

RULES AND REGULATIONS
CLEARBROOK HOMEOWNERS' ASSOCIATION, INC.
Revised December 8, 2004

1. **Residential Use:** Residential properties within CLEARBROOK shall be used for residential living units and for no other purpose in accordance with the Plat of CLEARBROOK and the CLEARBROOK HOMEOWNERS ASSOCIATION DECLARATION OF RESTRICTIONS. No business or commercial building may be erected on any lot and no business may be conducted on any part thereof. No building or other improvement shall be erected on any lot without prior Board approval thereof as elsewhere provided.
2. **Division of Lots:** Once platted, no lots shall be re-subdivided except with the prior written approval of the Board.
3. **Garages Required:** No house shall be constructed on any lot without provision for a garage. All must be kept in a neat, clean, and slightly condition as determined by the Board. Except when a garage is in actual use, garage doors must be kept closed.
4. **Signs:** No sign of any nature whatsoever shall be erected or displayed on any of the foregoing described lands except where prior written approval of the size, shape, content, and location thereof has been obtained from the Board. Owners shall not display or place any sign of any character, including "For Rent" or "For Sale" signs except the following signs to be approved by the Board: (a) "Open", not to exceed three (3) square feet, which may be displayed when the Owner or his/her designated representative is in attendance; (b) a name plate and an address plate in size and design approved by the Board. This shall not include initial signage and displays approved by the Developer or the Board.
5. **Landscaping:** A landscaping plan for each building site or landscaping change by any lot owner must be submitted to the Landscaping Committee and then approved by the Board prior to commencement of landscaping operations. All landscaping should be maintained in accordance with the approved plan, with prompt replacement of unsightly or dead vegetation. No fences, hedges, trees, rock gardens, or other forms of landscaping shall be removed from the property without written approval of the Board. The composition location and height of any fence or wall to be constructed shall be subject to the approval of the Board. The Board shall require the composition of any fence or wall to be consistent with the material used in the surrounding homes and other fences. This provision shall be applicable only to the extent the Board shall allow a Lot Owner to do his/her landscaping.
6. **Maintenance of Shrubbery and Landscape:** In order to ensure further the beauty of this residential community, all landscaping shall be kept in a neat, green, and trim condition. All driveways and other paved or pebbled areas shall be kept in a neat, clean, and orderly condition.
7. **Maintenance of Exterior Improvements:** The exterior of any improvement constructed, placed, or allowed to remain on any portion of the property will be kept in a

well-maintained condition so as not to be detrimental to property values. The Board shall have the right of final approval of all exterior color schemes and any changes of colors prior to the painting of any units. Color schemes shall be consistent with the homes of CLEARBROOK.

8. **No Trailers or Temporary Buildings:** No tents, trailers, commercial vans or trucks, shacks or temporary or accessory buildings or structures shall be erected or permitted to remain on any lot without the written consent of the Board and no structure of a temporary character, trailer, tent shack, garage, barn or other out building shall be used at any time as a residence either temporarily or permanently.
9. **Utility Connections:** Building connections for all utilities, including but not limited to water, electricity, telephone, gas, and television shall be run underground from the proper connecting points to the building structure in such a manner to be acceptable to the governing utility authority and the Board. Any tanks used for water softeners, filter systems, etc. must be either housed inside the garage or properly screened with shrubbery.
10. **Garbage and Trash Containers:** All trash, garbage and other waste shall be kept in sanitary containers, and except during pickup, if required to be placed at the curb, all containers shall be kept within the garage. Trash containers may not be put out prior to dusk the day before pickup and may not be left out after dusk on the day of pickup.
11. **Docks, Boat Houses, Waterfront Construction, Boats and Shore Contours:** No docks, seawall or bulkheads, moorings, piling, boat houses, or boat shelters of any kind or any construction shall be erected on or over waterways of and within CLEARBROOK without the approval of the Board. No boats of any kind shall be kept or used upon any lakes or waterways of and within CLEARBROOK except that the Association may use a boat for the maintenance of same. The area, if any, between the rear lot line of any lot and the water's edge of any lake or other water body within CLEARBROOK shall be landscaped, sodded, and maintained.
12. **Boats and Motor Vehicles:** No boats, recreational vehicles, or other motor vehicles, except operative four-wheel passenger automobiles, shall be placed, parked, or stored upon any lot, or shall any maintenance or repair be performed upon any boat or motor vehicle upon any lot, except within a building where totally isolated from public view. Any overnight parking of passenger automobiles shall be in the garage or driveway only.
13. **Automobile Storage Areas:** No automobile garage shall be permanently enclosed or converted to other use without the substitution of another enclosed automobile storage area upon the Lot and shall be subject to Board approval.
14. **Antenna:** No aerial, antenna, or satellite dish of more than one (1) meter in diameter shall be placed or erected upon any lot or affixed in any manner to the exterior of any building in Clearbrook. This shall not preclude a common antenna system by the Association or a satellite or cable franchise approved by Association.

15. **Screening of Air Conditioner Compressors and Clothes Drying Area:** No portion of any lot shall be used as a drying or hanging area of laundry of any kind, except upon adequately screened from public view. No window or wall air-conditioning units shall be permitted without the approval of the Association. All air-conditioner, compressors, pool heaters, and other equipment shall be screened from view and insulated by a fence, wall, or shrubbery so as to minimize any noise.
16. **Games and Play Structures:** A basketball backboard and any other fixed game and play structure, platform, dog house, playhouse, or structure of a similar kind or nature shall not be constructed on any part of a lot without prior written approval of the Board.
17. **Mailboxes:** No mailbox or paper box or other receptacle or any kind for use in the delivery of mail or newspapers or magazines or similar material shall be erected or changed on any lot unless and until the size, location, design, and type of material for said boxes or receptacles shall have been approved by the Board. The homeowner is responsible for the maintenance and replacement of their mailbox and mailbox post.
18. **Nuisances:** Nothing shall be done or permitted to be done or maintained, or failed to be done, on any lot or residential parcel which may be or become an annoyance or nuisance to the neighborhood, including, without limitation, to the following:
- a. **Animals:** No animals of any kind whatsoever shall be raised, bred, or kept on any lot, except dogs, cats, or other household pets, provided they are not kept, bred, or maintained for any commercial purposes and provided further they are kept so as not to be an annoyance or nuisance to the other property owners. All dogs kept in any residential unit must be maintained on a leash when on property in the subdivision other than such residential lot. All owners bear the responsibility for cleaning up any residue from pets on any lot or common property of the Association. Pets may be walked on common paved areas only. Pets are not permitted on any unpaved common area, or on any residential lot other than the lot of such pet owner at any time whatsoever. Association may make more stringent regulations regarding pets and may require conditional Pet Permission Agreements as a condition to keeping pets.
 - b. **Trades:** No manufacturing, trade, business, commerce, industry, profession, or any other occupation whatsoever, shall be conducted or carried on in any building or other structure erected thereon within Clearbrook.
 - c. **Boarding Up Homes:** No hurricane or store shutters shall be installed or permitted to remain unless they are of a type approved in writing by the Board. Temporary shutters, plywood, etc. are allowed to be erected not more than forty-eight (48) hours prior to storm warnings and must be removed within forty-eight (48) hours after such storm conditions have ceased.
19. **Board Approval:** In any matter requiring Board approval, the Board approval or disapproval (as required) shall be delivered in writing to the Owner submitting same. In the event the Board fails to approve or disapprove plans and specifications within thirty (30) days of complete submission thereto, or in any event, if no suit to enjoin the construction has been commenced one (1) year after the completion thereof, approval

will not be required and the related criteria shall be deemed to have been fully complied with.

20. **Outside Construction Work:** No outside contractors are allowed within the community (except in emergencies) on Sundays or legal holidays.
21. **Spray Painting:** No exterior spray painting is allowed at any time.
22. **Lamp Post Lights:** Homeowners are responsible for maintaining their light posts in working order.
23. **Rental:** Must notify the City of Delray Beach and obtain proper licensing/permits for rental. Homeowner cannot rent out their property more than once a year. Renters must meet with the Board of Directors prior to renting.
24. **Sale of Home:** Current homeowner must notify RMC that their home is up for sale. Prior to the estoppel being issued, the prospective buyer must meet with the Board of Directors.
25. **Open House Procedures:**
 - a. Owner must notify the Board of Directors in advance (through RMC) the following:

When is the open house
Time of open house – start and finish times.
Name of real estate organizing open house (if applicable).
 - b. Signs:
 1. One sign may be placed on front lawn.
 2. One sign may be placed at front entrance on association property.
 3. Both signs can only be placed on the day of the open house.
 4. Sign must not exceed three (3) foot square.
 5. Must be REMOVED at the end of the open house.
 6. Index card with dialing instructions to be placed at entry keypad.
 - c. Phone:

Home phone MUST be connected in order to buzz in real estate agents and/or perspective homebuyers.

26. **Clubhouse Parking**

If you must use the clubhouse parking (multiple spaces), please contact Faye (279-9830) to check if the clubhouse has been rented for that day/evening. If no one is using the clubhouse, you may use the space for a limited time.

27. Pool & Playground Rules

- Pool and playground hours are dawn to dusk
- Persons using pool area and playground area do so at their own risk
- Pool and playground use is restricted to residents and their guests. Persons under 12 years of age must be accompanied by an adult (at least 18 years or older). Residents are responsible for the conduct of their guests and family members.
- Persons requiring diapers must use swim pants.
- No animals allowed in pool or playground area
- Shower must be taken before entering the pool initially: shower must also be taken to remove oils or lotions before re-entering the pool
- Ashtrays must be used for cigarette/cigar butts, ashes, and matches
- No running, jumping, or horseplay allowed in pool or pool area
- No diving into the pool.
- No eating or drinking in the pool
- Food and beverages are allowed at patio tables; however, only plastic or paper may be used – NO GLASS whatsoever in pool area
- Towels are to be placed on chairs to protect them from lotions, etc
- Umbrellas must be CLOSED when not in use
- Lock bathroom doors when leaving area

28. Clubhouse Rules

- Room must be in a clean condition after any function.
- All garbage will be put in plastic bags supplied by the person using the Clubhouse. These plastic bags will be put into the garbage container, and put out for the next collection.
- All pool furniture must be put back in its place and close all table umbrellas. Area around pool must be kept clean.
- Anything taken from the supply room must be replaced.
- There will be NO SMOKING inside the Clubhouse.
- Turn OFF air conditioning when not in use.

To Reserve Clubhouse:

- A \$50 deposit in form of a check must be submitted prior to using the Clubhouse. The check will be returned after and only if the Clubhouse is inspected and found to be in good order.
- If you intend to grill, you must bring your own grill (grills at the Clubhouse are not owned by the community).
- Garbage bags are to be provided by the person using the Clubhouse.
- Vacuum rug when finished.
- Leave Clubhouse and pool area in tidy condition after use.