

# Majorca Palms Homeowner's Association, INC.

## Rules and Regulations

These Rules and Regulations have been enacted for the benefit of the entire community. Living in a homeowner community requires that all homeowners, household members, guests, and invitees, respect and follow the rules even if the homeowners, household members, guests, or invitees disagrees with a rule or rules. Homeowners are responsible to provide all guests and invitees with a copy of the Rules and Regulations. Ignorance is not a defense to any rule violation.

### Occupancy

- Homes are limited to single family residential usage only as defined in the Declaration; no commercial, professional, or business activity of any type is permitted; except that a unit owner may maintain a professional library in his unit.
  - A Unit may only be occupied by the unit owners, family members or guests and pre-approved tenants of the unit owners.
  - Unit occupancy is limited to two (2) people per bedroom. A unit with sofa beds may be occupied by two (2) additional people.

### Parking/Vehicle Restrictions

- Vehicles must be parked in Owner's driveway
- Vehicles can be parked on road in front of home.
- No commercial trucks or trailers allowed.
- No owner, guest or invitee may park on the Owner's lawn.
- No vehicle which cannot operate on its own power shall remain in the Community for more than twelve (12) hours.
- No repair, except emergency repair of a vehicle shall be made within the Community parking area.

### Common Areas

- The park, pavilion, and all common areas is for use by all residents and must be kept in good condition. All litter should be placed in trash containers promptly. Park hours are dawn to dusk. Any resident or their children who are suspected of destroying common areas or conducting illegal activities at the park will be prosecuted to the fullest extent of the law.

### Pets

- Owners and tenants may keep one (1) domestic pet per home, under 30LBS, and they must be registered and inoculated as required by law. The Association maintains a pet registry and all pets must be registered and approved by the Board, which approval may be given or withheld in the sole discretion of the Board.
- All pets must be always kept on a leash while outside the home and resident must immediately remove all pet waste.
- No animals of any kind shall be raised, bred, or kept within the Community for commercial purposes.
- The tethering of pets outside of the Lot Owner's Lot or on Common Areas is strictly prohibited.
- Pets should always be under owners' control, so as not to disturb or interfere with the rights, comfort, and quiet enjoyment of others.

### Satellite Dishes and Antennas.

- No exterior visible antennae, radio masts, towers, poles, aerials, satellite dishes or other similar equipment shall be placed outside of any Lot or other portion of the Community without prior written approval of the Board of Directors through an ARB application. They need to be less than 40" in diameter and placed on the side or back of the house.

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### Hurricane Shutters:

- Installation and/or use of hurricane shutters, except when an official storm warning has been issued, is prohibited.
- Shutters must be removed within seven (7) days of the storm's passing and properly stored indoors or in an approved storage container at all times.

### Personal Property:

- All personal property of owners or other occupants shall be stored within the lots. No personal property, except usual patio furniture (2) may be stored on a patio, nor any use made of any lot which is unsightly, or which interferes with the comfort and convenience of other.
- Residents should respect their neighbors. Loud music or any activity which disturbs the peace or negatively impacts other residents is prohibited. Residents should always call 911 or the police for these issues as the HOA cannot resolve them at the time of the offense.
- Owners must keep the exterior of their home neat, orderly and in good repair. The exterior of the homes must be kept clean and repainted as needed. Owners shall not change the exterior of their homes in any manner without prior written approval of the Board of Directors through an ARB application.
- Garbage containers are to be placed at the curb no sooner than 6PM the day before the scheduled collection date and removed from the curb no later than 9PM the day of collection.
- Nothing may be permanently placed or constructed outside of a home without prior written approval of the Board of Directors through an ARB application. This includes basketball hoops, fences, swing sets, storage sheds or any other such type of structure.
- Holiday lights and decorations may not be put up more than six (6) weeks prior the holiday and must be removed within thirty (30) days after the holiday.
- Single family home- all homes and doors must be repainted using the original developer provided paint color as shown on the attached plan. Multi-family home- owners are not allowed to paint the exterior of their home or exterior doors. All building stay within the color scheme designed and set by the Board of Directors.
- Decorative stones or rocks are not permitted.
- Pools are not permitted.

All rules will be enforced. Any changes to the exterior of the home must first be requested through an Architectural Review Request Application. The Board of Directors will notify offenders of any violations. Habitual violators will be subject to fines and/or prosecution in the courts. Florida Law dictates that the losing party in any Association lawsuit shall pay the court costs and attorney's fees for both parties.

I \_\_\_\_\_ have read the Rules and Regulations of Heritage Heights and agree to always abide by them.

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_