

CORAL KEY VILLAGE HOMEOWNERS' ASSOCIATION, INC.
A RESIDENTIAL HOMEOWNER ASSOCIATION
2015
RULES AND REGULATIONS

Pursuant to the Declaration of Covenants and Restrictions of Coral Key Village Homeowners' Association ("Declaration" dated August 23, 2008) and recorded contemporaneously with the Clerk of the Courts of Monroe County, these Rules and Regulations have been established by the Board of Directors of the CORAL KEY VILLAGE HOMEOWNERS' ASSOCIATION, INC., (the "Association"), to promote the comfort, welfare and safety of the Members of the Association in CORAL KEY VILLAGE (hereinafter called the "Community"), and to improve and maintain the appearance and reputation of the community.

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- I. **DEFINITIONS:** Refer to Article II "Definitions", set forth the Declaration, which are applicable to these Rules and Regulations.

II. **RESIDENCES-EXTERIOR FURNISHINGS-EXTERIOR LIGHTING**

1. Any clothesline erected shall be the removable retractable type and shall be located at the rear of the home. Laundry shall be hung only on these approved lines.
2. Only outside varieties of furniture, specifically designed for outside use, shall be used outside a residence or unit.
3. Other than Barbeque propane tanks, outside fuel tanks, whether above or below ground, are not permitted without consent of Board. All installations must comply with State, Federal and local laws, ordinances, and standards.
4. Lighting and Illumination: Lighting and illumination of a unit shall not create a safety hazard, nuisance or interfere with the peaceful possession and use of property by other residents. Conflicts arising from lighting issues shall be addressed in writing by the complaining Member to the Board of Directors.

III. **PARKING**

1. Residents must park under their residence or on the parking area of their lots. There shall be at least one parking space per lot as designated by the Board. Additional vehicles must be parked in areas designated for parking. No vehicle, boat trailer, golf cart, boat, or utility trailer shall be parked in such a manner as to cause a nuisance or interference with other Members or tenants accessing their lots. Guests remaining overnight must park in Member's driveway or in a guest designated parking area without blocking the driveway.
2. Vehicles and trailers are not permitted to park on the streets. Vehicles may be temporarily parked in the roadway for loading and unloading so long as the vehicle does not obstruct traffic flow of any traffic. Guests staying more than a few hours may park in a designated parking area if permitted by the Board.
3. Vehicles may be parked or stored within a Residential Unit or within the Association's designated guest parking area or the Coral Key Village vehicle

storage area (may require a CKV lease) as long as the vehicle has a current State license tags and registration. No derelict vehicle or equipment is permitted to be stored in the designated storage parking area or on community property. Violators are subject to enforcement action as per the Monroe County Code.

4. Guests remaining overnight must park in the host Member's driveway without blocking the roadway, or in a designated guest parking area.

5. Designated Common Area Vehicle Storage: The parking of boats, boat trailers, overflow cars, other trailers, etc, will be approved on a case by case basis on the property. The owner will, in writing, apply to the Board of Directors requesting approval for parking and state exactly what type of property will be parked. The Board of Directors will approve or disapprove that specific request, and the particular location of where they can park. Approval will be through the next Annual Election. The order of priority for parking approval will be: Boats, Boat Trailers, Overflow Cars, and other Trailers. All vehicles, trailers, etc. are required to have current tags and registrations.

IV. GUESTS

1. Guests and visitors are required to obey all these Rules and Regulations and comply with the Association governing documents.

V. PETS

1. No more than four domestic pets are permitted in each residence.

2. Pet owners must comply with all County, State, and Board of Health regulations. Dogs must be leashed when outside the owner's boundary lines unless the pet is on the property of another Member who has granted permission for the dogs to be unleashed.

3. It is each Member's responsibility to maintain his/her Unit and keep the community clean of their pet litter at all times.

4. No outside dog houses are allowed. Pets must be kept inside the Member's home at night. Pets must not be fed outside the home in a manner that creates a nuisance or health hazard.

5. Pets must not annoy the neighbors. Excessive barking or noise will not be tolerated. Pets must not be left home alone in the community if they bark, cry or whine when by themselves.

VI. VEHICLES

1. The speed limit in the Park is 5 M.P.H. All community signage must be obeyed. Pedestrians, bicycles, and golf carts have the right of way at all times. Members are required to advise their guests and contractors of these rules and regulations.
2. Vehicles and trailers are not permitted to park on the streets. Vehicles may be temporarily parked in the roadway for loading and unloading so long as the vehicle does not obstruct traffic flow of any traffic. Guests staying more than a few hours may park in a designated parking area.
3. Minor repair work may be done on any vehicle, trailer or boat on a Member's unit, or in the common storage area.
4. Vehicles dripping oil or gas must be removed immediately from the paved area and repaired in a timely manner. Drip spots on driveways must be promptly removed.
5. Golf Carts and Motorized Utility Carts (Carts) Effective 3-10-2015
 - a. Only persons 14 years of age or older may operate a cart
 - b. All carts shall be operated in a manner as if they were automobiles being operated on public roads.
 - c. When operated at night, all carts shall be equipped with a horn or other sounding device, at least one (1) operating front light and one (1) operating rear red light or a rear reflector.

VII. WATERCRAFT AND TRAILERS:

Only watercraft and trailers owned by Members, their guests and their tenants shall be allowed on the Association's property or waterways, including docks and piers. Satisfactory proof of ownership must be provided to the Association upon request. This provision shall not apply to watercraft owned or operated by state, local or governmental authorities.

VIII. REFUSE:

Garbage, trash, refuse, leaves, trimmings, etc. must be placed in a designated dumpster or recycling bins. The removal of large items such as furniture and major appliances IS NOT included in the weekly garbage service. Members are required to take these items to the Monroe County transfer station. With advance notification to the designated Board representative, Members can arrange to have large items picked up. If there is a charge for this service by the waste contractor it will be invoiced separately to the Member by the Association

IX. MAIL:

Members are responsible for the purchase, installation, numbering and maintenance of their own mail boxes. All mailboxes must be of a uniform size, kind and color acceptable to the Board. The Board shall notify the Members of the box specifications acceptable to the Board.

X. USE OF ASSOCIATION EQUIPMENT:

All Members, Tenants, and guests are responsible to insure the serviceability and availability of HOA equipment prior to and after use of such equipment. The Board shall be advised of any mechanical or operational issues. Equipment shall be returned and secured daily to the storage area. Members, tenants, and guests are responsible for any loss or damage caused by their actions while utilizing the equipment.

XI. BEACH USE:

The Beach may be used only by Members and their guests and tenants. Beach usage hours are from 0800 to Sunset.

XII. FENCE STANDARDS:

The term "fences" is defined in Article II of the Declaration. Fences shall not be installed without approval of the Board of Directors or Committee established by the Board to review applications for construction. The following standards shall be followed by Members and the Board:

1. No fence shall be installed between the front line of a building and the front right of way line of the street;
2. The maximum permitted height of a fence is 6 feet.
3. The proposed location of the fence shall be shown on a survey of the Member's property.
4. Board and simulated board fences shall have two "good sides".
5. Wooden Fences may be painted white or left natural. Fences constructed with synthetic materials shall be white in color.
6. All fences shall comply with Monroe County codes.

XIII. BOATS- DOCKS:

Detailed regulations regarding the use of Boats and Boat Docks are contained in Article 3 of the Declaration of Protective Covenants, Restrictions and Easements of Coral Key Village. All Members, Guests, and Tenants are urged to familiarize themselves with those provisions. The following specific provisions are repeated here for emphasis:

Fish carcasses, pet litter, plant trimmings and all other trash shall be disposed of in receptacles provided by the Association or removed from Coral Key Village. (Section 3 L of the Declaration); and

No Vessels with a draft of greater than four (4) feet or beam greater than twelve (12) feet or a length greater than 38 feet shall be moored at any docking facility within the boat basin. Vessels docked within the boat basin will be parallel parked along the boat basin wall and shall not interfere with other unit owner's access to their docks or with the safe operation of vessels in the basin or on Association waterways. Upon application to the Board and notification to affected owners, an Owner may request relief from the limitations of this subsection. (Section 3 Q of the Declaration).

XIV. COMPLAINTS:

Complaints concerning infractions of these Rules should be reported to the Board or its Compliance Committee (if one is appointed) in writing and signed by the complaining Member. Suggestions regarding the Rules may be made in writing to the Board by the

suggesting Member(s). (See the Bylaws of the Association regarding Board processing of Rules complaints).

These Rules and Regulations may be amended from time to time as deemed necessary by the Board of Directors with thirty (30) days notice to the Members. The Board will hold a noticed meeting of the Members to present and discuss proposed changes. However, a vote of the Members is not required. Any notice of meeting to Members will be provided as set forth in the Bylaws.

The Rules and Regulations as presented herein were adopted by the Board of Directors of CORAL KEY VILLAGE HOMEOWNERS ASSOCIATION, INC. on August 23, 2008 and amended in March 2015 and supersede and replace all existing Rules and Regulations. These Rules and Regulations are not to be recorded.

_____ March 7, 2015

David Brooks, President
Coral Key Village Homeowners Association, Inc.