

PARKAND BAY HOMEOWNERS ASSOCIATION, INC. (PBHA)
RULES AND REGULATIONS AND SCHEDULE OF FINES
May 1, 2018

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Introduction:

Note that terms used, if not otherwise defined herein, shall have the meaning ascribed in the Master Declaration for Parkland Bay document and its exhibits, as amended.

1. Unless otherwise expressly provided herein, these Rules and Regulations shall apply to and be binding upon all Owners, their families, guests, staff, invitees, licensees, tenants, and employees. Each Owner shall be jointly and severally liable to the Parkland Bay Homeowners Association, Inc. (PBHA) for any violation and any damage or injury caused by such Owner's families, guests, staff, invitees, licensees, tenants, and employees. Violation of these Rules and Regulations may subject the Owner and the violator to any and all remedies available to the Association and other Owners pursuant to the terms of the Declaration, the Articles of Incorporation, and the Bylaws (all as amended). In addition to fines and restrictions on common area use by violators, remedies may include injunctions or other legal means, and the Association shall be entitled to recover any and all court costs incurred, together with reasonable attorneys' fees. Any implied waiver (e.g. failure to enforce in the past) or documented waiver, consent, or approval given under these Rules and Regulations by the Board of Directors shall be revocable if new information comes to light or if circumstances change, and shall not be considered as a waiver, consent, or approval of identical or similar situations unless notified in writing by the Board of Directors.
2. The PBHA Board of Directors reserves the right to change or revoke existing rules and regulations and to make such additional rules and regulations from time to time as, in their opinion, shall be necessary or desirable for the safety, convenience and comfort of the owners, to promote cleanliness and good order of the property, and to protect and assure the value and lifestyle of the Parkland Bay community.
3. In addition to this master PBHA document there are separate rules and regulations for the Parkland Bay Amenities Center recreation and social facility, which is owned and under the control of WCI Communities, LLC (WCI). Reference should be made to the Amenities Declaration for Parkland Bay, as amended.
4. Recommendations for additional rules or changes to existing rules may be brought to the attention of the PBHA management company or to any member of the Board of Directors for review and consideration by the Board.

I. Source Documents:

Source documents for these Rules and Regulations include those listed below. The specific rules in this document, along with defined forms that have been developed for submissions and approvals as noted, have been derived from the requirements in these source documents, and have been approved by the Board of Directors for use. Access to these documents is available through the PBHA management company and through the PBHA website (to be established).

- MASTER DECLARATION FOR PARKLAND BAY, recorded in Broward County on the 9th day of June, 2017, along with all exhibits, amendments and supplements through year-end 2017.
- Parkland Bay Site Development Plan

II. Rules by Subject Area:

A. Approval Required for Structure or Plot Changes:

1. No structure shall be erected, improved (including painting and roof tile replacement), or altered, nor shall any grading, excavation, tree removal and/or planting, or other work be done which alters the exterior appearance of the structure or plot, without required application and supporting materials being submitted and approved by the Architectural Review Committee (ARC) of the PBHA in writing before the work is commenced. All structure and lot changes must comply with applicable municipal building codes and permit requirements.
2. In addition to the main structure and trees, this approval requirement includes, but is not limited to, the following items. (See sections further below for additional specific requirements for these and other items.)
 - Fences, patios, patio screens, in-ground pools and pool surrounds, screen enclosures
 - Changes to driveways, walkways, or other paved areas, including extensions thereto
 - Hedges, shrubs, and new plant beds (planting normal flowers and small shrubs in existing beds does not require approval)
 - Satellite dishes, antennas (prohibited), solar energy devices, flagpoles, light poles/posts
 - Awnings and storm shutters
 - Accessory or temporary structures (tents, pergolas, arbors, trellises, gazebos, large bird houses, etc.)
 - Decorative objects (fountains, birdbaths, sculptures, etc.)
 - Outdoor recreational courts, including basketball backboards, and play equipment
 - Pools, spas, hot tubs
 - Use of portable storage units or dumpsters on a property
3. Residents are encouraged, but are not required, to make application and obtain ARC approval prior to submission to governmental entities for permit issuance. Issuance of permits by governmental entities does not relieve residents from making submission and receiving written ARC approval BEFORE commencing any modification covered by these Rules. Copies of all issued permits must be provided to ARC upon receipt to confirm that permits have been applied for and issued.
4. Contractors for any building or plot alterations or significant repairs must be licensed and insured and this will be part of the submission review.
5. Approval of plans does not imply any review, responsibility, or liability as to the sufficiency, quality, or fitness of any construction.
6. Actual work associated with the approved activity shall be limited to the hours of 8:00 a.m. to 5:00 p.m. Monday through Saturday, and is also prohibited on state or national holidays.
7. Necessary submittal forms are available through the PBHA management company and the PBHA website (to be established)
8. All work covered by an ARC approval must be completed within 6 months of date of the approval. ARC approvals expire 6 months after the approval date if the modification has not been completed.

B. Fences, Hedges, Awnings and Storm Shutters:

1. Yard perimeter fencing is permitted in the community. Fencing must be comprised of four foot (4') high Bronze aluminum. Wooden, fiberglass, PVC and chain link fences are prohibited.

2. **Fencing on the side of the homes must be placed a minimum of three feet (3') toward the rear of the home of any Air Conditioning unit, whether such Air Conditioning unit is the owner's unit or the neighbors unit, per Parkland Building Department guidelines.**
3. Planting of a landscape hedge must be included on the outside of fences that are located on a corner lot and where the side and/or rear portion of the fence is adjacent to a sidewalk, street or common area. The fence must be a minimum of six feet (6') away from the sidewalk, street or common area, subject to any easements, and the landscape hedge must be no closer than three feet (3') from the sidewalk, street or common area, thus leaving a sodded area of at least three feet (3') between the hedges and the sidewalk, street or common area. Such plantings must be a minimum of eighteen inches (18") high when planted and will be maintained no higher than the top rail of the fence, allowing for growth above the top rail until trimmed.
4. Perimeter-of-yard landscape hedges are permitted in the community. The hedge must be planted entirely on the owner's side of the property line and allow for growth toward the neighboring yard without crossing into the neighboring yard. Such hedges will be maintained at a height of four feet (4'), allowing for growth above four feet (4') until trimmed by the landscape vendor.
5. Hurricane/storm shutters shall not be stored on the exterior of any structure unless approved in writing. If permanently attached to the exterior, they shall be of a color to complement the building and trim colors and shall all be uniform in character. Shutters shall not be installed or closed except for imminent storm protection (no more than 72 hours before a storm is expected to arrive) and shall be removed or opened no more than 72 hours after the storm passes.
6. Awnings and canopies of any type must have prior written approval. Among considerations will be consistency with design and color of residences and compliance with building codes with respect to safety in storm conditions.
7. Screened enclosures, screen doors, awnings, canopies and similar items are prohibited on the front elevations of homes.

C. Home and Landscape Appearance and Maintenance:

1. All structures, lawns, landscaping, fences, irrigation/sprinkler systems, driveways, and other items on the premises must be kept in good, safe, clean, neat, and attractive condition. For example, roofs, house walls, and driveways need to be cleaned regularly to remove mildew, staining, and discolorations. Typically a cleaning every one to two years should be adequate. Home repainting may be required if cleaning is no longer effective.
2. PBHA is a landscaping-maintained community. Lawns and tree/shrub/flower beds shall be primarily weed-free, have a healthy appearance, and will be cut, edged, and trimmed regularly. Beds shall be mulched with organic materials to minimize weed growth and improve appearance. Mulch will be refreshed at least one time per year to maintain an attractive appearance. Dead grass, shrubs or trees are the responsibility of the Owner, not PBHA, and need to be removed and replaced as applicable. Replacement can be arranged through the PBHA Landscape Maintenance Vendor at the sole cost to the Owner.
3. Trees in areas between sidewalks and streets (street trees) must have limbs trimmed to provide a clear walking path for those passing the tree (six feet (6') clearance increasing to eight feet (8') as the tree grows). Although these trees are to be maintained by PBHA (but not owned per section 2. above), the Owner is still responsible to assure that such trimming is actually completed to meet the requirement.
4. Support braces for new tree installations should be removed as appropriate for the tree status, typically 1 year for deciduous trees and 2 years for palm trees.

5. An automatic underground irrigation system of sufficient size to irrigate all sodded and landscaped areas must be utilized as needed to maintain the common areas and homes in healthy condition. Owners will not have the ability to control the time nor the number of days that the irrigation system will operate at individual homes. However, there will be a manual shut-off valve at each home if the need arises to turn off a home's irrigation system temporarily, such as if an outdoor party is being held, etc. Owners are solely responsible to leave the system in the "on" position to maintain a healthy lawn. The Landscape Maintenance Vendor will routinely provide "wet testing" to assure proper functioning of the system. It is the Owner's responsibility to report broken sprinkler heads or other irrigation matters to the PBHA management company if and when discovered.
6. Litter, refuse, and any other unsightly objects on lots shall be removed promptly.
7. The outflow of downspouts from roof gutter systems shall be directed such as not to create a problem for adjoining properties.
8. Pump-operated water features are permitted in rear yards only upon approval by the ARC. Waterfalls or fountains must be operable and maintained for water cleanliness and pump performance. Birdbaths must be clean and free of debris and bird waste. Any water feature not properly maintained must be removed from the property.

REMEDIES FOR FAILURE TO PROPERLY MAINTAIN THE EXTERIOR OF A PREMISES INCLUDE, AMONG OTHERS, THE RIGHT OF PBHA TO DIRECTLY ENTER THE PREMISES AND MAKE SUCH IMPROVEMENTS OR CORRECTIONS AS MAY BE NECESSARY, WITH COSTS TO BE PAID BY THE OWNER.

D. Speed Limits, Vehicles, Parking, Driveway Modifications and Community Access:

1. Streets and sidewalks in Parkland Bay are not deemed to be "private", but are rather viewed as public thoroughfares for purposes of police enforcement of state statutes, city ordinances, traffic laws and so forth. Residents are required to observe posted speed limits, traffic directional signs, and parking restrictions on all streets. All speed limit signs posted within the Association's property must be obeyed.
2. No commercial* vehicle, as contrasted with private passenger vehicles, may be parked or stored on any lot for more than 4 hours, including overnight, unless fully enclosed inside a structure. (See note below.)
*Vehicles that are obviously business or industrial by their nature or have a Commercial license plate, or a vehicle which has outside lettering or logos designating a business of any kind, or has no lettering or logos but is used primarily for non-personal business activities or transportation. Police and fire agency vehicles are exempted from this definition.
NOTE: The 4 hour parking restriction contained in this section does not apply to the temporary parking of trucks and other commercial vehicles while the work of maintenance, construction use, pick-up and delivery, etc., is actively in process.
3. No recreational** vehicle, trailers of any kind, or a disabled or unregistered vehicle may be parked or stored on any plot unless fully enclosed inside a garage.
** Truck camper, travel trailer, camper trailer, private motor coach, boat, boat trailer, ultralight aircraft, airboat, motorhome, all-terrain vehicle, park trailer.
4. Private passenger automobiles, sport/utility vehicles, mini-trucks, passenger vans, and personal motorcycles that do not exceed the size of one parking space may only be parked in garages, on driveways between the home and the sidewalk, and in parking spaces or areas designated by the Association for common parking (if any). At no time shall such vehicles encroach upon any sidewalk or block or obstruct any road right-of-way.

Parking with vehicle wheels placed on the grassed area between the sidewalk and the street is also prohibited.

5. No vehicle shall be used under any circumstances as a domicile or residence, either permanent or temporary.
6. In addition to the restrictions above, no vehicle of any type shall be parked on any street between the hours of 2:00 AM and 6:00 AM (overnight parking).
7. **If a specific, temporary situation arises that necessitates street parking overnight (e.g. driveway sealing), residents must contact the PBHA management company and request a temporary exception to the overnight restriction. If granted, residents must follow the directions given to avoid a violation.**

ANY VEHICLE THAT IS PARKED IN VIOLATION OF THIS SECTION MAY BE TOWED (OR BOOTED) BY THE ASSOCIATION OR ITS AGENT WITHOUT NOTICE AT THE SOLE COST AND EXPENSE OF THE OWNER OF SUCH VEHICLE. THE ASSOCIATION SHALL NOT BE LIABLE TO THE OWNER OF SUCH VEHICLE FOR TRESPASS, NOR GUILTY OF ANY CRIMINAL ACT BY REASON OF SUCH TOWING.

8. Driveways may not be altered from their original design & size, including the widening of the driveway or the creation of a secondary driveway detached from the original driveway. For designated 70', 80' and 115' Homesites containing only a designed 2-car garage & 2-car driveway, a circular driveway addition - attached to but not widening the existing driveway at the street & sidewalk - may be considered by the ARC. (This specifically does not include homes with a designed 3-car garage & 3-car driveway). Any such circular drive addition must only be one (1) lane wide and include a "half-oval" landscape island that is at least twenty feet (20') wide along the sidewalk and eight feet (8') in depth from the sidewalk to the midpoint at the top of the island half-oval. Landscaping must also be included and maintained between the circular driveway and the home to at least the extent landscaping existed in original landscape beds.
9. No vehicle may be permitted access through the Resident Only gate unless the vehicle operator has an authorized Bar Code sticker to enable the "reader" to open the gate. Stickers may be obtained at the management office by showing a copy of a vehicle registration, which must be in the resident's. If the vehicle is registered in the State of Florida, it must list their Parkland Bay address. No exceptions will be made to this requirement except as described in "10." below. Anyone attempting to inappropriately use the resident gates will be asked to move from that lane and use the guest lane/gate. Refusal to do so may result in a notice of violation and a fine as listed in section IV, Schedule of Fines.
10. In addition to homeowner vehicles described above, up to two (2) GUEST Bar Code decals can be issued per household. Guests are intended to be daycare/special needs providers or immediate family members who visit the community on a routine basis. Homeowners' personal Maintenance Vendors and/or Contractors are specifically excluded from receiving a Bar Code decal.

E. Golf Carts and Motorized Scooters:

The use of motor driven golf carts, mini-motorcycles, motorized scooters, ATVs, and the like is governed by state statute and is prohibited on streets, sidewalks, and common areas in Parkland Bay. Only registered vehicles with a licensed driver may be operated on streets. Notwithstanding the latter, duly licensed "low-speed vehicles" per State Statute are permitted on streets. This section applies to adults as well as children. Observed violations may also be reported to the appropriate authorities. PBHA maintenance vehicles are exempt from this requirement.

F. Mailbox Kiosks, Antennas, Satellite Dishes, Lighting, and Flagpoles:

1. Per USPS guidelines, the community does not have individual mailboxes in front of each home. Mail kiosks are provided in strategic locations around the community. Please be courteous when stopping in a car to pick up your mail. Pick it up and depart versus reading the mail while still parked and blocking the next resident from approaching.
2. Outside antennas, antenna poles/masts/towers and electronic devices are prohibited, except that satellite dishes 1 meter or smaller in diameter may be permissible with prior written approval (including approval of dish location).
3. Solar energy devices and installations require submission for review and written approval.
4. Wall, column, or post-mounted lights must be of materials and color consistent with the exterior design of the residence and neighborhood/community. Landscape and other area lighting must not shine on or into adjoining property houses or areas. Such lights and support equipment must generally be concealed by plantings and be of materials that will blend into the surrounding landscaping.
5. Flagpoles and types of flags are permitted in accordance with Florida statutes.
 - Owners may display one portable, removable official US flag or flag of the State of Florida, and one portable, removable official flag which represents the US Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag. Flags must be displayed in a respectful manner and be not larger than 4 ½ feet by 6 feet. Any such additional flag must be the same or a smaller size than the US flag

NOTE: Holiday themed flags are covered under holiday decoration rules.

- With prior written ARC approval to assure full compliance, a single “permanent” flagpole may be erected. Rules for displayed flag types and sizes are as above. All local building codes, zoning requirements, and other governmental regulations apply.

G. Outdoor Equipment and Storage Areas, AC Units, and Trash Handling:

1. All trash and recycle containers, tanks, pool pumps/filters/heaters, sprinkler pumps, and other such equipment must be either in a garage, underground, or placed in sight-screened area (foliage, wall) so they are not readily visible from the adjacent street. Any proposed enclosed storage area must be submitted for written approval.
2. All air conditioning units shall be sight-screened so they are not readily visible from the adjacent street. Wall and window air conditioning units are prohibited.
3. All household garbage, trash, refuse or rubbish, excluding yard waste and large items (e.g. furniture) must be placed in a closed/sealed receptacle, regularly picked up, shall not be permitted to unreasonably accumulate, and shall not be stored or dumped on any portion of the property within or contiguous to the community. All yard waste generated by landscape maintenance crews and landscapers must be removed at the time of service. Provided recycle containers must be used only for appropriate materials. All such materials (including for bulk pick-up) and containers that are required to be placed along any road or in a particular area in order to be collected may be so placed after 7:00 PM on the day before the scheduled collection day, and any such containers, along with any material that was not picked up, must be removed no later than 7:00 PM on the collection day.
4. The hanging of laundry, clothing, towels, rugs, or any other articles outdoors on racks, railings, fences, hedges or walls of any type is prohibited. Drying of clothing outdoors is permitted per state statute 163.04 “Energy

devices based on renewable resources” (2017) if utilizing a clothesline. Such clothesline approval will be considered by PBHA, on a case by case basis, subject to its location being inside the rear yard footprint of the home and the clothesline being shielded from adjacent homes and/or homes on the opposite side of a lake by landscaping, with such landscape installation to be at the sole cost to the proposed clothesline homeowner.

Signs:

1. No signs, freestanding or otherwise installed, shall be erected or otherwise displayed in or on any property, including in the window of any home or vehicle. This prohibition includes, but is not limited to, “For Sale” or “For Rent” signs by owners and real estate companies, “Open House” signs, and signs for any service/construction/remodeling company of any type on a temporary or permanent basis. Open House signs will be removed. Pesticide application signs are exempted, but must be removed within 24 hours.
2. Per Florida statute 720.304, one (1) sign of a reasonable size (e.g. 1 foot x 1 foot, 2 feet high) provided by a contractor for security services may be displayed within ten (10’) feet of a home entrance.

H. Pets and Other Animals:

1. No more than three (3) commonly accepted household pets such as dogs and domesticated cats may be kept within or upon a lot, except that pets that are of a known vicious breed such as "Pit Bulls," "Bull Terriers," "Chows," "Rottweilers" or other like breeds are not permitted.
2. No breeding of any animals or raising of multiple young animals shall be conducted from any property, either as a business or as an on-going hobby.
3. Obnoxious animals, large fowl, reptiles, or other exotic animals shall not be kept on any premises, determined as needed on a case-by-case basis. Any animals that could be questionable should be approved by the PBHA before bringing them into the community to avoid conflicts after such animal is obtained.
4. Approved animals shall not be permitted to roam free or otherwise disturb the peace of other owners (bark, whine, howl, or make other noise excessively).
5. All residents must immediately pick up, containerize or package, and properly dispose of any solid animal waste deposited by their pet(s) on any portion of the Heron Bay property, including the residents’ own lot. No animal waste may be deposited in any waterway, landscaped area, or any other PBHA common area. Pet waste stations with bags and receptacles are provide along many sidewalks in common areas for this purpose.
NOTE: Refer to the Parkland Bay Master Declaration, Section 6.10, for over-riding and additional rules.

I. Outdoor Recreational Courts and Equipment:

All local building codes, zoning requirements, and other governmental regulations apply.

1. No outdoor recreational courts of any type are allowed. A standard, portable basketball backboard, hoop and pole may be so approved, but must be utilized in the front driveway area only and it must be stored in a garage while not in use and, under no circumstance, can it be left outside overnight.
2. Play equipment, including basketball backboards, hockey/soccer nets and the like are not allowed to be used in the street, in the portion of a lot between the sidewalk and the street, on sidewalks, on PBHA common areas, or on any other parcel not designated for such use. Such equipment may be used on an individual lot provided that permission is given by the owner of that lot. When not in use, such equipment should be removed and stored out of sight.

3. Play sets, trampolines, play yards and the like are permitted subject to ARC approval. Owners are encouraged to contact their homeowner's insurance agent prior to installing such equipment in order to verify effective coverage. The entirety of the equipment must be located within the rear corners of the home so that it cannot be viewed from the street, subject to some exceptions for corner lots and pie-shaped lots.

J. Swimming Pools and Accessory Structures:

All local building codes, zoning requirements, and other governmental regulations apply as well as ARC approval.

1. Above ground pools are prohibited. Above ground spas and hot tubs no greater than four feet (4') in height and ten feet (10') in width & ten feet (10') in depth are allowed but must be situated on a patio deck. In-ground pools shall be allowed and the accompanying pool deck must be placed within the footprint of the rear corners of the home, subject to some exceptions for corner lots and pie-shaped lots. Rear and side set back requirements must be met.
2. In-ground pools can be designed with either a four foot (4') high bronze aluminum fence enclosing the pool per building code or a bronze aluminum frame screen enclosure that can be no greater in height than (1) the roof eave fascia of a one-story home or no greater than twelve feet (12') high on a two-story home around the perimeter of the enclosure and (2) the top of the roof at the enclosure apex on a one-story home and eighteen feet (18') at the enclosure apex on a two-story home.
3. Screens for patios and screen enclosures for pools are subject to the following: Materials, designs, and colors must be consistent with designs of the residence and the community. A bed containing a landscape hedge, mulch or decorative rock of a minimum of twelve inches (12") wide and a maximum of three feet (3') wide must be installed around the perimeter of any screened-in structure to help prevent screen damage by landscape service equipment.
4. Accessory structures such as gazebos, pergolas, arbors, trellises, and large bird houses on poles require written approval, and must be consistent with the residence and community design. Among considerations will be consistency with design of residences and compliance with building codes with respect to safety in storm conditions. The color must be white or "mid" brown and made of either wood or composite wood-like material. Maximum height at the top of any structure is twelve feet (12') and maximum width and depth is fifteen feet (15'). All portions of a structure must be within the rear corners of the home, situated so it cannot be observed from the street in front of the home, subject to some exceptions for corner lots and pie-shaped lots. Rear and side set back requirements must be met.
5. Stand-alone storage sheds and similar auxiliary structures are prohibited outside of screen enclosures. Storage boxes, bins and similar stand-alone storage units not greater than 3' (feet) in height are permitted inside of screen enclosures.
6. Where water fountains are used in the rear of homes (not allowed in front yards), care must be given to the decorative design, size, and location. The overall size must not exceed six feet (6') in height and eight feet (8') in width, including bowl or basin. Wall fountains and integrated waterfalls are also eligible for approval and use.

K. Water Bodies:

- 1 No structure of any kind may be constructed or erected on, or within easements adjacent to, any body of water. Owners may not interfere in any way with the flow and volume of water, nor with drainage areas for any body of water within the community.
- 2 Swimming in any body of water within the community is prohibited.
- 3 No motorized watercraft of any kind may be used on any body of water within the community.
- 4 No watercraft of any kind (boat, canoe, kayak, paddleboat, and the like) may be stored on any property (unless fully enclosed), including on the bank of any body of water.
- 5 The South Florida Water Management District (SFWMD) and North Springs Improvement District (NSID) manage the great bulk of the waterways in the community and surrounding areas. The water bodies under their stewardship are used strictly for storm water (flood) control, and any other use than this purpose is determined illegitimate and would cause the Districts to take appropriate enforcement action. No docks, swimming, boating, playing, fishing or use of personal flotation devices on all water bodies or lakes within the community shall be permitted.
- 6 The purpose of the SFWMD and NSID recreational restriction is to protect the public welfare of residents from environmental, physical, and biological hazards that might exist. Hazards also include wild life that may inhabit the water bodies, including, but not limited to alligators and various types of snakes. Those same hazards would very likely exist in the bodies of water within the community that are not controlled by the Districts.

RESIDENTS ARE HIGHLY CAUTIONED TO NOT ENTER, NOR TO ALLOW PETS TO DO SO, NOT TO BOAT ON, TO AVOID ANY MANNER OF CONTACT WITH, AND NOT TO CONSUME ANY FISH REMOVED FROM, ANY OF THE WATER BODIES IN PARKLAND BAY.

ANY PERSON WHO SWIMS IN OR OTHERWISE USES ANY WATER BODY SHALL DO SO AT THEIR OWN RISK AND SHALL HOLD PBHA AND ANY NEIGHBORHOOD ASSOCIATION HARMLESS FROM ANY CLAIM OR LOSS ARISING THEREFROM.

L. General and Administrative Items:

1. **Holiday Decorations** –Holiday decorations/lighting may only be displayed on an owner’s individual property from the day after Thanksgiving through January 15th of the immediately following year (unless one of those holidays falls outside of that period on an exception basis). All other holiday decorations may only be displayed from 1 week before until 1 week after that given holiday. Decorative flags or banners (not exceeding 6 feet in length) for a specific holiday may be displayed during that same restricted period.
2. **Nuisance Behavior** – Nothing shall be done which may become an annoyance or nuisance to any person or to the neighborhood. No obnoxious, unreasonably loud, unpleasant, unsightly, or offensive activity shall be carried on, nor may anything be done, which can reasonably be construed to constitute a nuisance, public or private, in nature. We should all be good neighbors to each other.
3. **Solicitation** – Door-to-door, house-by-house, car-by-car, and common area solicitation of residents or guests for business or personal activity is prohibited (including via mailboxes, door hangers, leaflets, business cards, etc.). Any mass contact must be by mail or other authorized delivery company.
4. **Yard/Garage Sales** – Individual or combined/neighborhood garage or yard sales are prohibited.
5. **Garage Doors** - Garage doors are to remain closed when not in use to prevent unwanted intrusion, provide concealment of trash cans, discourage scavenging by animals, and maintain a consistent appearance.

6. **Time-Sharing** – No portion of a property shall be used for real estate time sharing, interval ownership, or a “time-share plan” of any type, as defined in Florida Statutes.
7. **Business Use** – No trade or business may be conducted in or from any property unless such activity is not apparent or detectable by sight, sound, or smell from outside the structure; all zoning, ordinances, and license requirements are met; no persons are involved coming into the dwelling whom do not reside there; and the activity is consistent with the neighborhood, not constituting a nuisance, a hazard or a threat to the safety and security of other residents of the community. Review and written approval by the PBHA of any such activity would be recommended.
8. **Wells, Mining or Drilling** – Mining, quarrying, or drilling for minerals, oil, gas, or otherwise is prohibited, except for excavations for swimming pools and other approved equipment, and drilling for irrigation systems.

III. Schedule of Fines:

As members of the PBHA, all owners and residents are obligated to maintain homes and properties and conduct themselves in conformance with the requirements in the PBHA governing documents and to comply with all the rules and regulations approved by the Board of Directors. In addition to PBHA actions noted in some sections above, violations may result in fines being assessed to owners of the subject or affected property.

A. Fines for Violations:

For all violations of the Declaration and/or Rules and Regulations the following **Fine Schedule** applies:

- 1st offense and subsequent offenses: \$100.00, up to \$10,000.00 in aggregate.

Any construction, alterations, or installations made without Parkland Bay Modification and Review Committee (ARC) approval or after ARC disapproval shall incur fines as follows:

- \$100.00 fine, plus \$100.00 per day until submission for ARC approval or removal of improvement in the event of ARC disapproval, up to \$10,000.00 in aggregate

B. Time Allowed for Compliance:

The attached table specifies the time period allowed to comply with specific violations that cannot be cured immediately.

Time Limit to Comply with Rules and Regulations Violations

Violation	Maximum Time for Compliance	Initial Fine	Fine After Time Limit
Failure to get approval for structure/plot change	15 days* to get approval	Per fine schedule	
Non-complying structure or plot feature:	(* calendar days in all cases)		
Exterior house paint color	45 days to repaint	\$100.00	\$100.00 / day
Trees/shrubs/hedges/plant beds	30 days to remove/replace	\$100.00	\$100.00 / day
Other structures/pavers/pool/etc.	30 days to remove/replace	\$100.00	\$100.00 / day
Above ground pool/spa/hot tub	10 days to remove	\$100.00	\$100.00 / day
Antenna/flagpole/awning/etc.	15 days to remove/replace	\$100.00	\$100.00 / day
Recreational court/equipment	1 day to remove	\$100.00	\$100.00 / day
Decorative objects	1 day to remove	\$100.00	\$100.00 / day
Inadequate maintenance of premises:			
Yard/tree/hedge issues	30 days from notice	\$100.00	\$100.00 / day
Dirty roof/house/pavers	30 days from notice	\$100.00	\$100.00 / day
Repair/paint mailbox	15 days from notice	\$100.00	\$100.00 / day
Removal of trash/refuse	3 days from notice	\$100.00	\$100.00 / day
Dirty/non-operating water feature	5 days from notice	\$100.00	\$100.00 / day
Unprotected pool area	5 days from notice	\$100.00	\$100.00 / day
Missing/broken lights/numbers/etc.	15 days from notice	\$100.00	\$100.00 / day
Not concealing outdoor equipment	30 days from notice to screen/plant	\$100.00	\$100.00 / day
Sign violation	1 day from notice	\$100.00	\$100.00 / day
Holiday decorations outside allowed time period	1 day from notice	\$100.00	\$100.00 / day
Trash/containers out too early or late/late	Immediately upon notice	\$100.00	\$100.00 / day
Not picking up after pet or other pet issue	Immediately upon notice	\$100.00	\$100.00 / day
Hanging articles outdoors	Immediately upon notice	\$100.00	\$100.00 / day
Parking or vehicle violation (any)	Immediately upon notice	\$100.00	\$100.00 / day
Nuisance activity	Immediately upon notice	\$100.00	\$100.00 / day
Water body/boat/swimming violation	Immediately upon notice	\$100.00	\$100.00 / day
Business use of home	Cease and desist immediately	\$100.00	\$100.00 / day
Time share use of home	Cease and desist immediately	\$100.00	\$100.00 / day
Drilling/mining on property	Cease and desist immediately	\$100.00	\$100.00 / day

****Revised as of 5/01/2018****