



## RULES, REGULATIONS AND POLICIES

The Declaration of Covenants and Restrictions for Cypress Head at Parkland Lakes and known as Cypress Head Club, Inc; provides the regulations for each Homeowner, and also gives the Board of Directors the authority to enforce rules and regulations as defined under the Declaration of Covenants, Restrictions, for Cypress Head Club, Inc. Rules and regulations are amended from time to time and published for the members to acknowledge and adhere to.

Violations of these rules and regulations are considered violations of the documents and may be enforced in any manner as provided in the documents including the Declaration, Articles of Incorporation and Bylaws. Additionally, remedies for violations of these rules and regulations shall include but not be limited to the right to issue citations, levy fines, or suspend common area use rights, for non-compliance including the suspension of barcodes and key fobs. These rules are intended to maintain a safer community, that all Residents can quietly enjoy.

1. **Lot owners are responsible** for the actions of their children, guests, tenants, and/or service providers, as well as for any damage to the property which is attributable to a violation of the rules and regulations or the misconduct of said children, guests, or service providers. Guests and service providers may be suspended from using the common areas including entering the community for violations of the Association Documents including these published rules and regulations.
2. All drivers using the guest lane to enter the community must present a **government issued ID** as proof of identity for access.
3. No owner, tenant, guest, or invitee, including service providers, shall act in an **immoral or unlawful manner** and shall not create a nuisance in the community. Unlawful and immoral activity shall be defined by the Board, as well as by the Florida Statutes. This includes disruptions to traffic flow

due to violations, guest or invitee not adhering to instructions of security personnel, which can result in denying entrance into the community.

4. **Any guest or service provider may be banned** from the property for a period of time should that guest or service provider be a nuisance or violate any of the rules including an unpaid fine or violation.
5. **Damaging or breaking** any of the Communities owned or maintained property, including but not limited to gate arms, or gate mechanisms at entry or exit lanes, is prohibited. Any such damage will be repaired or replaced by Cypress Head Club, at the sole expense of the responsible party.
6. **Traffic Citations.** All drivers of vehicles must come to a full stop at all stop signs within the community and obey the speed limit of 25 mph. All posted speed limits within the community must be strictly adhered to. Violations documented by security or speed camera will carry a citation and/or fine and possible bar code suspension for not only the Homeowner but the household.
7. **Cars will not be permitted to park on the street overnight, on the grass, or at any time on top of a storm drain or blocking a mailbox or driveway.** Cars must always face in the direction of the flow of traffic. When possible, use your garage and driveways and avoid street parking. Garage doors should only be opened for ingress and egress and left closed at all other times.
8. **Covered vehicles are not permitted in driveways.**
9. **Any cat, or dog, running at large**, i.e., off the premises of the owner and not constrained by a leash, shall be declared a public nuisance. Owners of an at-large cat or dog will be responsible for payment of costs incurred for impounding and subject to fines. All homeowners and/or caretakers are to curb their pet and clean up feces and dispose of waste in a designated receptacle. Violators will be subject to a citation or fine and/or suspension of barcodes.
10. **Service providers and commercial vehicles** will be allowed access during contractor hours, Monday- Friday starting at 7 am. They must finish work at 6:00 pm. On Saturday starting at 9 am and they must conclude work and exit the property by 3 pm. On Sundays or Holidays there are no contractors

or commercial vehicles allowed. All commercial vehicles and trailers must vacate the property when contractors' hours end for the day.

The only exception to this rule is for emergencies or events as approved by the Board of Directors.

11. **RVs, Campers, and Boats** are prohibited from being stored on property. The only exception to this rule is for a 24-hour period with written notice to the Management Office.
12. **Bicyclists , scooters, and golf cart drivers** on the road, shall move in the same direction as vehicular traffic, always staying to the extreme right of the road. They shall only move in a single file line. All pedestrian traffic including bikers shall have reflective tape on their running shoes, bikes or clothes that is visible especially between dawn and dusk. All bicycles / scooters must be equipped with both front and rear reflector lights.
13. **Cypress Head Registration and decal is required on all golf cart drivers, motorized scooters, electric bikes, and vehicles alike.**
14. **Golf carts** can only be operated by drivers 15 years of age or older who are in possession of a learners permit or valid driver's license. Underage drivers will be issued a warning, second violation \$50, and each subsequent violation is \$100, which can also result in suspension of the household's bar codes. Infractions are based on a 12 month period. See golf cart policy.
15. **Fishing** is permitted only behind one's own residence or from the dock located behind the clubhouse.
16. **Boating** is permitted in the lakes, as long as there are no gas-powered engines. There is absolutely no swimming in the lakes.
17. **Soliciting** on property is prohibited, please contact security if this occurs.
18. **Access to the community without permission shall be deemed trespass.**
19. **Bulk trash** can only be placed outside 48 hours prior to pick up. Trash found out any earlier is subject to a fine of \$100 per day not to exceed \$1,000. Trash found obstructing the roadway can be removed, and billed back to the responsible Homeowner.

20. **Trash cans** are to be brought to the road on the same day as service and returned the same day to a concealed location. This location should not be visible from the street or any other adjacent property.
21. Members with outstanding balances from fines or assessments, or open violations will not be granted new bar codes, or ARB application review, or use of the Clubhouse for private events.

## **GENERAL RULES AND REGULATIONS:**

### **GUEST ACCESS TO PROPERTY**

- Guests can be added to your guest list by one of the following methods:
  - Automated line : 954-753-0172
  - Gateaccess.net- This is a user friendly APP that allows you to add and delete guests.
    - User Name= Primary phone number
    - Password= Security pin #
- When a visitor approaches the front gate that is NOT on your guest/visitor list, you will be contacted by the guard to authorize access. If the resident is NOT reached after one (1) phone call, the guest will be asked to make a U turn and return to the back of the line. Another call will be placed to the resident when the guest makes their way back to the front of the line.

### **TRASH AND RECYCLE**

- **Trash days** for Cypresshead are Tuesdays and Fridays.
- **Recycle days** are every Friday.
- Trash cans are allowed outside only on trash pick-up day or the evening before.
- Please make sure your trash cans are stored out of sight on the same day as service.
- Landscape debris will not be removed on regular trash days unless it is bagged.
- Bulk Trash typically the fourth Friday of every month. Always check the community website or the City of Parkland's website under; trash talk.
- Bulk trash can only be put out 48 hours in advance. Any sooner will result in a fine per day of \$100.

### **ANNUAL ASSESSMENTS**

- Maintenance fees can be paid either Annually or Quarterly.
- **ANNUAL ASSESSMENTS**= Paid in full.
- **QUARTERLY ASSESSMENTS**= Due January 1<sup>st</sup>, April 1<sup>st</sup>, July 1<sup>st</sup>, October 1<sup>st</sup>.
- **Please note quarterly payments must be paid no later than the 15<sup>th</sup>; Late fees are assessed after the 15<sup>th</sup> of the month.**
- **Delinquent payments will result in acceleration of all remaining payments for the year.**
- **PAYMENT OPTIONS: ACH, Direct Bill Pay (include account number on check; mail payment to the Association's Bank.**

## **TENNIS COURTS/PLAYGROUND/ BASKETBALL COURTS/ FISHING/**

### **WALKING PATH**

- There are (5) clay courts; (2) hard courts, and (4) pickleball courts.
- One full size basketball court with adjustable backboard heights
- State of the art paved one mile track with scenery of our beautiful preserve.
- Volleyball court.
- Children's playground.
- Fishing from the dock behind the clubhouse or two passive parks.
- Two passive parks. One on the Northside of the property and the other on the East side.
- Onsite Tennis Director; Riki Bocchini.
- Tennis programs available to join: Matches, doubles, private lessons, kids programs, after school programs, camps, and more.

### **ARCHITECTURAL REVIEW BOARD (ARB)**

- Please refer to the ARB Manual, Covenants and Use Restrictions for a complete list of approved criteria.
- All exterior improvements, alterations, and additions including landscape to your home must be submitted for written approval prior to commencement of work.  
Painting, pavers, fences, pools, landscape improvements, etc; all require ARB approval.
- The Covenants allow for a forty-five (45) day review process of all architectural requests. Please note that no work can commence without the written approval from the ARB. Any work performed without written approval may be subject to removal/restoring at the homeowner's expense, and fines of \$100.00 per day may be levied for non-compliance.

### **MAINTENANCE OF EXTERIORS**

- All landscape must be neat and manicured. This includes regular maintenance of grass, hedges, and pruning of trees and removal of weeds.
- Pressure cleaning of roofs, walls, awnings, and driveways to remove mildew is required as needed.