



MISSION BAY COMMUNITY ASSOCIATION, INC.
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MBCA RULES AND REGULATIONS

- Dogs must be leashed at all times when outside of the home, and when walked on the Property, all waste shall be cleaned up and properly disposed of in an appropriate waste receptacle.
- Any alteration to the exterior of your property requires approval from your Village and/or MBCA before starting the work. This includes roofing, painting, installation of pool/patio/driveway, and new landscaping other than flowers & small shrubs replacements. A property survey showing the proposed change must accompany the DRC application. Please follow the instructions for a speedy approval.
- Only removable basketball hoops, nets or back boards will be approved. No hoop or backboard may be permanently installed. All basketball hoops must be placed on the owner's property so that normal play will not occur on common ground, or on any street. All basketball hoops must be maintained in a proper state of repair at all times. Hours of use are from 9:00am-10:00pm.
- Only approved signs may be placed on the property. Alarm signs cannot be larger than 2x4.
- Holiday decorations may be displayed from November to January. Seasonal holidays may be displayed for 2 weeks prior to the holiday and 1 week after.

Property Upkeep

- Routine upkeep of property is mandatory and expected. Any deficiencies will result in deed restriction procedures being implemented which includes; violation notices, fines & possible property lien with foreclosure. Routine upkeep includes but is not limited to maintaining mailbox and post, structure, sidewalks, and driveways should be clean of any mold or mildew, painting when necessary, lawns must be mowed, hedges trimmed, and all landscape beds should be free of weeds and mulched. Trash cans, toys and other loose objects cannot be visible from the streets or adjoining lots.
- No garage door shall be left open for an extended period of time.
- Landscaping Debris may not be brought to the curb until 5:00 P.M. the evening before the day it is scheduled to be picked up. Any debris brought curbside before the allotted time is subject to removal by MBCA staff and the cost charged back to the homeowner. If landscape debris is not picked up by the County the owner will be held responsible to pay to have it removed. Please contact the Solid Waste Authority at 561-640-4000 for your trash needs. If homeowner is using a landscaper the landscaper is responsible for the debris removal.
Trash Pickup Schedule: Monday – Landscape debris pickup

Monday & Thursday – Bulk and regular trash

- Hazardous material will never be picked up by the County. For example, automotive products, rechargeable batteries, propane tanks, fluorescent bulbs, paint products, pesticides, household cleaners, pool chemicals and electronics. For a complete list go to: <http://swa.org/faq.aspx>. Any hazardous material brought curbside is subject to removal by MBCA staff or a registered hazardous material removal company and the cost charged back to the homeowner.

GARAGE SALES

- Annual garage sale dates will be set by the Board of Governors.
- All sales will be held in the Clubhouse parking lot.
- Registration will be two weeks prior to the event, on a first come, first served basis.
- On the day of the event, the clubhouse parking lot will be closed to vehicle traffic.
- MBCA will place notices on the web site and other avenues of advertising as deemed appropriate.
- No resident may post any signs noticing or giving directions to the sale.

OPEN HOUSE SIGNS

- Signs may be posted on Saturday and Sunday only.
- Sign may not exceed 19" by 24" in total area.
- No more than four (4) Signs may be posted to direct prospective buyers.
- Signs may be displayed from 11:00 a.m. until 4:00 p.m.
- Signs still displayed at 4:30 p.m. will be removed and disposed.
- Sign should portray neat professional aesthetics.
- No garish Sign attachments such as balloons, streamers, etc.
- Signage permitted only for Mission Bay P.U.D. properties.
- Signs must be self-supporting.

RULES AND REGULATIONS PERTAINING TO GENERAL PARKING

- Trucks, Commercial Vehicles, Buses, Recreational Vehicles, Mobile Homes, Boats, Campers and Trailers; are not allowed in the community unless they can be parked in the garage all the times.
- Garages are for vehicular parking. It is against the Covenants to turn the garage into any other type of room.
- Authorized vehicles shall be parked within enclosed garages or driveways.
- Parking is not allowed on any grass, sidewalk or walking path. All four tires on grass will constitute automatic tow.
- Villages enforcing Odd/Even Parking – On odd months (January, March, May, July, September and November), all vehicles must park on odd house numbered side and on even months (February, April, June, August, October and December) all vehicles must park on even house numbered side. In the event that a car is parked on the wrong side of the street and is creating a traffic problem for emergency vehicles and garbage trucks to pass through, Towing Company will be called to remove the vehicle.
ODD/EVEN PARKING WILL NOT BE ENFORCED IN THE CUL DE SAC.
- PODS ONLY NO SHIPPING CONATAINERS are allowed for a maximum time of seven calendar days. They must be previously approved by MBCA and parked on the owner's driveway.

- Parking shall be prohibited upon the Common Area streets within Mission Bay Community, including the private streets from 2:00 a.m. to 6:00 a.m.
- Security will issue in-house parking tickets for infractions such as parking on the grass or parking after hours on common streets. The first warning will be a paper ticket, followed by a small second notice alerting the owner to the possibility of the vehicle being removed, at their cost. The third and final warning is a red sticker notifying of the vehicle to be towed, at the owners expense.
- Vehicles which are in violation of these rules and regulations shall be subject to being towed by the Association, subject to applicable laws and ordinances.

RULES AND REGULATIONS PERTAINING TO PARKING AT CLUBHOUSE

- The Clubhouse parking lot will be opened at 5:30 AM and locked at 10:00 PM **SEVEN** days a week. Any vehicle left inside the gate without prior approval will be subject to tow. If gate is locked and you need assistance to exit please call security at 561-757-1453.
- Any vehicle, for which a permit is applied for, must submit a copy of the registration, proof of insurance, and a signed waiver of liability to MBCA, with the permit application.
- Approved vehicles shall be issued a Clubhouse parking permit. The Permit must be affixed in the inside upper corner of the driver's side windshield and the permit will state the expiration date.
- Vehicles left beyond the permit expiration date may be towed and stored at the Owner's expense.
- Vehicles parked at the Clubhouse parking lot without a permit, or for which a permit has been revoked, will be towed at the Owner's expense without notification to Owner.
- No repair work, cleaning or maintenance of vehicles is permitted at any time.
- The permit to park overnight at the Clubhouse Parking spaces shall be allocated on a first-come, first-served basis.
- MBCA may revoke an Owner's permit at any time, for any reason, with three (3) days' notice. If the vehicle is not removed within the three (3) days, the vehicle will be towed and stored at Owner's expense.
- In order to obtain a parking permit an owner must be current in all amounts owed to MBCA.

TENNIS CENTER VEHICLE PARKING

- Oversized vehicles, (moving trucks, trailers, campers), may be temporarily parked at the Tennis Center with a valid permit, at the users liability.
- Owner/user of vehicle must request approval in writing during business hours from MBCA office to park their vehicle at the Tennis Center.
- The Tennis Center parking lot will be opened at 6:00 AM and locked at 10:00 PM every evening. The permit is only for parking in the tennis center, not outside. If gates are locked and owner/user needs assistance call security at 561-757-1453.

- Any vehicle, for which a permit is applied for, must submit a copy of the registration, proof of insurance, and a signed waiver of liability to MBCA, with the permit application.
- Approved vehicles shall be issued a Tennis Center parking permit. The Permit must be affixed in the inside upper corner of the driver's side windshield and the permit will state the expiration date.
- Vehicles left beyond the permit expiration date may be towed and stored at the Owner's expense.
- Vehicles parked at the Tennis Center parking lot without a permit, or for which a permit has been revoked, will be towed at the Owner's expense without notification to Owner.
- No repair work, cleaning or maintenance of vehicles is permitted at any time.
- Parking spaces shall be allocated on a first-come, first-served basis.
- MBCA may revoke an Owner's permit at any time, for any reason, with 24 hours' notice. If the vehicle is not removed within 24 hours, the vehicle will be towed and stored at Owner's expense.
- In order to obtain a parking permit an owner must be current in all amounts owed to MBCA.

UNREGISTERED, MOTORIZED VEHICLES DRIVEN BY UNLICENSED PERSONS

- All unregistered, motorized vehicles such as go-carts, or similar type vehicles driven by non-licensed persons, are banned from all common areas of Mission Bay Community Association. This includes, but is not limited to, parking lots, sidewalks, streets, the Club area, and the streets of Cordova, La Costa and Harbour Springs.
- For the communities of Laguna, Las Flores, Reflections, Regatta, Sonata, The Isle and Ventura, the respective homeowner associations' regulations may prohibit same.

INSPECTION REQUEST FROM HOMEOWNERS

- All requests to inspect any official records of MBCA must be in writing and addressed to the General Manager in accordance with all applicable Florida Statutes, as amended from time to time.
- The cost of photocopying shall be the maximum amount allowed by Florida Statute 720 as amended from time to time.
- The right to inspect records will be limited to four hours total in any one-week period. This limitation is necessary in order to allow for the Association's management, including staff, to perform its normal day to day functions.
Florida Statutes prohibit limiting inspections to less than 1 eight (eight) hour business day per month. The rules as drafted currently only permit two (2) inspections for no more than three (3) hours each. This is in conflict with the Florida SATUTE. Attorney recommend that the time for the inspection be increased to up to four (4) hours or the number of permitted inspections be increased to three(3) so that the total time either equals or exceeds the 8 hour per month limitation set forth in the statute.
- Association will have 10 days to respond to a record request.

- Frequency of inspections shall be limited to twice per month.
- The Board of Governors in conjunction with Management will determine the location of the records review.
- No original records are allowed to be removed during the inspection.

QUARTERLY MAINTENANCE PAYMENTS

Maintenance assessments are due the first day of each quarter - January 1st, April 1st, July 1st, and October 1st. Late fees, deactivation of access cards, and collection legal policies are procedurally enforced. Residents who are away (vacation, business, etc.) are still obligated to pay on time. Any address change must be provided to the MBCA office. Partial and/or late payments will be applied in accordance with all applicable Florida Statutes, regardless of any restrictive endorsements

CLUB RULES & REGULATIONS

GENERAL

- Each person must have a valid membership card and / or guest pass to use the facilities. In order to access the Club facilities, Pool, Gazebo, Gym, Aerobics room, etc. you must have a Mission Bay Residents access card. This will allow entry past the gate as well as entry into the gym. Only members in good standing will have activated cards and all entry must be done with the owner's card.
- The minimum age requirement for use of Aerobic and Weight Room Facilities without adult supervision is 15 years old. A child who is 13 or 14 may use the gym and attend fitness classes only if accompanied by a parent or other adult member 18 years of age or older and must have a Resident Under Age access card. Special children's classes, activities, and events may be offered from time to time, which may have different age restrictions and conditions
- Profanity and rude behavior will not be tolerated, and could lead to removal from facility.
- Any violation of the rules will terminate user privileges.
- The Association may impose a fine or revoke the privilege of use for failure of a user, his family members, guests, invitees, tenants and licensees to comply with any of the rules stated. Any and all fines or revocations will be in accordance with Florida Statute 720, as amended from time to time.
- Members, who are not current with their maintenance assessments or any other monetary obligation, including late fees and attorney fees, will be precluded from using the Club Facilities.
- All private party functions are required to be registered with the association's office.

GUEST PASS POLICY

- All homeowners as well as registered guests must be prepared to present photo identification or access card upon request.
- No guest living in Palm Beach or Broward County may use the Weight Room or Classes unless a local guest pass is purchased and conditions are met. Local guests may use the Weight Room or attend a class when accompanied by a resident, for a \$10.00 fee per class or per gym visit, only between the hours Monday-Friday 11:00am-3:00pm, Saturday and Sunday 12:00pm-3:00pm.
- A household may have up to four (4), guests at a time.
- A resident under the age of 18 and at least 15 may have a guest with the approval of his parents/guardian.
- All guests must be registered.
- Upon residence sale or lease, all access and prior guest passes issued are voided and deactivated.
- The MBCA homeowner is responsible for actions and damages which may result from guest usage.
- Residents who willfully violate the guest pass policy may have their user privileges terminated and/or incur fines.

FITNESS RULES

- No cell phone conversations while in the gym.
- Membership cards and House Guest passes must be presented to the MBCA staff when asked.
- Proper attire, including the wearing of shirts at all times, is required in the Weight Room and Aerobics Room. Athletic shoes only (no blue jeans, bathing suits, or flip flops).
- No food allowed. Water bottles or beverages are allowed, but must be contained and kept off the Aerobics Room floor at all times.
- Gym bags must be kept in lockers or stored in shelves located in the Weight Room. No gym bags or purses are allowed on the Weight Room floor.
- Children age 13 & 14 may use the gym and attend fitness classes only if accompanied by a parent/guardian or other adult member 18 years of age or older and must have an UNDER AGE access card.
- ALL MBCA staff personnel have the authority to remove anyone if they are distracting others, including rude behavior and use of profanity, or are unfit for the particular activity / exercise.
- Use of towel is mandatory in both the Weight Room and Aerobics Room.
- Only Mission Bay approved trainers allowed in gym.
- You must be 13 years or older to be in the Fitness Center. Residents may not bring their children and leave them unattended while they work out.

POOL AREA

- **Hours of operation:** Dawn to 10:00 PM
- All guests must sign in with Attendant. .
- You may bring a guest to the pool facility, however, they must have a guest pass, and must be accompanied by the resident. Each household is entitled to four (4) free guest passes per visit. Guests may be restricted in use of the facilities during peak hours of operation, as determined by the MBCA staff member on duty. Please see Club Rules & Regulations for full disclosure.
- Membership cards and guest passes must be presented to Mission Bay Staff.
- Resident children 13 & 14 years of age, are eligible to use the pool unaccompanied by an adult, if their parent/guardian approves by signing a waiver.
- Children under 13 years of age must be accompanied, at all times, by an adult member 18 years of age or older.
- Children 13-14 years of age must have their own access card, denoting under-age, to use the pool unaccompanied.
- No diving. Swim at your own risk.
- No food within 4 feet of the edge of the pool, kiddie pool, or spa (hot tub) areas. Beverages are allowed (no glass bottles).
- Beverages are not allowed on the edge or in the pool. Small Coolers are allowed but may be subject to inspection
- No grills electric or gas are permitted anywhere on premises.
- No pets in the pool area, no running or jumping, and/or fighting or swearing.
- Pool play is encouraged, however all users in the pool and on the deck must be respectful of others.
- No regular diapers are to be used in the pools. Waterproof swim pants only.
- Shower before entering the pools or spa (hot tub).
- Smoking and Vaping is not allowed in fenced in area of pool.
- People with high blood pressure, on medication, or pregnant should consult with their physician prior to using the Spa (Hot Tub), Sauna, or Steam Room.
- Use of floats, toys, etc., will be monitored and may be restricted by Mission Bay staff.
- You must be 18 years old or older to enter the Spa (Hot Tub).
- Children under the age of 18 years old are NOT permitted in the Sauna or Steam Room.
- Proper pool attire appropriate for a family community is required.