

PARKSIDE AT ROYAL PALM

Rules and Regulations

Fencing

No fences or any similar type of enclosures may be erected on any lot without the approval of the Board. No chain link fence shall be permitted on any lot or portion thereof, except for temporary construction purposes.

Swimming pools

No swimming pools shall be constructed on any lot or portion thereof without the prior written approval of the Board.

Tennis courts

No tennis court shall be constructed on any lot or portion thereof.

Temporary structures

No structure of a temporary character, trailer, basement, tent, shack, shed, barn or other outbuilding shall be placed, erected or used at any time, temporarily or permanently, on the property.

Windows and glass doors

No owner shall be permitted to place tin foil or other covering (except for draperies, blinds, or other window treatment as same are conventionally defined by decorators) upon any windows or sliding glass doors in the dwelling unit, nor shall said owner be permitted to tint any windows or sliding glass doors in the dwelling unit without first receiving the written approval of the Board.

Livestock and poultry

No animals, livestock or any other animals, not commonly considered household pets shall be raised, bred or kept in or on any lot. No more than three (3) household pets shall be kept in or on any lot at any one time, except that more than three (3) fish will be permitted. Under no circumstances shall any commercial or business enterprises involving the use, care or treatment of animals be conducted in, on, or around the lot. All permitted household pets shall be kept on a leash when not on the owner's lot and no household pets shall be allowed to roam unattended. No permitted pet shall be allowed to make noise in a manner or of such volume as to annoy or disturb other owners.

Waste and rubbish disposal

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers or as required by the Association or the applicable ordinances of Broward County, Florida; provided, however, building materials during the course of construction of any approved structure by Declarant will be permitted to be kept on the lot. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and stored so as to not be seen from the street or from surrounding property.

Nuisances

No noxious or offensive activity shall be carried on, in or upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No flammable, combustible or explosive fluid or chemical substance shall be kept in or upon any lot except such as are required for normal household use and same shall be kept within the living unit or otherwise safely stored on the lot. No owner shall permit or suffer anything to be done or kept in or upon his lot, which will increase the rates of insurance of other owners, or the common area. This restriction shall not apply to activities conducted by the Declarant in the construction, sale or maintenance of improvements on the properties.

Commercial trucks, trailers and boats

In order to maintain the high standards of the subdivision with respect to residential appearance, no trucks or commercial vehicles, boats, house trailers, unlicensed or inoperable vehicles, boat trailers or trailers of every other description, including campers or any vehicle registered RV, shall be permitted to be parked or stored at any place on the property (other than in enclosed garages), nor shall any motor vehicles be parked on any portion of the properties for the purpose of repairing or maintaining the same. The prohibitions in this section shall not apply to the Declarant during the period of construction by the Declarant nor the temporary parking of trucks and commercial vehicles for pick-up, delivery and other commercial services, or to pick-up trucks for personal use of any owner to a maximum of three-quarter (3/4) ton capacity.

Antennas

Television or radio antennas or towers, multi-party use electro-magnetic receivers or transmitters, dish antennas with a diameter in excess of 18" or similar devices shall be prohibited from being placed or constructed on any portion of the properties, except in the event that Declarant or the Association contract with a cable television service which requires antennas or such other similar devices to provide cable television to the dwelling units.

Painting

No exterior of a dwelling unit or portion thereof, whether now or hereafter constructed, shall be painted except in the same color as selected by the Declarant, unless a different color is approved by the Board.

Signs

In order to insure a harmonious effect of the overall appearance of the properties, no signs of any type shall be displayed in or on any lot where same is visible to the outside thereof, or on any portion of the properties without the prior written approval of the Board. This shall include, but not be limited to advertisements and solicitations, "For Sale" or "For Rent" signs.

Outdoor clothes drying

Outdoor clothes drying activities are hereby prohibited and no such activities shall be conducted on any portion of any lot or the common area.

Garage doors

In order to maintain a harmonious and aesthetic appearance, the garage doors affixed to any living unit shall remain closed except when in actual use to allow ingress and egress into the garage.

Change of elevation

No sod or topsoil shall be removed from any portion of a lot without permission from the Declarant or the Board. No change in elevation of any lot shall be made without protecting adjoining lots from surface water drainage caused by the change.

Tree removal restrictions

Trees situated on any lot between set back lines and the property lines having a diameter of six inches (6") or more measured four feet (4') from ground level may not be removed without prior approval of the Board. All requests for approval of tree removal shall be submitted to the Board along with a plan showing generally the location of such tree(s). Anyone violating the provisions of this section will be required to replace such trees with trees of like kind, size and condition within thirty (30) days after demand by the Association. If the owner fails or refuses to replace the trees as demanded, the Association may cause suitable replacements to be planted and the cost thereof shall be a lien against the owner's lot. An easement of ingress and egress over said lot is hereby granted to the Association, its agents and employees to enable it to comply with this section.

Construction scheduling

No outdoor construction or development activity of any kind (other than minor do-it-yourself repairs) will be permitted within the properties on Sundays or legal holidays without the express prior written consent of the Board.