

**Coral Creek Replat No. 3 Homeowners Association, Inc.**  
**Rules and Regulations**

**Prepared By:**

**Coral Creek Replat No. 3 Homeowners Association, Inc. Governance Committee**

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## **Coral Creek Replat No. 3 Homeowners Association, Inc.**

### **Rules & Regulations**

The following are rules and regulations established by the Coral Creek Replat No. 3 Homeowners Association, Inc. (the “**Association**”). Many of these rules are based directly on rules established in the Coral Creek Homeowners Association Declaration and General Protective Covenants for Coral Creek Community (“**Master Covenants**”), as well as the Association’s Articles of Incorporation, Bylaws, and Declaration of Covenants (“**Association Covenants**”). We have selectively chosen the rules we feel are most important and/or most frequently violated. We have clarified the rules so that parcel owners/members (hereinafter “**Owner**”) will know the expectations of the community and the Association. Each Owner is still responsible for all of the rules set forth in the Association’s official documents they received at their closing, unless a rule in this document supersedes it.

1. **Architectural Approval.** You are not permitted to proceed with any of the following items without prior written approval from the Association. The Association shall respond to all submitted requests within 10 days.

- Grading
- Excavation
- Tree removal
- Major landscaping
- Change of exterior color
- Pool installation or renovation
- All reroofing will require a barrel-style design
- Alteration of exterior appearance of any structure or parcel (including, but not limited to, such items as roofs, driveways, windows, exterior doors, garage lights, basketball poles/nets, flagpoles, playground/swing sets).
- If replacing a portion of your driveway or extending an existing driveway, you must use the same style and color pavers as your existing driveway unless approved by the Association.

This rule is a clarification/elaboration of rule 3.2 of the Master Covenants, Article XIV of the Association Covenants, and Fla. Stat. 720.3035.

2. **Fences & Hedges.** With Association approval, you may install a white fence as long as it does not exceed 6 feet in height. No owner shall be permitted to install a fence across the lake

maintenance easement until such owner has received written approval from all applicable governmental agencies, as well as from the master association. All permitted fences on lots/parcels abutting the lake maintenance easement must be aluminum picket and limited to 4 feet in height.

No fence, wall, hedge, or continuous planting abutting the plot line shall exceed eight (8) feet in height.

This rule is a clarification/elaboration of rule 3.2(g)(ii), 3.14 of the Master Covenants, and Article XVI, Section 16 of the Association Covenants, as amended.

**3. Exterior Mechanical Equipment.** Decorative shrubs or a privacy fence are required around air conditioners, pool pumps, sprinkler pumps, or other similar mechanical equipment. If a privacy fence conceals the equipment, it is not necessary to have shrubs around your mechanical equipment.

This rule is a clarification/elaboration of rule 3.2(g)(iv) of the Master Covenants and Article XVI, Section 8 of the Association Covenants, as amended.

**4. Factory Built/Temporary Structures.** No factory-built structure, such as a mobile home, may be erected or placed on any lot. No temporary or permanent utility or storage shed, building, tent, structure, or improvement shall be constructed on a parcel.

This rule is a clarification/elaboration of rule 3.4 of the Master Covenants, and Article XVI, Section 2 of the Association Covenants, as amended.

## **5. Landscaping.**

- Lawn appearance and weed control must be maintained. After newly planted trees take root, temporary supports must be removed.
- Hedges or shrubs must be trimmed to maintain a pleasant appearance and have tree branches at least 5 feet off the ground. All trees must be regularly maintained.
- Required when a fence faces a street (right-of-way) or a waterway. Must plant shrubs at least 18” to 24” tall at planting. Spacing a maximum of 18” on center. Using native plant materials is strongly recommended.
- No landscaping is required if the fence is directly adjacent to a deck or patio, or if it is in the front yard and decorative.
- Street trees must be maintained for large vehicles (i.e., emergency vehicles, trash trucks, moving vans, etc.) to clear without hitting branches.
- Landscape borders must be maintained to prevent discoloration and retain their original structure.

- All major landscaping changes require Association approval, subject to the current City of Coral Springs landscape codes.
- Stumps, dead palm leaves, and dead trees are required to be removed.
- No use of leaf blowers or lawn mowers to exceed 100 decibels according to the City of Coral Springs City ordinance. No work permitted before 8 am.
- When you or your lawn service finishes cutting your lawn, you must clean the clippings and dirt that find their way into the street. This means either sweeping the lawn clippings and dirt for disposal, or using a blower to blow the clippings back onto YOUR lawn. It is inconsiderate of your neighbors to leave your clippings in the street!
- Do not place yard debris or other items for trash removal on street storm drains.

This rule is a clarification/elaboration of rule 3.5 of the Master Covenants and Article XVI, Section 8 of the Association Covenants, as amended, and Coral Springs City Ordinance Sec. 16 1/2 -10.

## 6. **Parking.**

- No regular overnight parking permitted without written permission from the Association. Vehicles regularly parked on the street are subject to towing at the owner's expense.
- Do not park in front of neighboring homes.
- Do not park on lawns.
- Do not park in front of public utilities or fire hydrants.

This rule is a clarification/elaboration of Rule 3.6 of the Master Covenants and Article XVI, Section 5 of the Association Covenants, as amended.

7. **Antennas and Flagpoles.** If you plan to install a satellite dish, you should know that the City of Coral Springs requires a permit. You may install a satellite dish, outside antenna, antenna pole, antenna mast, electronic device, or antenna tower, provided there is appropriate landscaping and/or other screening. The decision of what constitutes landscaping and/or screening shall be made by the Association, whose decision shall be final. No more than one flagpole per plot for display of a flag authorized under F.S. 720.304(2)(a) will be permitted, and the flagpole design and location must be first approved in writing by the Association. No flagpole shall exceed a height of 20 feet above ground level.

This rule is a clarification/elaboration of Rule 3.8 of the Master Covenants, Article XVI, Section 11 of the Association Covenants, as amended, and Fla. Stat. 720.304(2).

8. **Garbage/Bulk Pick Up.** All garbage and trash containers, oil tanks, bottled gas tanks, swimming pool equipment, etc., must be kept out of sight. Garbage/Bulk items may not be placed at the curb earlier than 24 hours before pick-up. All emptied cans and uncollected bulk items must be removed from the curb no later than 24 hours after pickup.

This rule is a clarification/elaboration of Rule 3.10 of the Master Covenants and Article XVI, Section 1 of the Association Covenants, as amended, and Fla. Stat. 720.305(7)(a).

9. **Mailboxes.** Mailboxes and posts must be uniform in appearance with no alterations. Mailboxes and posts must be maintained. There shall be no decorations on the mailboxes except during holidays; your decorations should be taken down promptly when the holiday is over.

This rule is a clarification/elaboration of Rule 3.15 of the Master Covenants and Article XVI, Section 8 of the Association Covenants, as amended.

10. **Vehicles.** No commercial vehicle is allowed for more than eight hours unless necessary for the construction or repair of a structure. No vehicles used in business to transport goods, equipment, and the like, or any trucks or vans which are larger than one-half (1/2) ton capacity, shall be parked in the community.

- No bus, boat, boat trailer of any kind, camper, mobile home, or disabled vehicle shall be permitted unless it is enclosed in a garage.
- No vehicle repairs or maintenance shall be allowed in a driveway or on a street in the community.
- No unregistered or abandoned vehicles.

This rule is a clarification/elaboration of Rule 3.17 of the Master Covenants and Article XVI, Sections 5 and 9 of the Association Covenants, as amended, and Coral Springs City Ordinance Sec. 16 ½ - 8(d).

11. **Pets.** Pets must be on leash at all times when outside of your home unless in a fenced-in yard. You must clean up after your pet as required under Coral Springs Municipal Ordinance §4-5. No dangerous or vicious dogs, as defined under state and local law, are allowed in the community.

This rule is a clarification/elaboration of Rule 3.18 of the Master Covenants and Article XVI, Section 3 of the Association Covenants, as amended, City of Coral Springs Municipal Code Sections 4-5 and §4-18, and Fla. Stat. 767.

## 12. **Maintenance of Premises.**

- No weeds, underbrush, or other unsightly growth shall be permitted to grow or remain upon any plot, and no refuse or unsightly objects may be placed on any plot.

- Weeds growing between pavers must be controlled. Anthills in the driveway must be killed.
- No mats or similar items to control leaky vehicles should be left in view.
- Driveways must be kept clean (we recommend pressure cleaning followed by sealing).
- You must reasonably maintain the exterior appearance of your home to the satisfaction of the Association. This includes, but is not limited to, your landscaping, exterior paint, roof, driveway, and absence of personal items left in view of the community.

Upon failure to maintain the premises, the Association can order improvements/corrections at the Owner's expense.

This rule is a clarification/elaboration of Rule 3.19 of the Master Covenants and Article XVI, Section 8 of the Association Covenants, as amended, and City of Coral Springs Municipal Code Section 16 ½-10.

**13. Common Grounds.** Anyone who damages Association common property, including but not limited to the front entrance gates, streetlights, signs, and benches, will be held responsible for the costs to repair or replace damaged property.

This rule is a clarification/elaboration of Article III of the Association Covenants, as amended.

**14. Boats and Lakefront Property.** No boathouse, dock, wharf, or other structure of any kind shall be erected, placed, altered, or maintained on the shores of any lake within the community.

- No motorized boats shall be permitted on or in any lake within the community. No motorized boat, trailer, or vehicular parking shall be allowed on any lake slopes or shore areas within the community.
- No motorized boats shall be operated on any lake or water body except by the Association or its designee for maintenance purposes.
- No plantings of any kind shall be made by any parcel owner in any lake maintenance easement as shown on the plat.
- No parcel owner shall be permitted to install a fence across any lake maintenance easement until such parcel owner has received written approval from all applicable governmental agencies, including, but not limited to, the Pine Tree Water Control District, as well as from the Architectural Review Committee. All permitted fences on parcels abutting any lake maintenance easement must be aluminum picket.

This rule is a clarification/elaboration of Rule 3.20 of the Master Covenants and Article XV, Sections (a)-(g) of the Association Covenants, as amended.

**15. Outdoor Recreational Equipment.** Portable basketball poles/nets must be moved away from the street when not in use. The Association must approve the location and style of any permanently installed basketball pole/nets and any playground/swing set if it is visible from the street.

Personal belongings may not be left in view of the community (i.e., bicycles, scooters, strollers, etc.).

This rule is a clarification/elaboration of Rule 3.23 of the Master declaration and Article XVI, Section 8 of the Association Covenants, as amended.

**16. Signs.** No signs, except as approved by the Association and the Architectural Committee, shall be placed, erected, or displayed on any parcel, provided, however, a "For Sale" or "For Rent" sign no larger than eighteen (18) inches by eighteen (18) inches shall be permissible. Alarm signs are permitted, and signage can be up to 10" in diagonal size. Vendor signs are allowed while the vendor is performing services.

This rule is a clarification/elaboration of Rule 3.13 of the Master Covenants and Article XVI, Section 6 of the Association Covenants, as amended.

**17. Business.** No business shall be conducted in any parcel that generates foot or vehicle traffic from clients, customers, and/or business associates.

This rule is a clarification/elaboration of Article XVI, Section 7 of the Association Covenants, as amended.

**18. Nuisance.** No nuisance or any use or practice that is a source of annoyance to other parcel owners, or interferes with the peaceful possession and proper use of the parcels by the residents of the community, shall be allowed upon any parcel.

This rule is a clarification/elaboration of Article XVI, Section 9 of the Association Covenants, as amended.

**19. Clothes Lines.** No clothes, linens, or the like shall be hung on clothes lines or in any other manner, outside of a unit or parcel.

This rule is a clarification/elaboration of Article XVI, Section 15 of the Association Covenants, as amended.

**20. External Lighting.** You may not use colored lights for landscape lighting and/or your garage lights. Colored lighting is permitted with your holiday decorations; however, your decorations should be taken down promptly when the holiday is over.

This rule is a clarification/elaboration of Article XVI, Section 8 of the Association Covenants, as amended.

21. **Children.** Due to the lack of recreational areas and sidewalks in our development, it is not uncommon to find children playing in the streets. It is of the utmost importance that you drive carefully to maintain the safety of our children. It is also important that parents explain to their children that while they may play in the street, the primary purpose of our streets is for vehicles to enter and leave our community. As such, it is important for parents and their children to be mindful of the vehicles and to move out of the way when a vehicle approaches, clearing any recreational equipment that they have placed in the street.

This rule is a clarification/elaboration of Article XVI, Section 9 of the Association Covenants, as amended.

22. **Speed Limit.** Homeowners and guests must obey the posted speed limit of 15 mph in our community. Remember that there are no sidewalks in our community, so it is not uncommon to find adults and children walking or playing in the streets.

This rule is a clarification/elaboration of Article III of the Association Covenants, as amended.

23. **Garage Sales.** Garage sales are not permitted in the community for safety reasons.

This rule is a clarification/elaboration of Article XVI, Section 8 of the Association Covenants, as amended.

24. **Storm Shutters.** Storm shutters may not be placed on homes unless an approaching storm threatens the region. Once the storm passes, storm shutters must be taken down and stored within 14 days.

This rule is a clarification/elaboration of Rule 3.14 of the Master Covenants and Article XVI, Section 8 of the Association Covenants, as amended, and Coral Springs City Ordinance Sec. 7-202.

25. **Non-Compliance of Rules & Regulations, Master Covenants, Association Covenants, Local and State Law.** All Owners agree to these Rules and Regulations, including the Coral Creek Homeowners Association Declaration and General Protective Covenants for Coral Creek Community, the Coral Creek Replat No. 3 Homeowners Association, Inc.'s Articles of Incorporation, Bylaws, and Declaration of Covenants, as well as the applicable regulations set forth in the Coral Springs Code of Ordinances and Florida Statutes regulating the use of their property.

The Property Manager will send a first violation letter with 30 days to comply. The second letter will be sent after 30 days if the violation remains unaddressed. A third letter, if necessary, will be sent by the Association attorney. The Owner shall be responsible for any attorney's fees and costs incurred by the Association in addressing any violations.

This rule is a clarification/elaboration of Articles XII and XIII of the Bylaws.