



Rules and Regulations

These Rules and Regulations may be amended from time to time by the Board of Directors.
Please check with the Association Secretary that this copy is current.

RULES AND REGULATIONS
OF
CAMINO WOODS II HOMEOWNERS ASSOCIATION, INC.
A Florida Corporation Not For Profit

Introduction

To promote friendly and neighborly relations among the residents of this community, the Board of Directors ask for your cooperation in the observance of the following rules designed to make this a pleasant place in which to live.

No regimentation is intended, but the Board has the legal responsibility to maintain lands and improvements in a manner to insure the comfort, convenience and accommodation of all of the members.

1. Clubhouse

1. A request for the exclusive use of the Clubhouse for a private party must be made by application to the Board of Directors 14 days prior to the desired date.
2. A \$25.00 fee will be charged for such exclusive use to defray added costs of utilities, unless extra costs are incurred.
3. Arrangements to clean up the Clubhouse after exclusive use must be made by the user. The Clubhouse is to be cleaned within 24 hours after such use.
4. Any homeowner using the Clubhouse assumes responsibility for any loss or damage to the Clubhouse or its furnishings due to such use, and shall leave the Clubhouse in good order.
5. Wet bathing attire is not to be worn in the Clubhouse at any time.
6. Persons under 18 years of age will not be allowed in the Clubhouse unless accompanied by an adult.

2. Pool and Deck Areas

1. Pool hours are 7:00 a.m. until dark.
2. Use of the pool is restricted to residents and their guests. Not over 20 people are allowed in the pool at one time. Owners are responsible for guest's compliance with pool rules. Use of the spa is limited to 5 people at one time maximum.
3. Those using the pool do so at their own risk. There are no lifeguards on duty.
4. Children under 2 years of age or in diapers are not allowed in the pool or spa.
5. No one with skin lesions, even when covered with a bandage, may enter the pool or spa.

6. Everyone must shower at poolside before entering the pool or spa. All suntan oil, tar or sand, must be removed with soap before entering the pool or spa.
7. Children under 12 years of age must be supervised by an adult when in the pool area.
8. Those using the pool are not to indulge in shouting, diving, running or playing games.
9. No food or drinks are permitted in the pool or deck area except for specified occasions. (Florida State Law).
10. No toys, floating objects, snorkels, fins or other objects are permitted in the pool except for swimming aids on children.
11. No pets allowed in the entire pool area.
12. Only normal swim wear may be worn in the pool.
13. Proper attire, robes, jackets and tops as well as footwear shall be worn when entering or leaving the pool area.
14. Anyone using suntan lotion or oil must place towel on chairs or chaises to prevent damage.

3. Children

1. No child under the age of 18 may be in residence for more than 60 days in any calendar year, or 60 days within any consecutive 12 month period, whichever is less.
2. No children under 16 years of age can stay in a unit overnight without an adult in attendance.

4. Pets

1. Dogs or cats must be kept on a leash, at all times. If a dog or cat defecates anywhere in the community, either on the grassy areas or on the roads, the pet owner must clean it up promptly.
2. Visitors and/or guests are not permitted to have a dog or other pet on the premises.
3. Pets shall not be a nuisance. Loud, constant barking dogs or similar noises will not be tolerated.

5. Roads

1. Cars or vans must not be parked on the roadway overnight or on any grass area at any time.
2. A maximum speed limit of 15 miles per hour is recommended within our roads.
3. All driveways and parking areas are to be used for the purpose of parking automobiles, and such areas shall not be used for parking or storing either temporarily or permanently, boats, trucks (as defined by the MVB as pick-up, SUV's on a truck body or vehicles over 5,000 lbs), trailers, mobile homes, houseboats, campers, motorcycles, or any other similar type vehicle or any other object than cannot be placed in the garage. If overnight parking for such vehicle or objects is required, they must be parked or placed in the garage. If this is not possible, limited approval (up to 3 days) for parking such items in the clubhouse

area can be obtained from any board member. Violation of this rule will result in towing the vehicle at the homeowner's expense. Residents with special requirements should apply to a board member for additional temporary relief.

6. Bulletin Boards

Only those notices pertaining to community activities or meetings are to be posted on the bulletin board. No personal notices are permitted unless approved by the Board of Directors.

7. Appearance of Units and Signs

1. No owner shall be permitted to make any changes or alterations to the exterior appearance of their home without written permission from the Board of Directors and its Architectural Committee.
2. Mailboxes and nameplates shall be uniform and approved by the Architectural Committee.
3. Garage doors shall be closed at all times.
4. No plantings of any type are permitted unless authorized by the Board of Directors.
5. No exterior signs shall be erected without written permission of the Board of Directors. The following are exceptions to this:
 - a. Security signs provided by an alarm company.
 - b. One 24" x 18" yard sign may be displayed by a homeowner no more than two weeks prior to a government election and must be removed when polling stations close.
 - c. See rule 12 regarding "For Sale" signs.

8. Garbage and Rubbish

1. Regular garbage collections are on Monday and Thursday mornings. Please arrange to put your rubbish containers and rubbish out by the road after dusk the evening before. Vegetation and yard debris is also collected on Monday and will be done by a separate truck. Re-cycle material is collected on Thursday only.
2. Garbage containers should be taken in as soon as possible after collection.

9. Lawn Furniture and Hoses

Lawn furniture and hoses shall not be permitted on the lawns in such a manner that they will interfere with the lawn maintenance crew.

10. Sprinklers

1. Owners shall not be permitted to tamper (turn on or off) with the individual sprinklers. This is the responsibility of the lawn maintenance crew.
2. Owners shall be responsible for any damage incurred to the system due to plantings or other improvements made by them, and will be charged for any such repairs.

11. Noises

Stereos, Hi-Fi's, radios and TV sets shall be played at a moderate volume so as not to disturb neighbors. Consideration must be given to others. Loud conversations and other noises after 11.00 p.m. constitute a disturbance and are forbidden.

12. Rules Regarding Sale of Property

1. All prospective new owners are to be advised that this is an adult age 55+/no-Rental community and that they are required to meet with the Board of Directors prior to closing.
2. All home owners are responsible to turn over such documents as the Homeowner's Rules and Regulations, By Laws and Declaration of Restrictions to a new owner, for their review, prior to their meeting with the Board of Directors. Failure to furnish the above listed documents will result in a charge for replacement documents.
3. All keys to the Clubhouse, pool area gates and rest rooms are to be turned over to the new owner at the time of closing. Failure to do so will result in a charge for replacement keys.
4. For Sale signs are not permitted on any common ground and may only be erected on the homeowner's lot if prior approval, in writing, is obtained from the Board of Directors. Once such permission is granted, Open House signs may be erected on the day of the open house but must be removed at the end of the day. Open House signs may only be displayed on the property of the resident selling the home and, in order to direct visitors to the open house, on the common ground at the intersection of San Miguel Way and Petaluma Drive.

13. Miscellaneous

All owners and/or guests are requested not to feed the ducks or squirrels.

Last updated by the Board of Directors, October 2013.