

# Delray Villas 3 HOA

## RULES AND REGULATIONS

All persons shall abide by each term and provision of the Declaration of Covenants, Conditions and Restrictions, Articles of Incorporation, Bylaws, all amendments thereto, all resolutions previously adopted by the Board of Directors of the Association, and these Rules (collectively referred to as the "Governing Documents"). Failure to comply with the Governing Documents, including these Rules, may result in the levy of fines and any other remedies available to the Association under the Governing Documents, said remedies being cumulative.

No person shall engage in behavior, which the Board of Directors, in its sole discretion and judgment constitutes a nuisance. "**Nuisance**," by way of example, but without limitations, includes:

- a. Dogs barking continuously for at least five (5) minutes between the hours of 10:00 p.m. to 8 a.m. that results in a complaint from a resident.
- b. Unsupervised pet or dog off leash.
- c. Failure to pick up after your dog.
- d. Obnoxious odors.
- e. Use of chemicals or equipment that causes life or safety concerns.
- f. Housekeeping that causes fire safety or health conditions (hoarding or over cluttered conditions that attract vermin mold, etc.
- g. Any conduct that would be a violation of zoning ordinance, state or local law.

### **Each unit by covenant shall be for the sole purpose of a single family.**

1. It is the further intention of the Association that one hundred (100%) percent of its occupied units be occupied by at least one person age 55 or older. Under no circumstances shall any person under the age of forty (40) be allowed to permanently occupy a unit.
2. No pets allowed more than 20 pounds at full maturity. Please see pet agreement.
3. All persons must observe and abide by all parking and traffic regulations set forth in the Governing Documents and those Rules. Vehicles parked on the roadway must be parked in the direction of travel. Vehicles may not be parked in any manner to impede or restrict an Owner's ability of ingress or egress. If any unregistered or inoperable vehicle is in violation of the Governing Documents for more than a forty-eight (48) hour period, it is subject to towing (48) hours after being tagged by the Association with no further notice. No commercial vehicles or vehicles rated 2 ½ ton capacity can be parked in driveways overnight. Homeowners may not be permitted to have more than two registered vehicles and driveways

cannot have more than 2 vehicles. Parking is not allowed overnight on the streets or any time on the grass. Vehicles are **NOT** permitted on any grass area.

4. Any architectural or landscaping changes must be approved in writing by the Board before commencing projects. See Home Modification Form

5. All garbage containers must be covered, and recycling bins be out of sight of your neighbors except on collection days. Garbage pickup is on Wednesday and Saturday and can be put out after 6 pm the previous night if in a container. If using plastic bags, garbage must be put out in the morning. Garbage is not usually picked up till after 8 AM. Recyclables are only picked up on Saturday. Tree trimmings or landscape is picked up on Wednesday. Bulk pick up is Saturday.

6. No unit may be rented until you have owned the unit for a minimum of 24 months and then you may apply to do so. A renter is anyone that resides in the unit for more than 30 days in a calendar year, irrelevant of whether any money changes hands or their relationship to owner without owner occupying unit. No one can occupy the unit for the first two (2) years of ownership unless the deeded owner is an occupant on a full-time basis. (See additional rules under Rental Documents on [www.delrayvillas3.com](http://www.delrayvillas3.com))

- Visitors are permitted to be at the residence not greater than 90 days in one calendar year.
- There are no age requirements for visitors.
- Visitors are NOT permitted without the homeowner occupying the unit at the same time.
- Under no circumstances may any person under the age of forty (40) be allowed to permanently occupy a unit unless with a permanent resident 55 years of age or older.

7. Owners are responsible for maintaining both inside and outside of their homes, however the HOA board has full architectural control, meaning nothing can be added or changed to the exterior of your unit without written permission from the Architectural Committee, co-signed by the president. The Board of Directors has the authority to ensure proper maintenance of the unit. Bi-annual inspections of all units are performed, and homeowners are required to comply with outside repairs reported for the unit. Please make note of this because any changes made without permission will be restored to its original state at your expense.

8. Maintenance payments are due quarterly on January 1, April 1, July 1 and October 1 and must be paid no later than the 10th of the month that it is due or you will be assessed late fees.

9. Roadway speed limits and stop signs must be obeyed.

10. No permanent athletic devices or equipment shall be affixed to the front or rear of the Unit

11. Except for seasonal Christmas \ Holiday decorative lights, which may only be displayed between December 1st and January 10th, or other Holidays, all exterior lights and lighting fixtures must be approved by the ACC. Any seasonal decorations which include audible sound must be turned off by 10:00PM.

12.. No Solicitation of any kind, purpose or nature is allowed in the Association

13. The HOA will clean all driveways yearly, but each Lot Owner shall be required to clean his\her driveway of any oil or other fluid discharged.

14. No signs of any kind may be posted on streetlight poles, street directional or stop sign poles or trees or anywhere on the Association Common areas and property, except for specifically designated bulletin boards, which may be provided by the Association for owner\resident use. No signs of any kind may be posted on or inside of any vehicle, including vehicle wraps, parked within the Association.

15. Garage sales, tag sales, rummage sales or any other type of sale advertised to the public is strictly prohibited.

16. An Owner who intends or plans to be absent from his Residence during the Hurricane season (June 1 – November 30 of each year) shall prepare his residence prior to his departure by doing the following. 1. Removing all items, including furniture, potted plants, and other movable objects from his\her yard, patio and deck; 2. Planning to have coconuts removed from palm trees on his lot; 3. Designating a responsible person or firm to care for his Lot should it suffer hurricane damage. 4. Furnishing the Association with the name and contact information of the individual or firm that has been designated to care for his lot in accordance with this rule. Regardless of the Owner's absence, the Owner remains responsible to comply with the Governing Documents, including the installation and removal of hurricane shutters.

These Rules and Regulations may be modified, added to, or repealed in accordance with the Bylaws.  
Your Delray Villas Plat 3 directors