

SONOMA BAY

RULES AND REGULATIONS

Rules and Regulations

The Association shall have the absolute right to regulate the use of the Properties, and may from time to time modify, amend and supplement the Rules and Regulations. A current copy of all the Rules and Regulations established hereunder, and any modifications, amendments or supplements thereto, shall be made available at the request of any Owner.

Parking

- Parking on the Property shall be restricted to private automobiles and passenger-type vans, jeeps, and pick-up trucks and sport utility vehicles, motorcycles, motor scooters.
- No person shall park, store or keep any boat, watercraft, jet ski or boat trailers, any commercial vehicle including dump truck, motor home, trailer, cement mixer, oil or gas truck, panel truck, delivery truck, moving van, panel van or vehicles with commercial lettering or emblems on them.
- Head in Parking Only! All vehicles parked in reverse will receive a warning sticker.
- Units with Garages can only park in garage or driveway.
- **Each unit resident may have 2 registered vehicles with the exception of the end garage units which may have 3 cars (one in garage and 2 on driveway). Residents of garage units may not park in any numbered or lettered street space. They are reserved for the non-garage units.**
- **All guests of garage units and non-garage units may park in the lettered street spots.**
- **Motorcycles must be parked in a garage, on a driveway or on the street in the resident's designated space.**

Gate Access

- Barcodes will only be issued to a resident of Sonoma Bay. Your vehicle registration must show the address of the unit and be in the name of someone living at your address.
- All residents of Sonoma Bay **MUST** purchase a Bar Code for Gate Access.
- All residents are responsible to add their guests through your **ENVERA app**. Everyone should have an **Envera** login which will allow you to either enter in your guests on the mobile app or access **Envera** on a desktop to do so.
- **Overnight Guest-** If your guest is staying overnight it is the resident's responsibility to get a guest/overnight pass from the office or the roaming security guard at night. You can contact security at **954-289-7239** between the hours of **8 pm- 4 am**. The guest pass **MUST** be displayed on the dash and guest **MUST** park in a "GUEST" spot or a "letter/number".
- **NO** Certificate of Approval for a Rental will be issued without the purchase of the Bar Code.

Anyone entering the property **MUST** have a valid Driver's License. If they do not, they will be denied access to the property. If they are denied access and they enter the property anyway, (this includes running the gate, walking in or jumping the wall) they will be trespassing and the police will be called.)

Exterior Antennas

NO exterior antennas, satellite dishes (Direct TV) or similar equipment shall be permitted in Sonoma Bay without prior approval from the Association. You must complete and ARC form and have it approved by the Association before installing the Dish. The Dish can only go between you're A/C unit and shrubs. **The Dish cannot be mounted on the**

building. If your location does not have direct line of sight for the approved location of the dish you cannot have the Dish. Contact Hotwire Communications for your cable/internet/phone service provider. You may reach their customer service at (855) 244-1051.

Disclosure: Residents who currently have Satellite dishes will be able to continue with their prospective companies. Any resident who moves out of the community or to another address within the community will have the satellite dish removed.

Signs

No sign, poster, sticker, display, billboard or other advertising device of any kind including For Sale or For Rent signs shall be displayed to the public view on any portion of the Property.

Animal Restrictions

- No animals, livestock, reptiles or poultry of any kind shall be raised, bred or kept on or in any area of the Association.
- No dog, cat or other pet may run loose on any part of the property. Pets must be on a leash if outside of a unit.
- Owners shall be limited to not more than 2 pets. Each pet cannot weight more than 35lbs at maturity.
- Aggressive breeds such as Pit Bulls, Dobermans and Rottweiler's or other similar breads or mixed breads are not to be permitted in the community at any time.
- Residents must pick up after their dog. Doggie stands have been provided for your convenience.
- **You have to also bring in your pet registration with the county and his/her shot records as well that is to be do yearly.**
- Pets must be walked in the following areas:
 1. Behind your unit and staying within the boundaries of your unity ONLY.
 2. 4 Doggie area stations which are located in the 4 corners of the community.
 3. **No pets may relieve themselves around the lake or any other common areas within the community.**
 4. **A \$100 fine will be assessed to the address of any violation to the above.**

Exterior Alterations

No Owner or occupant of a Dwelling shall cause or allow improvements or changes to the structure or exterior of any Dwelling or in any manner change the appearance of any portion of the exterior of their Dwelling, without obtaining the prior written consent of the Association.

- Hurricane shutters, holiday lights and decorations must be removed in a timely fashion.

Trash

No Dwelling shall be used or maintained as a dumping ground for rubbish, trash or other waste. All trash must be put in garbage bags and tied closed to insure the contents remains in the bag. Put the garbage into the dumpsters. **Garbage that falls out to the ground because resident did not secure the bag properly or leaves trash outside of the dumpsters will be charged a fee of \$100.00 for cleanup. Do not block dumpster door with garbage.**

- Residents are responsible for picking up trash in front, alongside and behind their units.
- Garage units must put their garbage can in the garage after trash is picked up on Monday and Thursday
- Do NOT put any bulk items in the dumpsters designated for Household Garbage.

Bulk Garbage- NO HOSEHOLD GARBAGE

Bulk pick up is every Thursday. If you have bulk items you wish to get rid of please call **waste management at 561-547-4000**. You will need to call by Tuesday morning to schedule a Thursday pick up. Just let them know the location of the

dumpster you will be placing the items by. Do not put these items out until Wednesday night. Place items by the side of the dumpster; do not block the front doors.

- **There is absolutely no bulk trash dumping at the side of the dumpsters you have to dump at the dumpster by Sonoma and Hibiscus you will receive a bill if we have to get someone to move it.**

Leasing

Leasing of Dwellings shall be subject to the prior written approval from the Association. All leases shall be on forms approved by the Association and shall provide **that the Association shall have the right to terminate the lease upon default by the tenant in observing any of the provisions of the Associations Documents.**

Pool

1. Pool hours are Dawn till Dusk.
2. The Pool is for the sole use of Sonoma Bay Residents and their guests.
3. All guests must be accompanied by the resident. Guest is limited to 2 per household.
4. All swimmers must wear bathing suits.
5. NO Shirts, Shorts or street clothing may be worn in the pool.
6. NO one under the age of 15 is permitted in the pool area without adult supervision.
7. NO food is permitted in the pool area.
8. Water in plastic containers only. No glass containers of any kind.
9. All music must be played using personal head phones only.
10. Running, pushing or other boisterous play is prohibited.
11. NO pets in the pool area.
12. NO smoking permitted in the pool area.
13. Use a towel on the chairs and chaise lounges.
14. Infants and toddlers must wear swim diapers under bathing suit in the pool.
15. Playing with the lifesaving buoy is not permitted.

Anyone violating the pool rules accordance with the Declaration, Bylaws and Rules and Regulations of the Community will be evicted from the pool area.

Window Coverings, Screens & Patios

- All units must have proper window coverings such as Drapes, Blinds, and/or Shades. Paper, Sheets, Towels, foil, cardboard, broken window dressings or other such materials are not allowed.
- Window Screens must not be ripped, torn, bent or hanging off window.
- **PATIOS** are **ONLY** allowed Grills, Outdoor Patio Furniture (Not indoor furniture) and potted plants. Nothing will be kept in the front or side of your Unit. **New Patios—please move grill to grass area for cooking; move back to patio after cooling. Clean any stains that are on the patio.**

Garages, Driveways & Walkways

- No Garage is allowed to be converted into living space.
- All Garage doors must be kept closed except when entering or exiting the garage.
- All driveways and walkways must be kept clean. No oil residue, paint, dirt or any other substance should be on the driveway and/or walkway. No furniture in driveway or walkway.
- **Patio Furniture is allowed on your back patio only.**
- Cleaning windows and doors is the responsibility of the resident.

Nuisances

Nothing shall be done or maintained on any Dwelling or anywhere on the Properties which may be ore become an annoyance or nuisance to the occupants of other Dwellings. The following is a general list of what is considered a nuisance and not permitted in Sonoma Bay.

1. Loud music or outdoor parties that disturb the peaceful enjoyment of their accommodations or community facilities
2. Party rental equipment including Bounce Houses and D.'s are not permitted on any common area of Sonoma Bay.
3. Cars that are in disrepair and/or leak oil must be repaired or replaced. The cost of repairs for oil cleanup will be charged to the violating address.

Help your community

If you see anyone resident or non-resident breaking the rules to the community such as Jumping the fence, vandalism, people not cleaning up after their pet, not putting trash in the dumpster or someone in the pool area breaking the rules. Please notify security, Take a photo and email to the office so we may address these issues.

Tenant/Homeowner _____ Date _____

Tenant/Homeowner _____ Date _____

IMPORTANT NUMBERS

Sonoma Bay

561-623-5786 (o)

561-623-5787 (f)

Sonomabay@yahoo.com (e)

www.sonomabaycommunity.com (w)

Hotwire Communications

855-244-1051

Non-Emergency Police

561-845-4123

Animal Control

561-233-1200

FPL

561-478-6399

Waste Management (Bulk Pick up)

561-547-4000

Water Department

561-845-4185

Trash Days

Monday, Wednesday and Friday

Green Tote- Monday and Thursday

Office Hours – Alternating weeks

Monday - Friday

10 AM to 1 PM

&

10 AM to 2 PM

RESIDENTS KEEP THIS LAST PAGE