

ESTADA HOMEOWNERS ASSOCIATION, INC.

6050 ESTADA LANE

BOCA RATON, FL 33433

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OFFICIAL RULES AND REGULATIONS AS OF FEBRUARY 21ST, 2017

RULE #1. APPLICABILITY: The provisions of these Rules shall be applicable to all lots situated within the property.

RULE #2. LAND USE: No lot shall be used except for residential purposes.

RULE #3. CHANGE IN BUILDINGS: No owner shall make or permit any structural modification or alteration of any building except with the prior written consent of the Architectural Control Board (ACB) which will be the Board of Directors until further designated, and consent may be withheld if the sole discretion of the party requested to give the same if it appears that such structural modification or alteration would effect in any manner, or endanger other dwelling units.

Note: Application for Modification to Home forms are available in the Manager's office in the clubhouse.

RULE #4. NUISANCE: No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may which may be or become a nuisance to the neighborhood or any other lot owner.

RULE #5. TEMPORARY STRUCTURES: No structure of a temporary character, tent, gas tank, gas container, or gas cylinder (other than portable tanks used in connection with gas barbecues) shall be permitted on any lot either temporarily or permanently.

RULE #6. SIGNS: No signs of any kind shall be displayed on the lot or exterior of the home, to the public view except one sign of not more than one square foot used to indicate the name of the resident. For Sale signs may be permitted to be displayed on the inside of one window of the home.

Note: Resident name signs require ACB approval.

RULE #7. PETS, LIVESTOCK AND POULTRY: No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs weighing less than thirty (30) pounds, cats or other household pets may be kept, subject to Rules and Regulations of the Association, provided that they are not kept, bred or maintained for any commercial purpose, and provided they do not become a nuisance or annoyance to any neighbor. Dogs must be kept on a leash at all times. No dogs or other pets are permitted to have excretions on any lot, or anywhere else within the properties.

Because there is no designated dog walk within the confines of the development, dogs should be walked outside of the development or carry the proper tool (Pooper-Scooper and/or a plastic bag) to clean up behind the animal. Dogs must be registered with the management office of the Association, with a current weight certificate from the veterinarian, and a statement that the weight of the animal will normally not exceed 30 pounds. Cats must be registered with the management office of the Association with a picture only.

RULE #8. VISIBILITY AT INTERSECTIONS: No obstruction to the visibility at street intersections shall be permitted.

RULE #9. ARCHITECTURAL CONTROL: No building, wall, or fence, or other structure or improvement of any nature shall be erected, placed or altered on any lot until the construction plans and specification and a plan showing the location of the structure and landscaping, as may be required by the Architectural Control Board, have been approved in writing by the ACB. Each building, wall, fence, or other structure or improvement of any nature, together with the landscaping, shall be erected, placed or altered upon the premises only in accordance with the plans and specifications and plot plans so approved. Refusal or approval of plans, specifications and plot plan, or any of them, may be based on any grounds, including purely aesthetic grounds, which in the sole and uncontrolled discretion of said Architectural Control Board seem sufficient, any change in the exterior appearance of any building, wall, fence or other structure or improvements, and any change in the appearance of any landscaping, shall be deemed an alteration requiring approval. The Architectural Control Board shall have the power to promulgate such rules and regulations, as it deems necessary to carry out the provisions and intent of this paragraph.

ADDENDUM TO RULE #9:

“No trees will be planted within the development without authorization from the Estada Board of Directors. A specific site plan will be required as well as information as to the height and canopy. No artificial plants of decorative material will be permitted.”

RULE #10. EXTERIOR: Aluminum foil may not be placed on windows or glass doors.

RULE #11. COMMERCIAL VEHICLES, TRAILERS, CAMPERS AND BOATS:

No commercial vehicles, campers, mobile homes, motor homes, boats, house trailers, boat trailers or trailers of every other description shall be permitted to be parked or stored at any place on any lot, except during periods of approved construction on said lot, and except that they may be stored within garages, or behind patio walls, if not visible from the streets. This prohibition of parking shall not apply to the temporary parking of commercial vehicles, such as delivery, and other commercial services, and must not have more than two wheels on the grass.

Repair of autos is prohibited anywhere within the development. Unlicensed cars, or cars of non-residents, may not be stored anywhere in the development.

RULE #12. FENCES: No fence, wall or other structure shall be erected in the front yard, back yard, or side yard setback areas except where originally installed by the developer and except fences approved as to type and location by the architectural control board, as above provided.

RULE #13. GARBAGE AND TRASH DISPOSAL: “No garbage, refuse, trash or rubbish shall be deposited on any lot except in a walled-in or otherwise private area such as that created by installing hedges or other plant material.-All equipment for garbage storage and disposal must be concealed and may not be visible from the roadway or neighboring properties and must be kept in a clean and sanitary condition. The area around the individual units will be kept clean and neat in appearance at all times. Under normal circumstances, trash should not be placed for pick up until 6 PM the night before the “pickup day.” Containers should be removed from the street the same day, as pick up and be kept out of sight until the night before the next pick up. Failure to comply may result in the containers being collected and brought to the storage area of the clubhouse or fines may be imposed with a 14 day notice to the homeowner and a chance to attend a hearing regarding the matter.”

RULE #14. DRYING AREAS: No clothing, laundry, or wash shall be aired or dried on any portion of any lot in an area exposed to view from any other lot or unit. Drying area will be permitted only in locations approved by the Architectural Control Board and only when protected from view by screening or fencing approved by the Board.

RULE #15. CHILDREN: Children will not be permitted in common areas at rear of buildings from dusk to dawn.

RULE #16. UNREGISTERED VEHICLES: Unregistered, unlicensed vehicles, e.g., Go-carts, are prohibited from being driven on Estada roads or on common property.

RULE #17. SPEEDING: The speed limit posted throughout the community is 15 miles per hour as posted at the front entrance.

RULE #18. PARKING: All vehicles must always be parked parallel to the street, with two wheels at least two feet on the grass so as to result in full and clear visibility with minimum obstruction. You must park this way because the streets are narrow and not parking in this manner can create a potential danger to others. Owners, tenants and their guests may only park their vehicles in front of their own unit. Cars may not park in front of another owner’s unit without that unit owner’s permission.

The designated guest/overflow parking areas include the roadway in front of the clubhouse or the area(s) covered by lawn pavers. When parking on the lawn paver road expansion area(s), two wheels must be on the lawn pavers and the other two wheels on the roadway. No vehicle may stay unmoved for a period of 24 hours in either of the designated guest/overflow parking areas.