

RULES AND REGULATIONS

BONITA ISLE HOMEOWNERS ASSOCIATION, INC.

A) **ANTS:** Homeowners must police their grounds on a routine basis for ant hills and ants, and then use appropriate products for eliminating same. A five pound bag of "Spectracide" or similar product will last for a long time, if your ants are kept under control.

B) **ALTERATIONS AND/OR STRUCTURAL MODIFICATION:** No unit owner shall make, cause to be made or allow to be made any alteration and/or structural modification or addition to his residence or to the Common Areas without the prior written consent of the Board and where applicable, any mortgage company owning a mortgage on same.

Basically, any changes on the exterior of any Home or Lot must have approval of the Architectural Committee. (Refer to Articles VII & IX of the Declaration of Protective Covenants and Restrictions). **Examples are:** Pump stations for Lake water sprinkler systems, solar heaters, fences, awnings, screen enclosures, pools, patios, docks, and planting of grass, trees and shrubbery.

In addition to the required Association approvals, it is the responsibility of the Homeowner, or a designated agent, to obtain any permits, building or otherwise, that may be required from any governmental authority, body or regulatory agency having jurisdiction of the premises and the proposed work.

All such authorizations or permits shall be posted on the site premises in accordance with the requirements stated thereon.

C) **BARBEQUES AND OUTDOOR COOKING:** No barbeque and/or outdoor cooking shall be permitted on any portion of the Common Areas, except in those areas that may from time to time be designated for such purposes by the Board. So long as the privilege is not abused and is not offensive to other home site owners, any owner may use a barbeque on the lawn area immediately contiguous to his or her residence. However, after each and every use, the barbeque facilities shall be concealed in a manner that is not visible from the front of the home.

D) **COMPLAINTS:** All complaints of unit owners shall be:

1. Mailed in writing to P.O. Box 541332, Lake Worth, FL 33454-1332
2. Delivered to the mailbox located at the front gate exit
3. You can send an email to bicompliance@outlook.com

E) **DAMAGE TO COMMON AREAS:** Damage to Common Areas caused by an owner, his guest or invitees shall be the sole responsibility of the Homeowner.

F) **DELIVERIES:** The Association shall not be responsible for the theft, conversion, disappearance, loss or damage of any item received from or for an owner, even though such theft, conversion, disappearance, loss or damage shall occur through the negligence or willful act of the employees of a landscaper or contractor. All parties delivering items and all parties

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intended to be the recipient of items so delivered, hereby assume all risks of theft, conversion, disappearance, loss, or damage of and to such items.

G) DOCKS: Docks must have appropriate approval **before** construction. Approval must first be applied for, and approved in writing by: The Lakes of Sherbrooke Master Association, and then also submitted to, Bonita Isle Homeowners Association for review and approval.

Docks cannot be any larger than 10' X 12' and cannot extend more than 6' beyond the shoreline. The dock must be centered between the property lines and cannot have railings higher than 3'. They can be lighted with low voltage lighting. They cannot be used for storage above the railing height.

H) DOG-WALK: The approved dog walk area on Bonita Isle is either **your own property or the common areas**. Each homeowner is responsible for the removal and disposal of all defecation left by the pet. When your pet is outdoors, it must be leashed and under the competent control of a responsible handler at all times. Homeowners in violation of this section will be reported to the Compliance Committee and dealt with in accordance with the applicable provisions of the Declaration of Protective Covenants of Bonita Isle and the applicable codes of Palm Beach County. The number of pets each lot may have is limited to two (2) dogs or cats or combination thereof per unit. This rule will be strictly enforced.

I) EMPLOYEES OF ASSOCIATION CONTRACTORS: No homeowner or member of his family or guest shall give orders or instructions (except to prevent damage) to the landscaper or other vendor or contract employees of the Association, but rather shall express his or her desires to the person designated for this purpose by the Board.

J) FLAMMABLE MATERIALS: No flammable, combustible or explosive fluid, chemical or substance, shall be kept in any residence storage area except as required for normal household use.

K) GARAGE DOORS: Garage doors are to be fully open only for entry to, or exit from the garage and when working therein or outside on your own property. If left open at other times, we suggest no more than two (2) feet deter thefts, and to give the community a neater appearance.

L) CAR COVERS: Car covers of any type are strictly prohibited on any vehicle unless the vehicle is located in the garage behind a closed door.

M) GUNS: No firearms shall be permitted to be discharged any place upon the Bonita Isle Property, including the Common Areas and homes, except as might be permitted in an event of any emergency under the applicable laws of the State of Florida. Firearms for this purpose shall include, but are not limited to, rifles, shotguns, pistols, B-B guns, sling shots and cross bows or bow and arrow capable of inflicting any type of wound.

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N) **HURRICANE PREPARATION:** Each homeowner who plans to be absent from his or her residence during the hurricane season must prepare his or her residence prior to departure by:

a. Removing all furniture, plants and other objects from the terrace, porch, lawn, patio, entryway, etc.

b. Designating a responsible individual or firm to care for the residence should it suffer hurricane damage, and furnish the Board or the person designated by the Board for such purpose, with the name of such individual or firm.

c. Knowing that any homeowner failing to make hurricane preparations as outlined above, shall be held responsible for any damage done to the property of other owners and/or to the Common Areas resulting from such failure.

P) **LANDSCAPING:** **Of utmost importance,** a written request with a design sketch for all types of plantings and/or mulches must be submitted to the Architectural Committee for approval. All requests must be approved by the Board in writing in advance of being installed/planted. Excessive plantings create extra maintenance costs and those costs will be borne by the Homeowner.

a. Certain trees are prohibited, such as thorny cactus, Melaleuca, coconut, oleander, types of pines, ficus trees (not shrubs) and thorn bushes or thorn trees.

b. Schefflera, or umbrella trees, are designated as invasive by Palm Beach County and are required to be removed starting in 2006.

c. Flowers, bushes and small plants may be planted within three (3) feet of the perimeter of the home, except on the zero lot line side of the home. Flowers, bushes and small plant must be planted at least 1 foot from the zero walls to allow for painting. It should be noted that the Association painter is not required to paint that portion of home that has planting closer than one foot to the wall. Definitely, no plantings should be made that would interfere with the painting of your neighbor's zero lot line wall. For all beds, the grass must be dug out, forming a border, and cypress or cedar mulch may be used as a ground cover.

d. No stones may be used as a ground cover unless protected by a border, since they are a hazard to the lawn equipment operator and grounds crew. Vegetable plantings are discouraged, and if planted, must be kept free from disease and infestation and be eye appealing at all times.

e. Trees may be planted, when properly approved, as long as they are not trees with large root systems that will disturb the underground piping and wiring. Normal staking of new trees is allows so they can get a good root system growing. Then a single stake must be used, except during hurricane season and after when sturdier stakes may be used to support the trees. Trees must be reasonably spaced from each other and from roofs, eaves, overhangs, and screen enclosures to prevent damage to same.

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- f. The total cost of damage to electrical, sprinkler, telephone, cable and water lines, while planting, will be charges to the Homeowner. Please call before you dig.
- g. Owners need to remember that the landscape mowers need to move as freely as they can and mulch borders or level with the grass borders is preferred for gardens.
- h. Where flowers are placed in front of hedges or planting, the landscape personnel will exercise caution in trimming bushes, but they will not be responsible for damage to the flowers.
- i. Flowering and other plants planted around trees, mailboxes, lampposts, etc., must be properly maintained by the Homeowner. A six (6) inch border of mulch (or other approved border) should surround such plantings in order to be protected from weed eater and lawnmower damage. Screening for pools, patios, and other tile covered areas should also have a like border. The landscaper cannot be held responsible without such a border.
- j. Clay pots and other ornamental objects must also be protected by a like border.
- k. Wiring and tubing going into the home from air conditioners, TV cables, telephone, etc. should be permanently protected by patio type slabs, mulch, etc. so that the landscaper may properly maintain the surrounding area without damage. Some homeowners have planted Cherry or Viburnum hedges to protect such.
- l. The Association is only responsible for maintaining plantings made by the Association or Developer. Homeowners have the responsibility of policing their own grounds, including the Common areas of swale for wastepaper, plastic, glass, cigarette butts, yard trimmings, excessive dead leaves, and all other unsightly refuse. This shall include residues accidentally left at your site by trash haulers and/or landscapers.
- m. If you have “messy” trees that are always shedding leaves, (especially large ones) you should pick them up before they blow over onto your neighbor’s property. The Landscapers may not pick them up as they are not paid for such services.
- n. Passageways between homes, backyards, and all grass areas must not be encumbered by chairs, hoses, tables, barbeques, children’s toys, bicycles, shrubbery, trees, pathways, lighting or other items that prevent easy access for the landscaping personnel and their equipment.
- o. The appearance of all such plantings/shrubbery, including planters, will be subject at all times to examination by the Landscape Committee or other duly appointed agent of the Association and, if in the opinion of the majority of the Board Members, the plantings/shrubbery have not been cared for properly, the

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Homeowner will be duly notified of the deficiency. (This includes proper watering of the grass and plantings.) A maximum of 15 calendar days will be permitted to allow the conditions to be corrected. If at the end of 15 days the objectionable conditions have not been corrected to the satisfaction of the Committee, the Board will employ someone to make the necessary changes and assess all costs against the respective Homeowner.

Q) MAILBOXES: All mailboxes shall conform to U.S. Postal Regulations as to size, height from ground and distance from the curb. Mailboxes shall not be enclosed in any ornate structure and the overall dimensions shall not exceed a length of 20 inches, a height of 10 inches and a width of 8 inches. Federal regulations prohibit any materials to be placed in the mailbox other than mail handled by the postman. Maintenance of mailboxes is the responsibility of the Homeowner.

R) NUISANCES: No owner shall make or permit to be made, any disturbing noises any place on Bonita Isle by himself, his family, servant, pets, employees, agents, visitors, or licensees, nor do or permit anything to be done by such persons or pets that will interfere with the rights comforts or convenience of other owners. No owner shall play upon any musical instrument, or operate or suffer to be operated a phonograph, television, radio, sound amplifier, other sound equipment or motor vehicle in such a manner that would disturb or annoy other occupants of Bonita Isle. No owner shall conduct or permit to be conducted, vocal or instrumental instruction at any time, except as an activity sanctioned by the Board.

S) PARKING: Residents may park on the upper driveway on a permanent basis. When the upper driveway is fully occupied then guests, not residents, may park on the apron (portion of driveway between sidewalk and street) temporarily (defined as not exceeding 14 total days, consecutive or not, within any rolling 90 day period). **Exception: A resident vehicle may be parked on the apron as long as a guest vehicle is parked upon the upper driveway.** (Perhaps the guest vehicle is too long for the apron, or the guest needs to be closer to the door, or other reason, so this exception exists to accommodate such need.) All visitor vehicles parking for more than one day must have a visitor placard hanging from the review mirror. Resident vehicles must have a resident sticker displayed on the back window. This will prevent any misunderstanding about who is parking in the apron.

No resident or guest vehicle may be parked on any grassy area, sidewalk, or street at any time for any reason. Vehicles parked on the driveway may not obstruct the sidewalk to the extent that a pedestrian must detour to the street or grass to avoid the obstruction, including people with strollers, two side-by-side walkers, motorized wheelchairs, bicycles, etc.

Marked service vehicles, e.g. plumber, pest control, etc. may be parked on the street during daylight hours and only while such service is being rendered to the resident. Vehicles and equipment belonging to the association-approved landscaping company may be parked on the grass at the direction of the Board of Directors.

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Please refer to Article IX, Section 5 of the Second Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Bonita Isle of Lakes of Sherbrooke for more detailed information about parking.

T) **RESIDENCE USE:** Residences shall not be used for commercial or professional purposes and shall only be used as single-family residence. No trade or business shall be conducted, nor shall any commercial use be made of any residential lot.

U) **ROOF CLEANING:** To maintain the aesthetic appearance of Bonita Isle homes and to protect the roofs, “dirty roofs” must be cleaned. An initial letter will be sent to the homeowner. A maximum of 30 calendar days will be permitted to allow the conditions to be corrected. If at the end of 30 days, the roof has not been cleaned, the Board will employ someone to clean the roof and assess all costs against the respective home site owner.

V) **SERVICE PEOPLE:** No owner shall permit service people, whether for purposes of maintenance, repair, replacement or improvements, to work on the premises, except in cases of emergencies, before 8:00 AM or after 8:00 PM.

W) **SIGNS:** No sign, advertisement, notice or other lettered structure shall be exhibited, inscribed, painted or affixed to/upon any dwelling unit.

X) **SOLICITATIONS:** There shall be no solicitations permitted by any persons, anywhere in or about the Bonita Isle property for any cause, charitable, political, civic, or for any purpose whatsoever, unless specifically authorized in advance by the Board.

Y) **SPRINKLER SYSTEMS:** The sprinkler systems installed by the Builder of Bonita Isle homes are automatic; however, the homeowner is for:

- a. Routinely checking the timer (located in the garage) for proper time of day and time of sprinkling for each zone.
- b. Making a routine survey of all sprinkler heads to assure they are operating properly. (No broken or misdirected heads)
- c. Checking the heads to be sure that the grass has not grown over the top and preventing them from “popping” up to water.
- d. Alerting the Landscape Committee when browning of the grass or dying plants are noted. (You could be over or under watering).
- e. Reporting all sprinkler problems to the any Board Member so that the problem may be addressed by the Landscape Committee and the Landscaper.
- f. Asking the Landscape Committee if you need instructions for any sprinkler operation or reading the instructions posted on the bonitaisle.org website.

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- g. Contacting the Board or Landscape Committee when away from home for an extended period of time, leaving the name of the person having access to the garage sprinkler timer.
- h. Those who leave for the summer and turn off their sprinklers are responsible for making sure they are working when they return. The Association will not pay to repair any sprinklers that are not run and checked on a regular basis.
- i. Only sprinkler heads that were originally installed are the responsibility of the Association. New lines and new heads are the responsibility of the Homeowner.
- j. Since the Association repairs & maintains the sprinklers on the properties not drawing from the lake, the owner is required to run them at least twice a week, every week for a minimum of 20 minutes at a time. Failure to comply could result in the owner being required to pay for any repairs due to failure to keep the heads and lines clear by running the system. In addition to the costs to repair the lines, you may incur additional charges to re-sod the areas of dead grass

Z) TRAFFIC: All vehicular traffic on Bonita Isle shall comply with the traffic signs and adhere to a maximum speed of **20 miles per hour.**

A-1) VIOLATIONS: In addition to any enforcement provisions that may be provided herein, any violation of these Rules and Regulations may cause the violator to be corrected, removed, penalized, or otherwise addressed in accordance with any applicable provisions of the Second Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Bonita Isle of Lakes of Sherbrooke.

IMPORTANT NOTICE: Each home site cannot be manicured by the Association or the Landscaper. Please do not expect them to do so.