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7. RULES AND REGULATIONS FOR CYPRESS WOODS

CYPRESS WOODS ASSOCIATION, INC.

RULES AND REGULATIONS FOR CYPRESS WOODS

The definitions contained in the Declaration of Covenants, Restrictions and Easements for Cypress Woods ("Declaration") and the Articles of Incorporation of Cypress Woods Association, Inc. are incorporated herein as part of these Rules and Regulations ("Rules").

1. No bicycles, scooters, baby carriages or similar vehicles or toys or other personal articles shall be allowed to stand overnight on the Association Property.

2. No Owner shall make or permit any noises that will disturb or annoy the occupants of any of the Residences or do or permit anything to be done which will interfere with the rights, comfort or convenience of other Owners.

3. Each Owner shall keep his Residence and Lot in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown any debris from the doors or windows thereof.

4. Each Owner who plans to be absent from his Residence during the hurricane season must prepare his Residence prior to his departure by:

(a) Removing all furniture, potted plants and other movable objects from outside his Residence; and

(b) Designating a responsible firm or individual satisfactory to the Association to care for his Residence should the Residence suffer hurricane damage. Such firm or individual shall contact the Association for clearance to install or remove hurricane shutters.

5. Each Owner shall regularly pick up all garbage, trash, refuse or rubbish or his Lot, and no Owner or resident shall place or dump any garbage, trash, refuse or other materials on any other portions of Cypress Woods including any Association Property, or any property contiguous to Cypress Woods. Garbage, trash, refuse or rubbish that is required to be placed at the front of the Lot in order to be collected may be placed and kept at the front of the Lot after 5:00 p.m. on the day before the scheduled day of collection but no sooner, and any trash facilities must be removed on the collection day after the pick up. All garbage, trash, refuse or rubbish must be placed in appropriate trash facilities or bags. All containers, dumpsters or garbage facilities shall be stored inside a Residence or fenced-in area, screened from view and kept in a clean and sanitary condition. No noxious or offensive odors shall be permitted.

6. All draperies, curtains, shades or other window or door coverings installed within a Residence which are visible from the exterior of the Residence shall have a white or beige backing, unless otherwise approved in writing by the Board. No newspaper, aluminum foil, sheets or other temporary window treatments shall be permitted, except for periods not exceeding two (2) weeks after an Owner or a lessee first moves into a Residence or when permanent window treatments are being cleaned or repaired.

7. Waterclosets and other water apparatus on the Association Property shall not be used for any purpose other than those for which they were constructed. Any damage resulting from misuse of any waterclosets or other water apparatus shall be paid for by the Owner responsible for same.

8. No Owner shall request or cause any employee or agent of the Association to do any private business of the Owner except as shall have been approved in writing by the Association.

9. An Owner shall not cause or permit the blowing of any horn from any vehicle of which he, his guests or family shall be occupants except in an emergency requiring such horn to be sounded.

Cars over walks

Debris/Trash

Storms Prep.

Trash/Debris

Window Treatments

10. Owners shall not be allowed to put their names or street addresses on any portion of their Residences and Lots except in such place and in the manner approved by the Association for such purpose which approval may be based on aesthetic grounds within the sole discretion of the Board.

No Names
or #'s on
Homes

11. An Owner shall be held responsible for the actions of his lessee or family members, guests, employees and invitees.

12. Food and beverage may not be prepared or consumed except in the Residences and on the respective Lots behind the Residences or as otherwise permitted by the Board.

13. Complaints regarding the management of the Association Property or regarding actions of other Owners shall be made in writing to the Association.

14. Any damage to the Association Property, including the recreational facilities or equipment of the Association, caused by an Owner, his family member, guest, invitee or lessee, shall be repaired or replaced at the expense of such Owner.

Owner Damage
Property/ASSN.

15. The recreational facilities are solely for the use of the Owners, their family members and guests. The use of recreational facilities shall be at the risk of those involved and not, in any event, the risk of the Developer, the Association or its manager, if any.

16. The rules governing the use of the recreational facilities which are or may be located upon the Association Property, including permitted hours, guests rules, safety and sanitary provisions, and all other pertinent matters shall be in accordance with rules adopted from time to time by the Association and posted on the Association Property.

Rec. area
Postings

17. No trailer, boat, van, camper, truck, ~~"jeep" like vehicle, motorcycle~~ or other commercial vehicle shall be permitted on any portion of Cypress Woods except for trucks delivering goods or furnishings services and except upon such portions of Cypress Woods as the Board may, in its sole discretion, determine. The Board shall have the right to authorize the towing away of any vehicle in violation of this rule with the costs to be borne by the owner or violator.

Comm'l + Rec.
Vehicles

18. No Owner shall operate any watercraft upon any of the lakes within Cypress Woods, nor shall any other type of recreational activity be permitted thereon without the prior approval of the Board.

Dec's do

19. Under no circumstances may a pit bull be permitted in Cypress Woods. All pets must be carried or kept on a leash when outside of a Residence or fenced-in area. No pet shall be kept on a leash when outside of a Residence or in any screened porch or patio, unless someone is present in the Residence. An Owner shall immediately pick up and remove any solid animal waste deposited by his pet on his Lot, the Association Property or Corporation Property. Pets shall not be permitted in the recreation area.

Dogs

20. An Owner who fails to timely pay any Assessment shall be charged a late charge of Twenty-Five Dollars (\$25) by the Board. Owners shall be responsible to pay all Legal Fees incurred in connection with the collection of late Assessments whether or not an action at law to collect said Assessment and foreclose the Association's lien has been commenced. The Board has authorized the following schedule of fees for such circumstances:

LATE
Fees

(a) One Hundred Dollars (\$100) for a Claim of Lien plus recording costs of Six Dollars and 60/100 (\$6.60) and sending of Notice of Intention to Foreclose;

(b) Fifty Dollars (\$50) for any subsequent Claims of Lien plus recording costs of Six Dollars and 60/100 (\$6.60);

(c) Fifty Dollars (\$50) for a Satisfaction of Lien plus recording costs of Six Dollars and 60/100 (\$6.60); and

(d) Any further action would require an hourly computation of attorney and paralegal time spent pursuing collection of such unpaid Assessments.

21. Any consent or approval given under these Rules by the Association shall be revocable at any time by the Board.

22. Owners are referred to the restrictions contained in the Documents which are binding upon all Owners.

23. These Rules may be modified, added to or repealed at any time by the Association.

24. These Rules shall not apply to Developer as an Owner.

By Resolution of the Board of Directors
of CYPRESS WOODS ASSOCIATION, INC.