

**STRATFORD GREEN HOMEOWNERS ASSOCIATION, INC.**

**RULES & REGULATIONS – REVISED & APPROVED MAY 13, 2020**

The following rules and regulations were promulgated by the Board of Directors of Stratford Green. The Board of Directors has the authority to amend these rules and regulations from time to time as allowed by the documents of the Association and Florida Statute.

1. General: No portion of the community shall be used for any purpose other than residential housing and those related purposes for which the community was designed. All homeowners are required to keep their homes clean, safe, and attractive in good repair and correct all neglectful or hazardous conditions promptly.

The Board has the right to remove and/or repair any unauthorized changes to the grounds and/or dwelling as aforesaid that an Owner refuses to correct after being notified of such. The cost of the removal and/or repair will be billed to the Owner.

2. Signs: No “For Sale”, “For Rent”, “For Lease”, or other signs or advertising may be displayed in any portion of the community or in any dwelling, with the exception of a single ADT ALARM sign.

3. Trash and Debris: Owners shall maintain their dwelling unit free and clean of trash, debris and other unsightly materials. Owners shall not cause any materials to be placed in any common areas or facilities.

4. Offensive Activity: No noxious or offensive activity shall be carried on in any dwelling or in any of the common open areas or common facilities, nor shall anything be done therein, either willfully or negligently, which may be or may become an annoyance or nuisance, and or health/safety risk to other homeowners or occupants.

5. Accessory Structures: Owners shall not have any storage house, dog house, tree house or other structure on any lot without prior approval of the Association.

6. Garbage: Garbage in cans or sturdy plastic bags, unless otherwise directed by the City of Boca Raton, shall be placed at the curb no earlier than dusk the evening before or the day of collection. Empty cans shall be returned to the garage the same day of collection. This also applies to recycling bins.

7. Awnings, Shutters, etc.: No awning, canopy, shutter, radio or television antenna shall be affixed to or placed upon the exterior walls, doors, roof or any part of a house or exposed on or at any window except with the approval of Stratford Green and Woodfield Country Club Master Association.

8. No window or wall air conditioning units are permitted.

9. Insurance: Nothing shall be done or maintained in any house or in the common areas, which will increase the rate of insurance of any building or the contents thereof applicable for residential

use, without the prior written approval of the Association. No owner shall permit anything to be done or kept in his dwelling or in the common area that is in violation of any law.

10. Pets: No animals or reptiles of any kind shall be raised, bred or kept in any dwelling unit or in common open space areas or common facilities. Owners are allowed up to two (2) household pets. Tenants are not allowed to have any pets. No fences, runs or pens for such pets shall be installed on any lot and no pets shall be left unattended outside.

11. The homeowner of any pet that causes or creates a nuisance or unreasonable disturbance or noise will be fined according to the special fining procedure.

12. Dog owners must clean up after their dogs and remove dog dropping in accordance with the City of Boca Raton code. Excrement is to be picked up and disposed of at your home.

13. All dogs must be licensed, wear a license tag and be on a leash (in accordance with City of Boca Raton code). Owners of cats and dogs must have proof of their pets rabies vaccination.

14. Exterior: Nothing shall be done to any house or in the common facilities which will impair the structural integrity or change the appearance of any building or which would materially change any building. All desired changes must be approved by the Boca Raton Community Appearance Board (CAB), the Woodfield Country Club Design Review Board (DRB) and meet the approval of the Stratford Green Homeowners Association DRB.

15. Holiday season ornamental lighting shall be erected and removed within a reasonable amount of time during the holiday season. Lighting shall not create a nuisance to the community.

16. Nothing shall be hung outside of windows or draped outside of the house such as clothes, etc.

17. Garage Doors: All garage doors shall be closed when not attended.

18. No baby strollers or playpens, bicycles, wagons, toys, benches, chairs or any other obstruction shall be stored or left overnight in common areas, parking lot or on owner's lot outside of gated area.

19. Flags: No flags or banners may be flown other than the American flag, which may be flown in the appropriate manner.

20. Lawn & Shrub Beds: Replacement of shrubs in kind is permitted. Alteration of exterior property and landscaping of any kind may not occur without the approval of the Association's Landscape Committee. Any landscaping that is diseased or has died shall be replaced by the homeowner with equivalent landscaping acceptable to the Association within sixty (60) days of written notification by the Association to the homeowner. No trees may be removed with trunk exceeding 2 inches in diameter except with prior approval of Stratford Green Homeowners Association. If on common area, Woodfield Country Club Master Association approval is required. Hedges throughout the Association may not exceed 7 feet in height. No homeowner may dispense or allow a pool company to dispense chlorinated pool water on any existing sod or landscaped areas. Failure to follow correct procedures of discharging pool water to the front valley

curb will result in the replacement of all damaged sod and landscape material at the homeowner's expense.

21. If a homeowner is approved to make changes to the landscaping at their property, the landscape maintenance company must be contacted to go over the irrigation system and the utility lines must be marked before any work is started.

22. Decorative items are not to be placed on the front lawn, trees or front planting area without prior written consent of the Association.

23. Bird Houses: No more than a combination of two (2) small birdhouses or feeders may be placed in the rear of the house.

24. Late Charge: The quarterly Association fee ("Common Expense Charge") is due by the 1st of the first month in that quarter. If such fee is not received by the 10th of the month, a late fee will be assessed to the delinquent owner. In addition, owners should be aware that delinquent owners will be obligated to pay collection costs, including but not limited to attorney fees and all interest on all amounts due and unpaid. All Common Charge Expense payments will be applied first to accrued interest, late charges, fines and collection costs and then to the past due delinquent Common Charge Expenses.

25. Transfer of Ownership: All transfers must be approved by the Board of Directors. Where an entity is the owner of a Unit, it must designate the permanent occupants of the Unit, who must have an interest in such entity. Commercial use of the Unit is prohibited and the purchase of a Unit for such purpose is prohibited. Upon signing a contract of sale for their house, each owner is obligated to provide the following in writing to the Association c/o the management company in addition to such information as is required on their disclosure form: (a) Anticipated closing date, (b) Name(s) of purchaser(s), and (c) Name(s), address (es) and telephone number(s) of attorney or closing agent handling the closing.

The buyer of the property must pay a capital contribution payment, which is equal to a quarterly maintenance payment, and supply the Board with a copy of all closing documents.

26. Leases: All leases must be approved by the Board of Directors and are to be for a term of no less than six (6) consecutive months, nor greater 12 months. All new leasing is banned for 2 years from January 15, 2020.

No leasing is permitted for 2 years after acquisition.

Units may only be leased once during any twelve (12) month period and no extensions of any lease are permitted.

Any renewal of a lease shall require a new lease and shall only be upon the approval of the Board, and subject to an additional working capital fund payment.

A Unit may be rented only four (4) times in the eight (8) year period.

The lessor relinquishes all rights and privileges for the duration of the lease. The lessee shall have all rights to the recreational facilities for the duration of the lease.

An application for approval must be obtained from the management company. All applications must be submitted with a capital contribution payment, which is equal to a quarterly maintenance payment.

Each lease is also subject to an additional capital contribution payment as well.

Renters must park vehicles by putting two (2) vehicles in the garage and no more than two (2) vehicles in the driveway. Renters are not allowed to have any pets.

27. **Fining, Suspensions & Administrative Procedures:** The Board of Directors has approved the following Administrative procedure in the event of a Rule infraction:

The management company shall advise the party involved, in writing. The rule infraction must be corrected within the time frame noticed. Failure to comply will result in a second and final advisory notice, in writing. Failure to correct the violation upon second notification will result in the levy of fines of \$50 for the first infraction and \$100.00 per day, per violation to a maximum \$1,000.00 per violation and or a suspension of privileges.

**Exception & Recourse:** The involved party may, after service of a 14-day notice of fine or suspension request a Hearing Committee review. The Committee will make final judgment to confirm or reject the fine and or suspension levied.

Fines imposed, and unpaid, together with costs of collection will result in legal action being taken against the homeowner, at the homeowner's expense.

28. **Special Procedures** may apply to special situations: Violators of certain rules including but not limited to garbage/trash receptacle placement and return, health, safety and liability for the Association will receive only one (1) letter of warning.

29. Owners as well as non-owners are prohibited from Overnight Street parking. Driveways are to be used for parking of vehicles only. Cars cannot be parked on the sidewalk. Overflow parking at the pool area guest spaces is permitted on a temporary basis.

30. Vehicles are not permitted to be serviced on the driveway or on the common areas. Vehicles must have current registration and be road operable. Parking of trailers, boats, recreation vehicles, and motorcycles is prohibited in the community.

31. Prior written approval of the Board along with a \$200 security deposit is required while short-term work only is actually being performed at the house for the following:

- a. In the driveway only for a POD and/or a dumpster not exceeding 20 feet in length which must be covered when not in use.

- b. Roof tarp.

- c. Portable toilets which must be placed on the driveway on the side furthest from the front door so that the back of the portable toilet faces the street and the door faces the garage door. A three-sided plywood frame or other suitable camouflage must be placed around a portable toilet so as to screen it on three sides. The plywood sides must be painted a neutral color to blend with the house color at the location where it is installed.

32. Portable toilets must be cleaned regularly so as not to emit an odor in the surrounding area, especially for neighbors in close proximity.

### **SWIMMING POOL REGULATIONS**

The following rules and regulations have been approved by the Stratford Green Homeowners Association Board of Directors to insure proper and safe use of the common facility and swimming pool for the benefit of all residents of Stratford Green.

1. Hours: The pool may be used every day of the year from sunrise to sunset weather permitting.
2. Admissions: Only Association members and their guests will be admitted. Guests must be accompanied by a member and abide by all the rules and regulations.
3. No lifeguard is provided by Stratford Green and the use of this pool area is strictly at your own risk. If you notice any unsafe conditions, please notify the management company immediately.
4. Do not use the pool during electrical storms.
5. Do not use the pool if you have any disease or condition, which could spread to another person through the pool water or close contact.
6. Do not use the pool if you are under the influence of alcohol or drugs.
7. Pool should not be used by those non-toilets trained except if they are wearing a containment diaper.
8. Do not bring any glass into the pool and cabana area.
9. Do not run, or engage in other activities, which may adversely affect the safety of others. (For instance, throwing balls or Frisbees in the pool area.)
10. Do not bring scuba equipment, rafts, floats, balls or other sports or recreation equipment into the pool area.
12. Before using a chair or chaise, please cover the entire chaise or chair with towels to keep them clean and prevent the spread of disease.
13. Do not bring bicycles or pets into the cabana or pool area.
15. Do not change diapers in the pool area or dispose of used diapers in the cabanas.
16. Do not use a radio, which is audible to others around the pool area.
17. Do not litter or damage HOA property.

Violations of these provisions may result in the loss of right to use the pool, fines, and civil liability.