

SEA PALMS NORTH COTTAGES ASSOCIATION, INC.
RULES AND REGULATIONS
Effective September 15, 2022

Section 8 “Rules and Regulations” of the Declaration of CC&R’s provides that all Owners shall comply with the rules and regulations adopted and amended from time to time by the Board of Directors.

Lawn Maintenance

All property owners, including vacant lot owners, are asked to properly maintain lawns by mowing grass regularly and controlling weeds. Please keep driveways and curbing in front of your residence weed-free and edged.

Pets

Please be sure pets do not cause a disturbance or annoyance to your neighbors. All pets must be held or kept leashed at all times that they are in the Common Area and all owners of pets shall be responsible to immediately collect and properly dispose of your pets’ waste and litter.

Parking

Parking of vehicles is only allowed in owner's driveway. Parking of contractor trucks overnight is prohibited. Boats, trailers and recreational vehicles must be parked in garages.

Personal Items on Streets

No personal property of any nature or kind shall be parked, stored or placed overnight on any street in the community.

Trash Containers

Please be sure all trash containers are screened from view when not placed on the curb for pick-up service. Trash cans may be placed at the curb for pick-up after dusk on the day preceding service and must be removed from the curb by 7 PM on the day of service.

Trash and recycling containers must be maintained in a clean and sanitary condition.

Lift Station

In order to avoid problems with the lift station, please do not flush anything other than toilet paper. Foreign items in the sewer lines, such as wipes and paper towels, have caused mechanical problems resulting in stoppages and costly repairs.

Fines

Any fine imposed by the Board *shall be \$20.00* for any single violation. However, if a violation continues after the initial fine is levied, the Association shall impose an additional fine of \$5.00 per day for each day until such time as the violation is abated. The aggregate fine shall not exceed \$1,500.00.

Compliance

Each member, family member of Owners, and their authorized guests and tenants must conform and abide by the Rules and Regulations in regard to the use of the residential dwellings, Lots and Common Areas, which may be adopted in writing from time to time by the Board of Directors and the Architectural Review Board.