

**BOCA RIO HOMEOWNER ASSOCIATION RULES**  
**A CONDENSATION AND EXPLANATION FOR EASY REFERENCE**  
**APPROVED BY THE BOARD OF DIRECTORS ON JULY 16, 2011**

1. Each unit shall be used and occupied for single-family dwelling purposes. This applies whether owner-occupied, tenant-occupied or vacation-rented.
2. The parking spaces are for automotive passenger vehicles only. **Parking in another owner's space without his written permission filed with the board is prohibited.** Space must be kept free of engine oil. There is **NO tandem parking allowed in the common area spaces at any time.**
3. No automobile overhaul or maintenance work, other than emergency work, is permitted on the premises. No flammable or explosive materials may be kept in, on, or about any parking or storage area.
4. No unit shall be used for any purpose or in any manner which shall cause the project to be uninsurable against loss by fire or other perils.
5. No unit shall be used in any manner which obstructs or interferes with the enjoyment of occupants of other units. Unreasonable noise, nuisance, or immoral or illegal activity is prohibited.
6. Each occupant has the right to place furniture and potted plants upon his patio, subject to approval of the Board of Directors.
7. Each owner shall be responsible for the maintenance and repair of his unit and for keeping his unit in a neat and tidy condition. The obligation for maintenance and repair extends to the doors and windows enclosing any part of his unit and to the maintenance and repair of all plumbing, electrical heating systems, and appliances located within the unit.
8. Each owner shall be legally liable to the association for all damages to the common area, or to any improvement thereof, including but not limited to the building and landscaping, caused by such owner or any occupant, guest, or invitee.
9. Nothing shall be altered or constructed in or on, or removed from the common area. Including the exterior of each unit and the roofs without the written consent of the Board of Directors.
10. All rubbish, trash, and garbage shall be removed regularly from each unit and not allowed to accumulate thereon or in the adjacent common area.
11. No exterior clothes lines or drying of clothes or towels on the balconies, patios or common area is permitted.
12. No power equipment, hobby shops, or carpenter shops shall be allowed without written approval of the Board of Directors.
13. No more than two domesticated pets may be kept in any unit. Dogs must be on a leash at all times and the owner is responsible for instant removal of fecal matter in the common area. Dogs which are tethered on patios must be tied so that they are unable to reach or menace passer by.
14. In the event of a violation, the Board of Directors will serve written notice to the owner allowing reasonable time to correct or repair the violation. He may request a hearing at the next Board of Directors meeting. The decision of the board at that meeting is final.
15. Security gate are to be kept closed as are self-locking laundry room doors. Laundry hours are from 8AM until 9PM.
16. Recycling not only helps save the environment but it reduces our trash bill. The dos and don'ts of materials accepted are posted on the inside of the trash cupboard doors. Please place recyclables in the blue tote bins to be picked up on Thursday. **Please do not put trash in the recycle bins.**
17. Common areas, including patios and porches, are common areas and may not be used to store personal items. The Board shall have the authority to restrict what may be placed in those areas. As a general rule no more than 4 patio chairs, one patio table, and one standard sized barbecue, all in good repair and appearance, may be stored on the patios and porches. If any owner is given notice to remove items, they must comply within 3 days to avoid fining. After notice, the board, on behalf of the association, may, at its discretion, remove the items in violation from the property. No personal items may be stored in the meter areas or other common areas throughout Boca Rio. The only items permitted in the meter areas will be storm boards for the "C" unit owners. Storm boards must be kept in good condition.
18. For Sale and For Rent fliers may be placed under our Boca Rio sign in front of building 1610. No hand written fliers may be displayed. Only one box may be used per owner or realtor at any time.