

CASTELLINA HOME OWNERS' ASSOCIATION

RULES & REGULATIONS

1. With respect to compliance with the Rules and Regulations, an Owner shall be held responsible for the actions of his family members, guests, invitees, tenants, contractors and other persons for whom he is responsible, as well as for the actions of persons over whom he exercises control and supervision.
2. No improper, hazardous or unlawful use shall be made of the Association Property or any home or lot.
3. No obnoxious activity shall be carried on at any Home or Lot or in or about any portion of the Community. Nothing shall be done which may be an unreasonable annoyance or a nuisance to any other Owner or which interferes with the peaceful possession or proper use of the Homes or the surrounding areas. Nothing shall be done within the Association Property or any Home or Lot which tends to cause embarrassment, discomfort or unreasonable annoyance or nuisance to any Owner or his family members, guests, invitees and tenants using any portion of the Community.
4. Each Owner shall keep and maintain his Home and Lot in good order, condition and repair, and shall perform promptly all maintenance and repair work within his Home and Lot which, if omitted, would adversely affect the Community, other Owners or the Association. Maintenance obligations are more fully defined in the Declaration.
5. Fruit Trees are NOT permitted.
6. The personal property of an Owner shall be stored inside his Home or garage and not be visible to surrounding neighbors or from Association Property. This includes but is not limited to garbage cans, toys, tools, etc.
7. Outdoor furniture shall be permitted only in the rear yard of a Lot, provided the Owner assumes the responsibility for maintenance, including the control of mildew, rust, wood rot and deterioration of equipment components.
8. No linens, cloths, clothing, curtains, rugs, mops, laundry of any kind or other articles shall be hung, dried or aired from any window, door, fence or balcony in such a way as to be visible to any other Owner. Clotheslines may be approved if reasonable in size, style, location and effectiveness with respect to appearance from adjacent lots and rights of way.
9. Trash that is required to be placed at the front of a Lot in order to be collected may be placed and kept at the curb after 6:00 p.m. on the day before the scheduled day of collection, but not sooner. All trash containers shall be removed after pick-up on the day of collection and stored away in the garage. Yard trimmings may be placed out on Sunday after 12:00 pm for Monday pickup.
10. Parking shall be permitted only on driveways and inside garages. No overnight parking on the streets, swales, clubhouse, or PISA cul-de-sac is permitted. When parked on driveways, vehicles shall not obstruct traffic on the streets or crossing of sidewalks.
11. No motor vehicle, motor home, boat or other equipment shall be serviced, painted, dismantled, rebuilt or constructed on the property, unless such activities are conducted within an enclosed garage and screened from view.
12. Tailgating through the gate entrance is not permitted.
13. No speeding in the community. Speeding defined as anything over 20 mph.
14. There is no fishing or boating permitted in the community lakes.

15. Temporary or mobile basketball hoops shall be permitted provided that they are located such that the base and the rim are entirely within the lot and not in the right-of-way bounding the lot and stored away when not in use.
16. Pets shall not be left unattended outside the Home. No pet shall be kept tied up outside of a Home or in any covered or screened porch or patio, unless someone is present in the Home.
17. All dogs and cats shall be walked on a leash and in full control by their owners at all times. Any pet shall be carried or kept on a leash when outside of a home or outside of a fenced-in-area.
18. Any solid animal waste shall be immediately picked up and removed and shall not be deposited on or within the Association Property.
19. The pool, spa, and pool deck hours are sunrise to sunset. No Exceptions.
20. Signs. No sign, display, poster, advertisement, notice, or other lettering (including, without limitation, "For Sale", "For Rent", or "By Owner" signs) shall be exhibited, displayed, inscribed, painted or affixed to a lot or home or any element of the Association property without the prior written approval of the board, which approval may be given, conditioned, withheld, or denied at the sole and absolute discretion of the board of directors.
21. Solicitation. All door-to- door commercial solicitation is prohibited. Placing of material in mailboxes or on or within any portion of the homes or lots is strictly prohibited unless express written permission is granted by the board.
22. Any violation of the Association's governing documents, including the Rules and Regulations may result in the imposition of a fine and/or a suspension of use rights in accordance with the procedures set forth in the Florida Statutes.

I _____ have read these rules and regulations and fully understand them. Any questions or concerns that I have regarding what is permitted in Castellina HOA I have addressed with the property manager. I agree to follow and abide by Castellina HOA Docs and these Rules and Regulations. I understand and agree to give my full cooperation to any fines and restrictions that may be placed against me if I break my agreement with Castellina HOA.

Signature

Date

Signature

Date