

# Garden Homes at Country Isles - Association Bylaws Summary

The following summary is derived from the Garden Homes at Country Isles Neighborhood Association Bylaws Article VII and Schedule A sections.

It comprises only **selective portions** of the complete text and is intended to serve both as refresher information to all homeowners and as an expression of the Board of Director's intent to uphold the Association's rules and regulations for the betterment of the Garden Homes community.

Please help us to adhere and enforce our community's standards. Your cooperation is essential to our efforts.

## Homeowner Units

- Each owner is required to maintain each unit in a neat, orderly and attractive manner. Each owner shall repaint the exterior, with approved colors, as often as necessary to comply with community standards
- No personal property, including but not limited to boats, boat trailers, carts, bicycles, carriages, chairs, tables nor equipment of any kind, may be stored in common areas of the Association.
- All personal property of owners must be stored in their respective units or in approved outside storage units in accordance with the architectural guidelines of the Association and not visible from the outside.
- No lot shall be used except for residential purposes - No commercial activity is permitted in the Development. The holding of garage sales is expressly not permitted in our community.
- No sign of any kind may be displayed to the public by a homeowner except those specifically stipulated in the bylaws or approved by the BOD. No sign of any kind may be displayed in the common areas.
- Nothing shall be done or maintained on any Lot which may be or become an annoyance or nuisance to the neighborhood. This includes but is not limited to excessive noise, barking pets and unkempt property.

## Architectural Control

- No owner shall, without prior approval of the Board, modify the outside of his Unit or Lot. Special guidelines will be communicated shortly regarding the replacement of roofs.
- With the sole exception of repainting with the approved color palette option, approval is required for all exterior home improvement and modifications. For information on the Architectural Application process, please go to <http://www.countryislesgardenhomes.com/id11.html> or contact our property manager.

## Trash

- Absolutely no garbage, refuse, trash, yard waste or rubbish may be disposed on common grounds.
- No garbage cans and recyclable containers shall be stored on the exterior portions of a unit or Lot
- All garbage must be bagged, and with the exception of yard waste, must be placed in **closed** garbage containers.
- Trash & recyclable containers may not be placed out for collection sooner than 24 hours prior to scheduled collection and must be removed from common areas and from public view within 12 hours of collection.
- Follow the 40-6-6 rule, and your yard debris will be collected along with any regular garbage pick-up.
- Bulk Trash may only be discarded on approved scheduled days. Please contact the Weston City Manager for the bulk trash collection schedule.

## Vehicles and Parking

- No trucks, commercial vehicles, campers, trailers, motor homes, boats, boat trailers, carts or vans may be parked on the properties except in enclosed garages and with the sole exception of vehicles performing temporary repairs or deliveries. The absence of commercial-type lettering is not dispositive as to whether it is not a commercial vehicle.
- Guest parking is intended for that purpose and not to be used by homeowners on a regular basis. No parking on common areas is allowed. Vehicles parked on common grounds, including grass areas, are subject to tow.
- No motor vehicle which cannot operate on its own power shall remain on the properties for more than 24 hours. No repairs of such vehicles shall be made thereon.
- Vehicles may not display signs of any kind, including for sale signs or other commercial signage.
- Please observe the posted traffic signage and the speed limit of the Association. Max speed: 25MPH.
- Parking in and around cull-de-sacs, specially on trash collection days, is prohibited.
- Vehicles in violation of these rules and regulations are subject to towing, at the owner's expense, subject to applicable laws and ordinances.

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### **Pets**

- While outside of an owner's unit, all pets must be leashed at all times and attended by an adult or child over ten (10) years of age.
- No dogs or other pets shall be permitted to have excretions on any common areas. Owners are responsible to clean up and properly dispose of their pet's excrement. Failure to do so may be subject to both fines and other actions in accordance to Broward County, the City of Weston and Garden Homes regulations.

### **Pool**

- Access to the pool is limited to homeowners and their guests in accordance to the Association's bylaws.
- All children under twelve (12) years of age must be accompanied at all times by a parent or guardian.
- Please adhere to the posted open and closing hours of the pool. Violations of the posted dawn to dusk schedule will be considered trespassing and dealt accordingly.

### **Rental Property Owners**

- Property owners are responsible for providing written copies of the association's rules and bylaws to renters and ensuring to their adherence by tenants.
- Under no circumstances may more than one family reside in an Unit at one time. With the sole exception of temporary guests, shall occupancy exceed that prescribed by the guidelines of the Association bylaws.
- Please note that the Association retains the right to terminate any lease in the name of and as agent for the lessor upon default by tenant in observing any of the provisions of the bylaws of the Association.

The complete text of the Garden Homes at Country Isles Association Bylaws hereby referenced - Article VII – Maintenance of Units and Lots and Schedule A – Neighborhood Regulations can be viewed or downloaded from: <http://www.countryislesgardenhomes.com/id37.html>

If you would like the full electronic version (15MB) of the Association bylaws, please e-mail your request to the [BoardofDirectors@hotmail.com](mailto:BoardofDirectors@hotmail.com) If you would like to obtain a printed copy, please contact the Continental Group directly.

**Para obtener este comunicado en español, por favor solicítelo via e-mail a: [BoardofDirectors@hotmail.com](mailto:BoardofDirectors@hotmail.com)**