

	Evelyn Court & King Neptune Lane
	Cape Canaveral, FL 32920

**CAPE GARDENS OWNERS ASSOCIATION, INC.**

c/o Reconcilable Differences, Inc

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# ***RULES & REGULATIONS***

(Revised 04-30-09)

## General Lot Use Restrictions

No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than building built by the Developer.

All garage doors must be maintained. No garage shall be converted to living quarters. Garage doors must be kept closed except when garage is in use.

Private swimming pools may be constructed provided any such pool shall be located at the rear of the residence and appurtenances screened from view from the street. Above ground pools are prohibited.

No fence shall be constructed or maintained on any lot except with the prior written consent of the Association.

No dwelling or any part shall be used for any use except as a private dwelling, nor shall any business of any kind be conducted.

Air conditioning units and other apparatus must be screened with landscaping or appropriate fencing so it is not seen from the street.

**No resident shall park any vehicle on the street.** No resident shall park any boat, motor home, trailer, commercial van or other commercial vehicle in any driveway or street overnight and are permitted for loading and unloading only. All vehicles must be registered and drivable. There shall be no repair, except for emergency repair, performed on any motor vehicle.

\*\*It is acknowledge and agreed by all owners by purchasing said property that a violation of any the provisions stated shall impose irreparable harm to the other owners. Owners further agree that a reasonable assessment of damages would be \$50.00 for each day that such violation persists after an owner is notified, in writing, of such violation by a representative of the Association.

Animals: dogs, cats, birds or other customary household pets, provided they are not kept nor raised for business or commercial purposes. Numbers in excess of two (2) pets, except for cats and fish, shall be considered unreasonable. All domestic pets, whether dogs or cats, shall be kept on a leash and be within control at all times. Owners must clean up after their pets immediately. Pets shall not create a nuisance.

Garbage: receptacles may be placed by the road for collection no earlier than the evening before the scheduled pick up. After collection, the receptacles shall be placed on the lot so as not to be visible from the road.

Landscaping: No owner is permitted to alter the landscaping around their unit and no plants may be planted or removed. Owners wishing to alter landscaping must submit a plan to the Board of Directors and receive written approval before making any changes.

Signs: no signs are allowed on the lots except for "for sale" of the lot and must be no larger than six (6) square feet. No signs are allowed in windows.

Skateboarding: No skateboard ramps or devices of a similar nature shall be allowed in front yards, driveways, sidewalks or streets. Skateboarding is not allowed on the sidewalks.

## Pool

The swimming pool is CLOSED at dusk.

The pool facilities of Cape Garden/River Gardens are for residents, their immediate families and house guests. All residents are always responsible for the conduct of their guests. Facilities shall not be used by guests unless resident is on the premises. No climbing on or over the fence – the amenity key must be used.

No lifeguard is on duty. Enter the pool at your own risk. A life preserver is mounted on the fence.

Persons with open sores, cuts, or communicable diseases cannot enter the pool.

Children under fourteen (14) years of age must always be accompanied by an adult.

Shower before entering pool; suntan lotions and oils must be washed off before re-entering pool. To protect pool furniture please cover chairs with a towel when using suntan oil.

Children under two (2) years of age must wear plastic pants while in the pool or pool area.

No floats, flippers, ball playing, Frisbee tossing or playthings of any kind are allowed in pool or pool area. Around-the-body ring floats and/or arm floats for young children are allowed.

No glassware or any kind is permitted in pool area. Smokers must use ashtrays. Do not throw cigarette or cigar butts on pool deck or grass.

Bathing suits only. No cut-offs.

No running, loud noise or rough play in pool or pool area.

No bicycles, carts, strollers, etc. in pool area.

**Animals are not allowed in the pool area.**