

Coco Lakes Homeowners Association

Rules and Regulations

Congratulations on the purchase of your new home and welcome to Coco Lakes! Our community was established on July 31, 1996 and consists of 165 single-family homes and villas, all built around our 55 acre lake. As a property owner in Coco Lakes, you become a member of the Coco Lakes Homeowners Association. As a member, you agree to abide by the following Rules and Regulations.

1. **Architectural Changes** – All changes or improvements to your home or property, including but not limited to pools, screen enclosures, lighting, patios or patio expansions, hedges or additional landscaping, exterior paint or finish, play structures, affixed basketball hoops, birdhouses, pet houses, driveway surfaces and roofs must first be approved IN WRITING. An architectural change form is attached and should be submitted prior to making changes and given sufficient time for approval by the Architectural Review Committee.
2. **Cameras** – The camera system records all activity around the pool and at each entrance to help with enforcement and prevention.
3. **Clotheslines** – Outdoor clothes drying which would be visible from other lots is not permitted.
4. **Debris** – Please be considerate of your neighbors and discard your own litter. This includes but is not limited to cigarette butts, cans, bottles, paper, utensils or food waste.
5. **Fireworks** – Our wonderful location allows us to enjoy July 4th fireworks from several cities – pet owners be forewarned! We also have the advantage of viewing the fireworks display by the city of Coconut Creek for the annual Butterfly Festival. If you choose to set off your own display, please be respectful of those nearby, be safe and clean up any debris left behind.
6. **Garage** – Garage doors should be kept closed at all times except when in actual use for parking, cleaning or other activities which require the doors to be left open.
7. **Guest Parking** – Guests should park in driveways whenever possible. If overflow parking is required, guests should park in the street, not on the swale, across from the residences. Cars should be parked in the direction of traffic. Overnight parking in the road presents a possible hazard to emergency vehicles and is prohibited.
8. **Homes** – Each owner shall be solely responsible for maintaining ALL structures located on their Lot. Painting should be done as necessary. Control of mold, rust or other stains on the home, driveway, pavers, patios and mailboxes is the responsibility of each homeowner.
9. **Home Business** – No home shall be used except for residential purposes. Home business are prohibited.
10. **Hurricane Preparedness** – Each homeowner is responsible for securing their home, yard and watercraft prior to a hurricane. Loose objects should be taken inside or secured.

11. Lake – The Association shall provide for the maintenance of the lake in accordance with all applicable laws, rules and regulations of the South Florida Management District and the City of Coconut Creek standards. 8.23 “Personal watercraft may be permitted on the lake provided they are powered by electric motors, wind-driven or powered by occupants of the watercraft. ... No watercraft propelled by an internal combustion or gas engine is allowed on the lake except for Lake Maintenance”.

12. Landscaping – Maintenance obligations undertaken by the Association are;

Villas – Mowing grass, trimming shrubbery, pruning trees, fertilizing landscaped areas and maintaining the irrigation systems for landscaped areas.

Detached Homes – Mowing grass, trimming shrubbery, pruning trees, fertilizing landscaped areas.

Each Owner shall be solely responsible for maintaining their lot, including without limitation, the trees, shrubbery, grass and other landscaping, all in a neat, orderly and attractive manner and **consistent with the general appearance of the neighborhood as a whole.**

13. Leases (Rentals) – All leases shall be in writing and must be approved by the Association. No Lease shall be for a term of less than six (6) months and Owners will be required to place in escrow with the Association the sum of \$1,000.00. Homes may not be leased until one (1) year has passed from the time of purchase. No portion of a Lot and Home (other than an entire Lot and Home) may be rented.

14. Maintenance Fees – Homeowners dues are paid on the first day of each month. Fees are paid to **Integrity Property Management**. (See attachment.)

15. Meetings – Homeowners meetings are held periodically. Signs announcing the meeting date and time will be posted at each entrance.

16. Members' Permittees – No lot or home shall be occupied by any person other than the Owners and the Owners family members. Under no circumstances may more than one family reside in a home at one time. “Guests” include those persons who have a principal residence other than the home. A person occupying a home for more than one (1) month shall be deemed a lessee.

17. Parking – No vehicles of any type shall be parked on any portion of the Common Properties (including roadways) or any portions of a Lot other than its driveway and garage. No commercial trucks, motorcycles, jet skis, camper or commercial vehicles, recreational vehicles, boats or boat trailers shall be permitted to be parked or to be stored at any place within the neighborhood.

18. Pets – All pets should be kept on a leash when in the common areas. Pet excrement should be gathered by the homeowner and disposed of in the Dog Receptacles placed around the community. Do not leave barking dogs outside. Each owner of a Lot may keep not more than two household pets in their home.

19. Pool – No persons under the age of 18 are allowed in the common pool area without adult supervision. Additional rules are posted in the pool area.

- 20. Seasonal Decorations** – Holiday lights and decorations should be taken down no later than January 15th.
- 21. Signs** – No signs of any kind shall be displayed to the public view within the neighborhood without the consent of the Architectural Review Board. No sign of any kind shall be permitted to be placed inside a home which is visible from the exterior of the home. However, celebratory signs, such as birthday and congratulatory signs, are permitted to remain in a yard or visibly inside a home for a period of time not to exceed forty-eight (48) hours.
- 22. Sprinklers** – Single family homes are responsible for maintaining and scheduling their home sprinkler system. The South Florida Water Management District maintains a schedule for lawn watering as follows;
Even # homes - Sunday & Thursday after 4:00 pm ~ before 10:00 am
Odd # homes - Wednesday & Saturday after 4:00 pm ~ before 10:00 am
- 23. Speed Limit** – The speed limit in Coco Lakes is 20 mph on the straightaways and 15 mph on the turns. Please respect these posted speed limits. We have a lot of children, walkers, runners, cyclists and pets in our neighborhood and speed limits are for the protection of us all.
- 24. Trash** – Trash is collected on Wednesdays and Saturdays. Bulk trash is collected each Wednesday. (Visit www.coconutcreek.net for trash and bulk guidelines.) Garbage and/or bulk trash should not be placed out for collection prior to 5:00 pm the night before scheduled collection. Trash bins should be removed within 12 hours of pickup. All trash receptacles must be kept hidden from the public view. Recyclables can be deposited Friday, Saturday and Sunday mornings at city hall.
- 25. Voting Rights** – each member shall be entitled to one vote for each lot in which they hold interest required for membership.