

**TEQUESTA HILLS**  
**FINES WILL BE IMPOSED IF VIOLATED**

**PETS**

1. Pets ARE NOT allowed in the pool/pool area as per Florida Department of Health Services.
2. Pets are restricted to SMALL domestic birds OR fish OR one (1) cat OR one (1) dog; the weight of which shall NOT exceed 20 pounds.
3. No snakes or exotic animals.
4. If pet is determined by COA to be a danger to the community, the pet must be permanently removed. The COA reserves the right to have the pet removed after notification to the owner of the pet.
5. If pet is determined by COA to be a noise nuisance such as excessive barking, the noise nuisance must be rectified and the pet will be removed after notification to the pet owner.
6. All pets MUST be carried or leashed.
7. No commercial breeding is permitted.
8. When outside Courtyard, a RESPONSIBLE ATTENDANT MUST have firm control of their pet.
9. Animal's owner and/or the owner of the unit shall be strictly liable for any damages caused by the animal to the properties.
10. If an owner or tenant is found to have misled or neglected to notify the COA regarding their pet or pets and have not acquired proper approval, the COA can request the Fining Committee to impose a \$100 fine for non-compliance, misinformation, intentional neglect, etc.
11. Prior to owner or tenant residence, photos of your pets will be required. It is the pet owner's responsibility to have all rabies, etc. inoculations and a HIC/tag up-to-date for each pet.
12. Visiting dogs staying for 30 days or more must be registered with the Property Manager indicating duration of stay, must be leashed at all times and under the pet owner's control. All documentation as stated in # 11 above will be required.
13. The Board of Directors shall have absolute discretion to determine that any pet is not in conformance with the provisions provided. The Board of Directors may grant exceptions to the restrictions for medical reasons upon prior written consent from the Veterinarian and medical professional consisting of nature of disability, veterinarian immunizations, breed of dog, Pet Therapy Certificate, and other documentation necessary to make an informed decision.

**HOUSEHOLD TRASH/RECYCLING/CARTON DISPOSAL**

1. Large items such as boxes, cartons, etc. MUST be broken down prior to disposal in appropriate dumpster.
2. Bulk items are scheduled for pick-up on Thursday mornings. You can place bulk items at dumpster on Wednesday evenings. It is the owner or tenant's responsibility to make proper arrangements for removal of items if not picked up by Waste Pro. If identification is made that you have disposed of such items on a non-scheduled day or Waste Pro does not remove, the items will be returned to your Courtyard for your disposal at the Solid Waste Authority located on Swa Road, Jupiter, Florida.
3. Other than bulk items, nothing is to be left outside of any receptacle.
4. If receptacle is full or cover will not completely close, locate another dumpster for disposal of your unwanted items.
5. Construction debris MUST be hauled away by the owner or tenant. Dumpsters are for household items only. Construction dumpsters MUST be parked in one of your assigned parking spaces.
6. Hazardous waster materials such as vehicle batteries, paint cans, tires, motor oil, etc. MUST be taken to a Hazardous Waste Material Disposal area.
7. Use proper receptacles for household trash and recycling (paper and plastic).

**SATELLITE DISHES**

1. Although Federal Law permits satellite dishes, there are administrative rulings that permit "reasonable" constraints on their placement. It is reasonable and we are permitted to require that these dishes be mounted on a pole within your Courtyard. Satellite Dishes are not allowed to be mounted on balconies or fences.
2. All work done must be performed in a workmanlike manner, neat, tidy, safe and as attractive and unobtrusive as possible.
3. The dishes MUST NOT BE PLACED ON THE FLAT ROOF OR MANSARD AS THAT PLACEMENT WILL VOID THE WARRANTIES FOR ALL FOUR UNITS. Nor can they be installed on the A/C enclosure. They would be an eyesore to everyone and potentially a danger if placed on top of the A/C enclosure.
4. You MUST APPLY FOR AND RECEIVE APPROVAL "BEFORE" YOU INSTALL ANY SATELLITE DISH. The dish must be insured under your personal Homeowners' Policy. The COA Insurance will not cover this addition. You may also be liable for any damage to property caused by the dish in the event of a hurricane, etc.
5. Your wish to have a satellite dish CAN NOT DEPRIVE other residents of their enjoyment of their homes. Before you install, notify the management company in writing of your intention. We want to work with you to maintain the beauty and safety of our community.

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**GENERAL**

1. Vehicles MUST comply with traffic regulation. COA has the right and authority to prohibit violators from the property.
2. No individual without a valid license, proper insurance or is under the age of 16 may operate a vehicle on property.
3. Parking Permits will be issued. Once acquired, the Parking Permits MUST be displayed as specified at all times.
4. PARK in assigned two (2) spaces; no deviations will be permitted. DO NOT store vehicle in guest parking spaces.
5. NO PARKING ON THE GRASS AT ANY TIME.
6. Overnight visitor parking is allowed at pool/guest parking area.
7. DO NOT PARK on stems, in fire lanes, on sidewalks or on roadways. Parking in roadways for loading/unloading of vehicle is permitted but vehicle MUST be removed immediately thereafter.
8. NOTHING is to be stored on tops of vehicles.
9. NO DISPLAY of logos of any kind. If magnetic, remove and place in your vehicle.
10. No repair of vehicles except in the event of an emergency and no assembling or disassembling of vehicles except for ordinary maintenance such as changing of tire, battery, etc. NO DRAINING OF OIL PANS/CHANGING OF OIL.
11. Except for safety measures, horns shall not be used while on property.
12. Vehicles MUST BE maintained as to not create an eyesore.
13. Vehicles or operators causing damage will be required to pay for damages and fined for any violation thereof.
14. COA requires vehicle identification, registration, and proof of insurance on all vehicles.
15. COA shall have absolute discretion when determining if vehicles are not in compliance.
16. Approved vehicles MUST NOT BE replaced with non-compliant vehicles.
17. BOD shall have absolute discretion to determine non-conformance with overall appearance of community or with provisions provided. BOD may grant exceptions to restrictions for medical reasons upon prior written approval.
18. If owner or tenant is found to have misled or neglected to notify COA and have not acquired proper approval, COA can request Fining Committee to impose a \$100 fine for non-compliance, misinformation, intentional neglect, etc.

**VANS ALLOWED ON PROPERTY IF THEY**

1. Do not transport cargo and is not used for commercial purposes; have no vertical extension on roofline or other custom me body features other than standard factory issues.
2. Do not display any logo of any kind. If magnetic sign, remove and place inside your vehicle.
3. Are equipped with windows and seats; not to be outfitted with living quarter facilities such as toilette, sink, electric power hook-ups, etc.
4. Are replaced with another, same regulations and procedures apply.

**TRUCKS ALLOWED ON PROPERTY IF THEY**

1. Are grandfathered and do not have materials and/or supplies exposed. Items MUST be in bed of truck unseen.

**VEHICLES/PASSENGER AUTOMOBILES ALLOWED ON PROPERTY IF THEY**

1. Do not emit loud engine noises, loud exhausts and noisy mufflers.
2. Are not parked and idling with motor running and/or radio on.\*
3. Are equipped with complete bonafide factory design passenger bodies and station wagons.
4. Are mopeds and other powered bicycles, provided they are parked within Courtyard when not in use and do not emit excessive noise.
5. Are bicycles and tricycles provided they are parked within Courtyard when not in use.
6. Jeeps, provided they have a standard factory canvas enclosure.

**POD ALLOWED ON PROPERTY IF IT**

1. Is for one (1) night only.

**SEASONAL PARKING**

1. Allowed but MUST park in assigned parking spaces; NOT at the pool/guest parking area.

**VEHICLES NOT ALLOWED ON THE PROPERTY**

1. Trucks of any kind. Those trucks grandfathered in will be allowed to remain.
2. Van type vehicles which do not conform to the above.
3. Any trailer or device transportable by vehicular towing.
4. Agricultural, ladder trucks, having broken components, leaking engine fluids, rusted vehicles, more than one (1) color on body, limousines or stretch limousines, paneled trucks (without windows), having altered factory height/width, without factory exhaust systems, diesel trucks, duellies (double wheel axle), more than four (4) tires, dune buggies, dump trucks, truck trailers, buses, travel trailers, boat trailers with or without boats, motorcycle delivery wagons, collapsible campers, recreational vehicles, mobile homes, motor homes, truck mounted campers attached or detached from truck chassis, swamp buggies, and commercial vehicles.
5. Vehicles not mechanically operable or not currently licensed for use.
6. Motor vehicles not having bodies or incomplete buggies. Automobiles converted to a different type of motor vehicle by replacing original body or by modifying the exterior and/or interior of the vehicle.
7. Motorcycles of any kind. Motorcycles grandfathered in will be allowed to remain but MUST not emit excessive noise or become a noise nuisance.
8. Vehicles that are unsightly or junkers.