

# Castle Pines II Townhomes Association, Inc.

## Rules and Regulations

The Rules and Regulations (the "R&R") hereinafter enumerated as to the Castle Pines II Townhomes Association, Inc. property, the common areas, and the townhomes in general shall apply to and be binding upon all townhome owners. The townhome owners shall at all times obey said R&R and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees, persons for whom they are responsible and persons over whom they exercise control and supervision.

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### 1. VIOLATIONS

Every townhome owner and resident shall comply with these R&R as set forth herein, and any and all rules and regulations which from time to time may be adopted, and the provisions of Castle Pines II Townhomes Association, Inc.'s (the "Association") Declaration of Covenants, Conditions and Restrictions (the "Declaration"), the Association's Articles of Incorporation (the "Articles"), and the Association's Bylaws (the "Bylaws") (together with the R&R collectively the "governing documents"), as amended from time to time.

Violation of the R&R shall subject the violator to any and all remedies available to the Association and other townhome owners pursuant to the terms of the Declaration, the Articles and the Bylaws, as they are amended from time to time. The R&R may be enforced by the Association pursuant to fining as well as, injunction or other legal or equitable means, and the Association shall be entitled to recover any and all costs incurred, together with reasonable attorneys' fees against any person violating these governing documents. Any waivers, consents or approvals given under these R&R by the Board of Directors (the "BOD") shall be revocable at any time and shall not be considered as a waiver, consent, or approval of identical or similar situations unless notified in writing by the board.

- a. Violations should be reported to the BOD, or any designee(s) thereof.
- b. The BOD may notify a townhome owner of violation(s) committed.
- c. Enforcement of the R&R shall be in accordance with the Association's governing documents and applicable law.
- d. Townhome owners are responsible for their guests' and lessees' compliance with these R&R.

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### 2. FACILITIES

The Castle Pines facilities are for the exclusive use of owners and their approved families, lessees, and guests. Any damage to the buildings, recreational facilities, common areas, or equipment caused by any owner, his guests, family, or lessees shall be repaired at the owner's expense.

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### 3. OBSTRUCTIONS

Sidewalks, entrances, driveways, passages, patios, stairways, and all common areas shall be kept open and unobstructed. No sign, notice or advertisement shall be inscribed or exposed on or at any window or any part of the townhome, except such as shall have been approved in writing by the Association, nor shall anything be projected out of any window without similar approval.

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### 4. DESTRUCTION OF PROPERTY

Neither owners, their lessees, nor guests shall mark, mar, damage, destroy, deface, or engrave any part of the building. Repairs for damage to Common Property shall be the joint and several financial responsibilities of the party or parties causing the damage, their host(s), and the townhome owner. Report any damages to Property Management.

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### 5. EXTERIOR APPEARANCE

- a. Each Owner shall keep their unit/lot in a good, clean safe and attractive condition.
- b. Owners/renters are required to keep their garage doors closed at all times. Only exception is if working or sitting outside.
- c. The exterior of the townhome and all other areas relevant shall not be painted, decorated, or modified by any owner in any manner, except for seasonal decorative lights (as provided in the Declaration), without the prior consent of the Association. Consent may be withheld on purely aesthetic grounds within the sole discretion of the Association. Seasonal decorations are permitted from October 20<sup>th</sup> through January 10<sup>th</sup> of each year and shall not interfere with, or create a nuisance to, other owners or tenants.
- d. No awnings, window guards, light reflective material, hurricane or storm shutters, ventilators, fans, or air conditioning devices shall be used in or about the townhouse except as shall have been approved by the Association. Approval may be withheld on purely aesthetic grounds within the sole discretion of the Association.
- e. All approved shutters must be uniform in appearance. Installation of drapes or curtains visible from the exterior of the Townhome shall only be with the prior written approval of the Association and shall have white or off-white, black out type liners.
- f. No device intended to receive radio, television, or other electronic signal may be erected, installed, or attached anywhere on Association Property or Common Areas (unless installed by the Association itself), or upon the exterior, front or back terraces of any townhome, without the prior written approval of the BOD.
- g. Homeowners may display one (1) portable, removable official United States flag or one (1) official flag of the State of Florida and/or one (1) portable, removable official flag, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag (not larger than 4½ feet by 6 feet) in a respectful manner (i.e., attached to the front garage outside wall using a proper house flag mounting kit).
- h. Only up to four (4) potted plants are permitted to be placed and/or kept upon the exterior of any townhome.

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### 6. TERRACES

No objects shall be hung from terraces, patios, or windowsills. No cloth, clothing, rugs, or mops shall be hung open or shaken from windows, doors, or terraces. Nothing contained herein shall be deemed to prohibit the drying or hanging of laundry on a Lot pursuant to Fla. Stat. §163.04. Owners, their families, guests, invitees, lessees, persons for whom they are responsible and persons over whom they exercise control and supervision shall not throw cigars, cigarettes, or any other object from terraces. Owners shall not allow anything to be thrown or to fall from windows, doors, or terraces. No terraces (or any portion thereon) may be enclosed or screened without the prior written consent of the BOD of the Association. Owners shall not act or conduct such activities which in, and of themselves, or as an accumulation of activities, causes structural or other damage to the terraces or to the building.

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### 7. STORAGE AREAS

Townhome owners are responsible for avoiding placement in the storage areas of objects or substances that would create a fire hazard, be subject to infestation, or subject to spoilage.

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### 8. TEMPORARY STORAGE SYSTEMS

PODS or other temporary storage systems may be placed in an Association-controlled parking space for loading or unloading household goods for no more than 3 days and only with the prior written authorization of the BOD. Such devices may never be placed such that they extend beyond the end of the parking spot, onto or over the drainage or street. These devices may never be placed upon the grass for any length of time.

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### 9. PETS

- a. All pets must be kept on a leash when outside the townhome. The owner of any pet shall be responsible for immediately cleaning up after their pet while outside. Pets shall be registered, licensed, and inoculated as required by law.
- b. Owners and Tenants shall not walk their dogs on other homeowner sidewalks or personal property (i.e., between or behind townhomes). Cutting through said property is also not allowed when trying to access Common Areas or PGA Village Property Owners Association, Inc.'s ("PGA Village") property (areas for walking dogs on a leash).
- c. Only two (2) domestic animals per household is permitted and as of the date of adoption of these Rules and Regulations, each such domestic animal may weigh no more than 50 pounds. Households that currently have one (1) or more domestic animals whose weight exceeds the foregoing weight limitation are grandfathered from this limitation solely as to those specific animals but not as to any replacement animals.
- d. Any disturbance by a pet, such as noise, odor or threatening or nuisance activity, may be cause for action by the BOD to have the offending pet removed from Castle Pines. Any pet that is considered dangerous (i.e., aggressive breeds) or shows dangerous tendencies, at the sole discretion of the board, may be removed from Castle Pines II.
- e. Owners and Tenants shall assume full and sole responsibility for personal injury or property damage caused by any pet.
- f. No commercial breeding of any kind is allowed.
- g. Feeding of wildlife is prohibited.

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### 10. BICYCLES

Bicycles may be stored in bicycle stands provided by the Association (if any). Bicycles shall not be attached to trees, light poles, or street signs. They shall not be left unattended at any townhome front porch, driveway, entryway, or at the rear of the townhome property.

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### 11. PLUMBING

Water closets and other plumbing shall not be used for any purposes other than those for which they are constructed. The cost of any damage resulting from misuse by the owner, their families, guests, invitees, lessees shall be the responsibility of the owner.

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### 12. ROOF

Owners, their lessees, families, invitees and guests are not permitted on the roof without the prior written approval of the Association.

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### 13. SOLICITATION

There shall be no solicitation by any person anywhere within the property for any cause, charity, or for any other purpose whatsoever, unless specifically authorized by the BOD.

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### 14. COMMON FACILITIES

There shall be no noxious or offensive activity which, in the reasonable determination of the BOD, may tend to cause embarrassment, discomfort, annoyance, or nuisance to persons using the Common Areas.

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### 15. HURRICANE PREPAREDNESS

Each owner or lessee who plans to be absent from their townhome during the hurricane season must prepare said townhome prior to departure by removing all furniture, potted plants, and any other potential objects from the townhome's yard, patio or deck which may be blown away by storm winds. Hurricane shutters originally installed by the developer of Castle Pines II or which have been approved by the Association, are allowed to be installed or closed only after the National Weather Service has issued a "hurricane watch" or a "hurricane warning" applicable to St Lucie County. The shutters may be installed 7:00 AM through 8:00 PM, including Sundays. The shutters shall be fully opened or removed within 7 days after the Weather Service has advised that the storm has passed. All designs, materials, finishes, and hardware are subject to board approval.

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### 16. GUESTS/LESSEES

Townhome owners are responsible to ensure that all guests/lessees follow PGA Village's governing documents and those of the Association regarding the completion and filing of a rental/occupancy application.

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### 17. PARKING

- a. The phrase "Commercial/Service Vehicle or Truck" shall be deemed to exclude a pickup truck or similar vehicle used for family transportation purposes and not exhibiting any commercial logo, equipment or cargo, and police vehicles (hereinafter "personal truck").
- b. Unless otherwise approved in advance in writing by the board, owners, their lessees, families and guests may not park any Commercial/Service Vehicle or Truck, boat, camper, motor home, trailer, mobile home, bus, motorcycle, golf cart, or similar vehicle, inoperable vehicle, vehicle without current registration, or vehicle without at least the Florida required minimum insurance, on any street, driveway or parking area overnight other than entirely within a garage.
- c. Commercial/Service Vehicles or Trucks (as defined above) are allowed to park in regular parking spaces and/or in an owner's driveway solely during the time they are actually servicing the townhome or Common Areas during the hours of 8:00 AM to 6:00 PM, Monday through Saturday, unless the servicing is an emergency.
- d. Owners' personal vehicles, including personal trucks, may not be parked on the street, and must be parked overnight within enclosed garages serving the townhomes and must also be parked in driveways serving the Townhomes.

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- e. Only guest personal vehicles are permitted to park on the street (not including personal trucks). Vehicles parked on the street pursuant to this section, may only be parked at a distance of at least ten (10) feet or more from any townhome driveway so as to prevent interference with residents' ingress and egress.
- f. Personal trucks may not be parked on streets or roads overnight.
- g. Vehicles may not be used as storage devices. A vehicle will be deemed "used as a storage device" if the inside contains items covering more than 1/3 of the seating surface, or 1/3 of the pickup truck bed. In all cases, the determination of the Board will be final as to how much area is covered.
- h. Parking in a "Handicap Parking Space" without proper handicap plates or handicap mirror hanger is prohibited.
- i. No vehicle covered with a "storage" cover shall be permitted within view at any time.
- j. Violation of the parking rules within Section 18 herein, may subject the violator to fines and/or suspension of his/her right to use the Association's common facilities, including without limitation, the right to use the automatic entry bar code gate/system for the community. The foregoing rights and remedies are in addition to any and all legal and equitable remedies available to the Association.

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### 18. GATE ACCESS BARCODES / PASSES

At the time an Owner or Tenant sells, trades, transfers, or otherwise disposes of a vehicle with a barcode, paper pass or any other device that functions to facilitate access to the Castle Pines Community, the barcode, paper pass, or other device SHALL be removed from the vehicle and destroyed, and the status reported to the guard at the Castle Pines entrance/exit gate.

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### 19. WASTE STORAGE

Trash is collected on Tuesdays and Fridays. Recycling is collected on Tuesdays only. Refuse shall remain within the inside confines of a townhome, under the complete control of the resident.

- a. Residents shall ensure all trash is placed in bins, with lids closed (no loose trash or bags are allowed), and shall place bins at the end of the driveway for collection.
- b. Residents shall not put garbage bins out as described in Section 19.a. until the night before the scheduled collection and shall retrieve them by the end of the day in which collection occurs.
- c. When garbage bins are not out for collection, they must be stored inside the townhome's garage.

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### 20. LAKES, PONDS, CANALS, ETC

Swimming and wading in lakes, ponds, canals, drainage swales or standing water is prohibited.

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### 21. INAPPROPRIATE BEHAVIOR

Members, residents, or their guests, shall not engage in any abusive or harassing behavior, either verbal or physical, or any form of intimidation or aggression directed at other members, residents, guests, occupants, invitees, or directed at management, its agents, its employees, or vendors.

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### 22. DELINQUENCIES

If an Owner is delinquent in the payment of an assessment for which the delinquency has continued uncured, in whole or in part, for more than 90 days, the Association may suspend the rights of said Owner and said Owner's tenant (if any) including, but not limited to, with respect to access through the barcode gate, the Association's

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(Castle Pines) pool and the Island Club. The foregoing rights and remedies are in addition to any and all legal and equitable remedies available to the Association.

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### 23. RENOVATIONS

Any renovations shall be completed with the Association's prior approval (if applicable) and, without limitation, pursuant to the following rules:

- Contact the Association's Property Manager via maintenance request with scope of work and duration of work.
- No trailers permitted after 6:00 PM or on Sunday.
- No construction waste to be placed in or around dumpsters.
- Construction waste must be removed from the Association's property.
- No throwing debris over terrace.
- Landings and stairs must be protected to prevent damage.
- Owner will be held responsible for any damage to grass, sprinklers, building, stairs, lights, etc., during renovations.

This document is designed to make living conditions for all townhome owners pleasant and comfortable. The restrictions imposed are for the mutual benefit of all. Violations of these rules are to be reported to the Association's Property Manager, who will contact the violating townhome owner, lessee, or guest for corrective action.

*The foregoing R&R are subject to amendment and/or supplement by the Association.*

***Adopted by Resolution of the Board of Directors on \_\_\_\_\_, 2022.***