelve (12) hours after collection and must be stored in the garage or in an area that is substantially shielded or screened from view from the street or neighboring property.

## **III. AGE RESTRICTIONS**

1. The Colony Woods subdivision was developed and is intended for single-family occupancy by adults. Children under the age of nineteen (19) may therefore only occupy homes in the community, or use the recreational facilities, on a limited basis and only as the visitor or guest of an owner or tenant. "Limited basis" is defined as sixty (60) days in any one (1) calendar year or sixty (60) days in any consecutive twelve (12) month period. There are specific age limitations with respect to the use of the pool and spa, which limitations may be found in the section on Pool Rules.

2. In order to maintain our existing exemption under federal and state fair housing laws, it is your homeowner's association's express intent and the desire of our community that each home be occupied by at least one (1) person fifty-five (55) years of age or older.

3. It is the homeowner's responsibility to notify the Board if the occupancy changes in their home.

4. A family may employ a domestic helper or other assistant who may reside in the home upon written approval of the Board.

## **IV. LEASING**

1. Owners may lease or rent their homes not more than one (1) time in any twelve (12) month period. Each lease must be for a term of not less, nor more than, twelve (12) months.

2. Prior written approval of the Board is required. Application forms are available from the

Board upon request. A copy of the proposed lease must accompany the application form.

3. No lease will be approved where a home will be occupied by anyone under the age of nineteen (19) years, or unless at least one (1) resident has reached the age of fifty-five (55) years.

4. Owners are responsible for the behavior of their tenants and guests and visitors of tenants.

## **V. PETS**

1. Only common household and domestic pets are permitted in the community. An owner shall maintain no more than four (4) domestic pets. Other than dogs or cats, it shall be in the sole discretion of the Board to determine what constitutes a common household or domestic pet. No pet may be kept, bred or maintained for commercial purposes.

2. Pet owners shall be required to pick up and remove any solid animal waste deposited by the pet. Please be courteous of others.

3. The owner of a pet assumes liability for all damage caused by the pet. The Board may remove any vicious animal, or animal which is creating a nuisance or unreasonable disturbance to the community and the residents.

4. All pets must be carried or kept on a leash when outside of a residence or area of lot.

## **VI. ROADWAYS, VEHICLES AND GARAGES**

1. For safety's sake, please drive at °a safe speed and obey all other traffic rules and signs.

2. Only passenger automobiles and non-commercial motor vehicles registered as passenger vehicles and capable of being garaged at all times are permitted in the Colony Woods subdivision. No trucks or commercial vehicles, campers, mobile homes, motor homes, boats, house trailers, boat trailers or trailers of every other description shall be permitted in the subdivision. Sport utility vehicles such as the Ford Explorer, which are used only as passenger vehicles are not deemed to be trucks and are permitted in the subdivision. Pick-up trucks (with or without caps) are not permitted. In its discretion, the Board may interpret the definition of "truck" or "commercial vehicle".

3. All vehicles permitted in the Colony Woods subdivision shall be garaged at all times when not in use. For this reason, the Association will not permit an owner to remodel or permanently enclose a garage space, or use it for living or storage space so as to make it possible to store vehicles inside of the garage.

4. All vehicles in the subdivision must have proper sound muffling devices and must be operable at all times.

5. Repair of vehicles in the subdivision, other than on an emergency basis, is prohibited.

6. The temporary parking of commercial vehicles is permitted while making delivery, construction or provision of services to a homeowner.

## **VII. EXTERIOR ALTERATIONS, CHANGES OR ADDITIONS**

The Board must first approve any exterior addition, change or alteration to a home in the Colony Woods Subdivision. Application forms, and a current copy of the Architectural Standards of the Colony Woods Homeowner's Association, Inc., are available upon request by contacting the Association by mail at 22097 Colony Drive, Boca Raton, Florida 33433.

## **VIII. EXTERIOR BUILDING MAINTENANCE**

1. The Association is responsible to clean the roofs and repaint exterior walls, shutters, trims, eaves and roofs. All other exterior building maintenance is the responsibility of the owner.
2. Homeowners are responsible to maintain all other improvements located upon the lot (except with certain landscaping exceptions as noted hereinafter). Of specific importance are the maintenance of driveways and walks. Homeowner's are required to generally maintain and repair these surfaces. The Board may notify homeowners in writing that their homes do not meet community standards and are in need of repair, as appropriate.
3. Hurricane shutters covering windows and doors are only permitted to be in place during the official hurricane season. For aesthetic reasons, residents are asked to remove the shutters when the threat of a hurricane has passed and also when the homeowner is in residence. For all exceptions, Board approval is required.

## **IX. LANDSCAPING AND LANDSCAPING MAINTENANCE**

1. The Association is responsible to fertilize, mow, edge, trim and irrigate lawns.
2. It is the responsibility of the homeowner to prune trees and hedges which are in excess of six 6' feet tall. Pruning of trees in the Colony Woods subdivision shall be by tree professionals or otherwise in accordance with the National Arborist Association standards. Topping and hat racking is prohibited.
3. Individual homeowners shall be responsible for the maintenance (other than irrigation) of all other plants, shrubbery or landscaping effects, except for pruning by the Association at the Board's discretion.
4. Planting or removal of a tree or hedge, in excess of six feet in height, or may grow to that height, requires application to the Architectural Committee for approval.
5. Flowering plants (perennials), annuals, and other bedding plants and flowers may generally be planted or removed by the homeowner without the Association's approval provided said plants are not in excess of twenty (20%) percent of the total landscaped area.

6. Artificial grass, plants and flowers and other yard and wall decorations (hereafter called "Yard Decorations") which do not blend into the aesthetics of Colony Woods are prohibited. The Board, in its sole discretion, can determine if any Yard Decorations are not acceptable, and the homeowner shall remove such Yard Decorations within thirty (30) days of notification from the Board that such Yard Decorations are not acceptable. Further, the homeowner shall place all Yard Decorations in their yard at their own risk, and if the Yard Decorations are broken or destroyed during grass cutting or yard trimming, neither the yard maintenance company nor its employees, nor the Association, shall be responsible for repair or replacement of said item.

7. The Association may notify an owner that his/her landscaping does not meet community standards, specifying the reason therefore, thereby requiring the owner to bring the landscaping into compliance with community standards. By way of example, but not limitation, the Board may require an owner to remove and replace dead or diseased landscaping.

## **X. SIGNS**

1. No signs are permitted in the Colony Woods subdivision, on front lawns or in windows, including "For Rent" or "For Sale" signs. However, "Open House" signs may be posted in the subdivision in connection with the sale of a home. Not more than four (4) such "Open House" signs, each not to exceed 18"x 24" in size, may be posted on the actual day of the Open House but only when the owner or the owner's designated representative is in attendance.

2. Signs on parked vehicles are prohibited.

## **XI. BOCA DEL MAR IMPROVEMENT ASSOCIATION**

The Colony Woods Homeowner's Association is part of the Boca Del Mar Improvement Association, Inc. That Association is essentially a "Master" Homeowner's Association with its own set of governing documents, rules and regulations. Copies of these documents are available upon request from the Boca Del Mar Improvement Association. They contain important provisions, which supplement these Rules and Regulations. Where there is a conflict between the governing documents of the Colony Woods Homeowner's Association and the Boca Del Mar Improvement Association, Inc. the Master Association documents control.

## **XII. ENFORCEMENT**

1. The successful operation of our community requires the understanding and cooperation of all owners, tenants, guests and visitors. It is therefore important that all residents and their guest and visitors be familiar with and observes all rules and regulations.

2. The Board of Directors has broad authority to enforce these Rules and Regulations. This enforcement authority includes the right of the Board to suspend the member's right to use the pool and other recreational facilities, or to suspend the processing of applications for

architectural review or tenant approval, until such violation is remedied. In addition, the Association may, with or without court approval and depending upon the circumstances, remedy violations of these Rules and Regulations by direct action. The Association will notify the homeowner in writing of non-compliance. Where the Association is successful in enforcing a rule or regulation, the community is entitled to recover all of its expenses, including attorney's fees and costs, which may constitute a lien against an owner's property.

3. The foregoing Rules and Regulations of the Colony Woods Homeowner's Association, Inc. were adopted by the Board of Directors on October 9, 2013.