

# LAS BRISAS

## AT CORAL BAY VILLAGE ASSOCIATION, INC.

### Community Rules and Regulations

Adopted by the Board of Directors December 11, 2001  
Revised through December 2004

Welcome to

## LAS BRISAS

Whether you are a Homeowner or Renter, we hope you will enjoy living in a Community that takes pride in its meticulous appearance as well as in maintaining the peace and quiet that goes with an atmosphere of community association living.

We strive to accomplish these goals through an emphasis on common sense as well as an emphasis on respect and consideration for the rights of our resident neighbors. These values underlie all of our Rules and Regulations.

Notices, minutes of meetings and the Governing Documents of the Association are available from the Association's management company, Alliance Property Systems. The Governing Documents can also be found on the Web site of the Coral Bay Community Development District (<http://www.coralbaycdd.com>). We also encourage you to attend our Board of Directors Meetings normally held on the second Tuesday of February, April, June, August, October and December at 7:00 p.m. at the Coral Bay Clubhouse. At the meeting, we'll be happy to answer any questions you may have.

Once again, welcome to LAS BRISAS.

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## Knowing Las Brisas

The following information is provided as an excerpt of some of the provisions of the Governing Documents of Las Brisas at Coral Bay Village Association, Inc. It should not be construed to be the actual language contained in the Governing Documents, nor should it be construed to contain all of the provisions of the Governing Documents. Each Homeowner is urged to read their Governing Documents as there are additional provisions that affect the operations of Las Brisas.

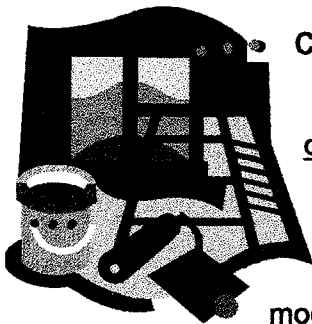
The Association's Governing Documents consist of the Declaration of Covenants, Conditions and Restrictions of Las Brisas at Coral Bay, the Articles of Incorporation of Las Brisas at Coral Bay Village Association, Inc. ("Las Brisas"), the By-Laws of Las Brisas, Community Rules and Regulations of Las Brisas and policies adopted by the Board of Directors.

Two levels govern the Coral Bay community: The Coral Bay Community Development District (CDD) and a number of neighborhood associations. The information provided here pertains primarily to the rules, regulations, policies and procedures of the neighborhood association of Las Brisas. We encourage you to ascertain similar information regarding the CDD from the CDD's Board of Directors or management company.

Homeowners Associations are established primarily to protect the property values within the community you live in. Las Brisas provides the mechanism within which this can be accomplished and apportions the costs appropriately among the Homeowners.

## Assessments at Las Brisas

At the October or November meeting of the Board of Directors, the annual assessment is determined. You will receive a letter advising the amount and the payable date. Any Homeowner account that is considered delinquent is referred to the Association's attorney for collection. Delinquent Homeowners may be subject to a lien on their Home or possible foreclosure action. These procedures are quite costly and become the responsibility of the Homeowner to pay.



### Can I make improvements to my Home?

Yes. However, no improvement can be constructed, removed, changed or installed without the prior written approval of the Architectural Control Committee, sometimes referred to as the Alteration and Modification Committee. The Alteration and Modification Committee not only controls initial structures and improvements, landscaping, and walls and fences to be constructed, but also any additions, changes or modifications on any Home. No building, fence, screen enclosure, wall or other structure can be erected or maintained, nor can any exterior addition, change or alteration be made, unless consistent with the general aesthetics of Las Brisas and unless and until plans and specifications showing the nature, kind, shape, height materials, color and location of the same has been submitted and approved in writing by the Alteration and Modification Committee.

Any Owner may make alterations, changes and modifications within the interior of his Home without obtaining the consent of the Alteration and Modification Committee.

**Who is responsible for the maintenance of improvements?**

The Homeowner is responsible for the maintenance of any improvements, and all improvements must be kept in a clean, neat and attractive condition consistent with the general appearance of Las Brisas.

**Can I use my Home for other than residential purposes?**

No. Residential land or improvements on residential land can be used for residential purposes only.

**Can I build a storage shed or barn in my back yard?**

No. A structure of a temporary character, trailer, basement, tent, shack, shed, barn or other outbuilding cannot be built, installed or used on or at a Home except if located in the backyard of the Home and provided it is not visible from the street. No platform, doghouse, playhouse or similar structure can be constructed in any part of Las Brisas without the prior written approval of the Alteration and Modification Committee.

**Can I keep a goat or chickens in my back yard?**

No. Animals, livestock or poultry of any kind cannot be raised, bred or kept in Las Brisas, except that not more than two household pets may be kept provided they are not kept, bred or maintained for any commercial purpose. "Household pets" means those types of dogs, cats and other animals permitted by Las Brisas.



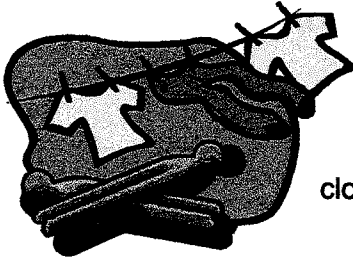
Household pets also include fish and domestic (household type) birds, as so long as they are kept indoors and do not become a source of annoyance to neighbors. When outside, pets must be carried or on a leash at all times and a responsible person must hold the leash and have control of the pet at all times. Pets may not be left outdoors unattended at any time. Pets are not permitted to disturb other Homeowners at any time.

The **City of Margate's Resident Code Manual** also contains the following information:

"...Dogs are not permitted to roam freely. They must remain on a leash or otherwise be securely controlled by their owner. Dogs and cats four months old or older must also be licensed by Broward County and be vaccinated by a certified veterinarian. Rabies tags must be on your pet at all times. Remember that being a good neighbor by cleaning up after your pet is not just a good idea, it's the law."

And **Margate's Property Maintenance Standard Ordinance** states the following:

"...Section 23.4. Exterior maintenance of structure and premises. ...(k) Ground surface hazards such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed."



**I like to air dry certain clothes. Can I install a clothesline?**

No. Laundry cannot be dried outside of a Home nor can poles or clotheslines be installed for drying laundry.

**How is trash and rubbish handled?**

Trash and rubbish is normally picked up on Tuesday and Friday. Containers can not be set out for collection any earlier than 5:00 p.m. on the evening before the scheduled pickup or left out no longer than 8:00 p.m. on the designated day of pickup (see City of Margate Property Maintenance Standards). Recyclable items are collected on Friday. Contact the City of Margate to obtain the schedule for collection of bulk items. Garbage, trash or rubbish is not permitted to unreasonably accumulate. Trash and rubbish must be kept in sanitary containers, out of sight from the street, or as otherwise required by Las Brisas, the CDD or applicable County or City ordinances.

**Can I provide my own water supply?**

Individual water supply systems are not permitted in Las Brisas unless written approval has been received from the Alteration and Modification Committee.

**Can I paint my Home a different color?**

The exterior colors of all Homes and improvements will remain the colors initially established by the Governing Documents and/or the Declarant. Among other sources, the paint is available at MAB Paints, 4701 Johnson Road, Coconut Creek (954-570-9199) and the color is MAB Peach Dust 30231P. The trim is MAB Fresh Coat White.

**Can I change my driveway from concrete to pavers or pavers to concrete?**

Existing driveways and walkways may be replaced with pavers or concrete provided the prior written approval has been obtained from the Alteration and Modification Committee. Pavers or concrete stain must be in the following colors: Terra Cotta (H&C Concrete Stain, No. 10.000154) or Gray (H&C Concrete Stain, No. 10.00084). Shades of red approved in 2004 include Red Red Wine, Tile Red (H&C Concrete Stain, No. HC110) and Brick Red (Behr Concrete Stain, No. 807). H&C and Behr concrete stains are available at Home Depot. Driveways and walkways must be properly maintained and power washed when necessary.



**Can I paint my fence white?**

No. Fences must remain the original color as when installed by the builder. However, you may apply a clear water seal to the existing fence.

**Can I change the style and color of my entrance door or garage door?**

Garage doors should remain the original style and color as when installed by the builder. The garage door may have a screen door installed. Front doors may be replaced with the types

of doors listed below. Other types of doors require the approval of the Alteration and Modification Committee.

- Santa Cruise White Mahogany Doors – Bogata Door. This door is comprised of glass. All trim on these doors must be the same color white as the original door. If a curtain or blind is installed on a door that has glass, the curtain or blind must be white so as to give the appearance of a solid white door.
- Bend Door Co., Model 2020 or 2060. The door must be painted the same white color as the original door.
- Riviera Lites, Model No. MAR 28 or MAR 30. This door is comprised of glass. All trim on the door must be the same color white as the original door. If a curtain or blind is installed on a door that has glass, the curtain or blind must be white so as to give the appearance of a solid white door.
- Illuminations; No. 684-112; half-glass door.

Storm doors at front entrance doors are not permitted.

***Prior to replacing or installing any garage door or any entrance door, the written approval of the Alteration and Modification Committee must be obtained.***

**Can I hire a contractor to cut my grass and trim shrubs?**

Yes. Lawns and landscaping are to be properly maintained (mowed, trimmed, edged, etc.) and any dead grass, trees or shrubbery are to be replaced. Any tree that is removed must be replaced with an equal number of acceptable trees.

In addition to Las Brisas' requirements, the **City of Margate's Resident Code Manual** contains the following information on landscaping and tree care:

"Nothing enhances the beauty of a community and promotes increased property value as much as a well maintained home and yard. Maintaining your landscaping in a healthy and growing condition includes watering, weeding, mowing, fertilizing, mulching, pruning of vegetation, removal and replacement of dead or diseased trees and shrubs, and pest control performed as necessary.

In residential areas, lawns must be maintained at less than 6 inches in height and grass must be planted on all areas not covered by buildings, shrubs, walks or drives and shall extend to any abutting street pavement edge, canal bank, or public right of way.

Hedges must be maintained at a height of 6 feet in residential areas. Hedges are not permitted to be planted in the front yard of a residence, except along the front building line.

The living community of native trees is a valuable educational and aesthetic natural heritage. In order to ensure that the health, function and value of these important resources are protected, regulations governing the cutting, trimming, pruning and removal of trees in our community have been established.

Pruning (also trimming or shaping):

This should be performed strictly in adherence to the standards established by the National Arborist Association. Copies of the standards are available to residents at City Hall, the Neighborhood Policing Division Office as well as the Department of Environmental and Engineering Services.

Lifting or topping (hatracking) a tree to reduce its canopy is considered tree abuse and is not permitted within the city. In addition to receiving a substantial fine, a person who abuses a tree in this manner will be required to remove and replace the abused tree.

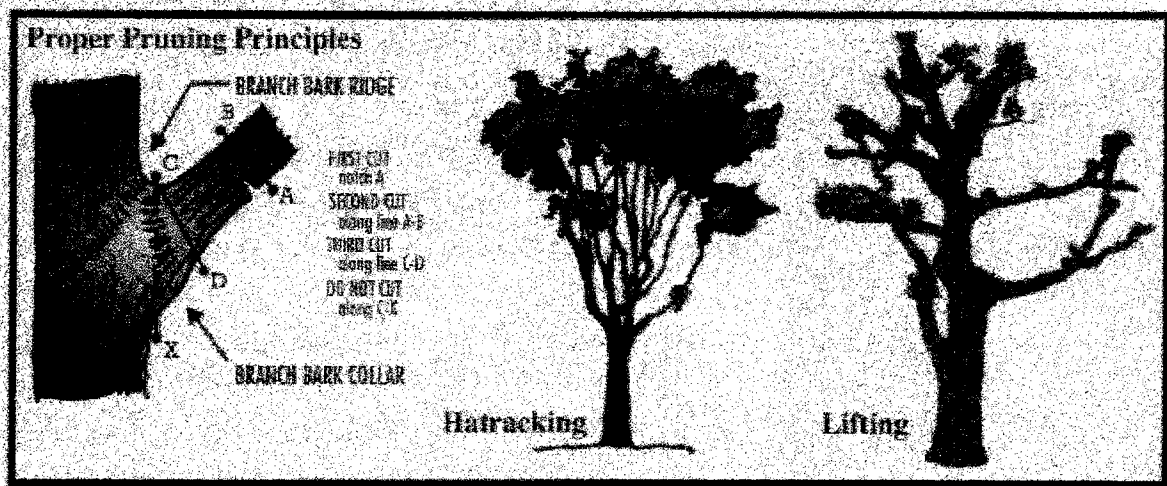
A permit is required for removing any tree. Please contact the Department of Environmental Engineering Services (DEES) at 972-0828 for information on tree removal permits and for assistance in selecting a replacement tree as well as the best location to plant it."

And Margate's Property Maintenance Standards Ordinance contains the following information relating to tree care:

"Tree Pruning:

(1) All owners of land must prune trees in accordance with the National Arborist Association Standards. Any pruning performed without conformance to the National Arborist Association Standards shall be subject to enforcement by the City.

(2) All tree pruners or removers that provide services for a fee within the City of Margate shall hold a valid occupational license in either Broward, Palm Beach, or Miami-Dade Counties."



**Am I permitted to have a satellite dish or exterior antenna installed?**

Yes. However, the prior written approval of the Alteration and Modification Committee is required prior to installing satellite dishes, exterior radio antenna, citizens band antenna or any other antenna of any type or nature. Traditional television aerials cannot be attached or hung



from the exterior of a Home. All television and cable lines must be installed in a professional manner.

**Are there specific requirements for having a digital cable line installed?**

Yes. Building connections for all utilities, including cable lines, must be run underground and comply with all governmental requirements.

**Can I keep a commercial truck, boat or camper in my driveway or back yard?**

No commercial trucks, commercial vehicles, recreation vehicles, campers, derelict automobiles, boats or boat trailers may be parked in Las Brisas, except when kept in a garage within a Home and the garage door kept closed.



- Derelict automobile means a stored vehicle unless it has been driven on a public street at least once within a 60-day period while properly licensed. After 24 hours notice to remove a derelict automobile, the Association will have it removed at the Homeowner's expense and risk.
- "Commercial" truck or vehicle means:

1. All automobiles, trucks and vehicular equipment, including station wagons, which bear permanent signs or shall have permanently printed on it some reference to any commercial undertaking or enterprise.

2. All automobiles, trucks and vehicular equipment, including station wagons, utility trucks and vans, which bear permanent signs or shall have permanently printed on same some reference to any commercial undertaking or enterprise, or vehicles of more than eight feet in height or any vehicle specifically outfitted to give the appearance of a vehicle for use in any commercial undertaking (i.e. ladder racks, tool boxes, hoses, paving, landscape or pool equipment, etc.).

**Am I permitted to repair my car provided it's inside the garage?**

Yes. Except in an emergency situation, repairs cannot be made outside the garage. All repairs to disabled vehicles other than inside a garage must be completed within two hours from the immobilization or the vehicle must be removed from the community or placed inside a garage.

**Are there parking restrictions in Las Brisas?**

Yes. Parking is prohibited on:

- Any landscaped portion of the road system, including cul-de-sacs
- Internal roadways except for temporary parking to accommodate guests, and is restricted to one side of the road
- Internal roads for maintenance purposes.

Also, vehicles cannot block sidewalks. Not only is this practice a safety hazard, it is also in violation of the law.

In addition, the Declaration of Covenants, conditions and Restrictions for Coral Bay specifically provides that no motor vehicle of any type may be parked on any **unpaved** portion of the common properties. **Illegally parked vehicles will be towed at the owner's expense.**

**Can I have hurricane shutters installed?**

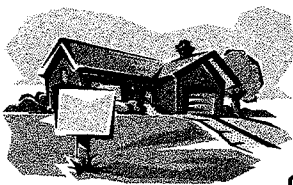
Yes. However, storm shutters cannot be installed without the prior written approval of the Alteration and Modification Committee. Shutters will be approved if they are the type, style and color currently approved by the Alteration and Modification Committee and consistent with the general aesthetics of Las Brisas. Aluminum foil cannot be used on either the interior or exterior surface of any window or glass door. Window treatments should be tasteful and of the type customarily found in single family homes. These consist of drapery, blinds, or interior shutters. Hurricane shutters must be removed within five days from the lifting of a hurricane warning or hurricane watch.

**My Home is in a dark area. Can I install floodlights?**

No exterior lighting (in addition to the exterior lighting originally provided for the Home) can be installed without the prior written approval of the Alteration and Modification Committee. All exterior lighting must be consistent with the general aesthetics of Las Brisas. Malibu lights are permitted as part of the on ground landscaping. The color of the bulbs may be red, white or blue only. Any existing overhead spotlights, security lights and carriage lights must have white bulbs. No other color is acceptable.

**Are holiday decorations permitted?**

Of course. Holiday decorations are permitted during the specific holiday seasons. Christmas, Hanukkah and Kwanzaa decorations are permitted from December 1st to January 15<sup>th</sup>. During other specific holiday seasons (i.e. St. Patrick's Day, Easter, Halloween, etc.) decorations are permitted for a period of ten days prior to and not to exceed five days after the holiday.



**I may sell or lease my Home. Can I put a "For Sale" sign in front of my house?**

If you sell or rent your Home, one customary and usual size "For Sale" or "For Rent" sign is permitted on the Home being offered for sale or lease. The sign is to be attached to a post driven into the ground and the post cannot exceed two inches in diameter or four feet in height above the finished grade of the property. No other signs of any kind are permitted with the exception of security system or burglar alarm signs (of a customary and usual size) that can be posted in windows, entry doors or staked in the ground in the front or rear of the property.

**Am I required to notify the management company when I sell or lease my Home?**

Yes. A copy of the Purchase Agreement or Rental Agreement must be provided to the management company before the sale or rental is finalized. A copy of the Governing

Documents, including these Rules and Regulations, must be provided to the new owners or renter.

**Are there provisions to control unruly parties or unusual noise?**

The Governing Documents provide that no noxious, offensive or unlawful activity can be carried on within Las Brisas nor will anything be done in Las Brisas that may be or may become an annoyance or nuisance to other Homeowners.

**Am I responsible for property damage or violation of the Rules and Regulations by my children?**

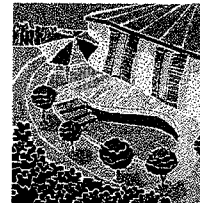
Yes. Homeowners will be held responsible for the actions of their minor children, their guests and renters.

**Some of the garden supply shops have a large, stone manatee holding a mailbox. Can I put one on my property?**

No permanent statues, artifacts, religious objects or other displays are permitted on the exterior of a Home. Mailboxes must be consistent with all other mailboxes in Las Brisas and replaced only with white metal mailboxes (similar to Model No. ST 10W at Home Depot). The post holding the mailbox must be white.

**Many of the homes in Las Brisas have swimming pools but mine does not. Can I have one installed?**

Yes, provided the prior written approval is obtained from the Alteration and Modification Committee. All pools and screened areas must be constructed in accordance with the Governing Documents of the Association.



**Am I allowed to use my sailboat in the lake?**

The prior written approval of the CDD must be obtained to use a motorized boat or personal watercraft on the lake.

**How are rules and regulations adopted and enforced?**

The Board of Directors, through its management company, is responsible for the enforcement of the Rules and Regulations. The Board also may adopt additional use restrictions, rules and regulations applicable to all or any portion of Las Brisas and may waive or modify the application of existing restrictions, rules and regulations as the Board, in its sole and absolute discretion, may deem appropriate.

## What happens if I inadvertently violate a provision of the Governing Documents?

The Governing Documents provide a method of notifying you of any violation and you will be given reasonable time to cure the violation. Failure to cure a violation in a timely manner may result in legal action against you.



In addition to the Governing Documents of Las Brisas, the **City of Margate** has a Residents Code Manual. This Manual is available from the City or from its web site at [www.margatefl.com](http://www.margatefl.com). Key points included in the Manual are:

- The use of alarms – a one time, non-refundable administrative permit fee of \$25.00 is required.
- A building permit is required for any new construction, regardless of the cost.
- Garbage and bulk trash pick-up – specifications for receptacles; loose material, weight.
- Swimming pools must be maintained in a sanitary condition at all times. Dirt, algae and scum shall be removed as often as necessary to maintain good sanitary conditions.
- Vehicle parking, commercial vehicles, improperly stored vehicles, inoperative vehicles and utility trailers.