



The Lakes at the Bluffs, HOA
1165 11th Ct. Jupiter, FL 33477

Phone: 561-622-1635
Email: 1165thelakes@gmail.com

Revised V.1 Date: 10-30-24

RULES AND REGULATIONS

- The owners and lessees of each townhouse unit in the Lakes at the Bluffs, hereinafter called “The Lakes,” shall abide by each and every term and provision of the Declarations of Covenants and Restrictions, and each and every term and provision of the Articles of Incorporation and By-Laws of The Lakes at the Bluffs Homeowners Association, Inc.
- No bicycles, tricycles, scooters, baby carriages, or other similar vehicles or toys shall be allowed to remain in the common areas. The sidewalks, walkways, streets and parking area shall not be obstructed or used for any purpose other than for ingress to and egress from the townhouse units and other areas of the Lakes.
- Any damage to the common elements, property or equipment of the Association, caused by any townhouse owner, his/her family member, guest, invitee, or lessee shall be repaired or replaced at the expense of such townhouse unit owner.
- Townhouse owners will use only the spaces assigned to them and will not park or position their vehicles so as to prevent access to another townhouse unit owner’s parking space. The townhouse unit owner’s, their family member, guest, invitee or lessee shall be repaired or released at the expense of such townhouse unit owner.
- No townhouse resident shall do, or permit, any assembling or disassembling of motor vehicles except for ordinary maintenance such as changing of a tire or battery. Each townhouse unit owner shall be required to clean his/her parking spaces or any oil or other fluid discharge by his motor vehicle.
- No transmitting or receiving aerial or antenna shall be attached to or hung from the exterior or the roof of any townhouse unit or any part of common areas, including the patio fence without written permission of the Association.
- No clotheslines or other similar device shall be allowed on any portion of balconies or outdoors for any purpose except within the townhouse unit courtyard, below the top of the fence and not visible from exterior of the townhouse unit.
- All garbage and refuse from each of the townhouse units shall be deposited with care in the garbage containers intended for such purposes. All garbage and refuse shall be in plastic bags and be securely tied before depositing in the garbage containers. No littering shall be done or permitted on the Association.
- Vehicles and Authorized Pick-up Trucks (defined below) used solely for personal transportation may be permitted within the boundaries of the Lakes at the Bluffs Community subject to the following restrictions:
 - “Authorized Pick-up Trucks” are trucks with a gross vehicle weight rating no larger than Class 2A (6001-8500 lbs.), lifted no more than 3 inches, and with a wheelbase size no more than 150 inches. Authorized Pick-up Trucks or any other approved trucks parked outdoors with items stored in the bed must be equipped with a professional bed cover or tonneau cover; tarps and makeshift covers are prohibited. Bed Caps, not to exceed five inches over the height of the cab, the length of the bed, and without replacing the tailgate with doors, are acceptable. Passenger vehicles and Authorized Pick-up

Trucks shall be parked in designated parking spaces or temporarily in roadways, but not on grassed areas, or on or over pedestrian sidewalks. The front, rear, or any other portion of a parked vehicle shall not protrude over the sidewalk at any time. No vehicle shall be parked overnight in the roadway. Overnight is defined as midnight to 6:00 AM.

- “Nonconforming Vehicle” is any vehicle (1) designed for, and capable of transporting, whether for payment or not, more than eight persons, including the driver; or (2) used for providing services to another person or entity for a fee or profit; (3) regardless of type of vehicle, are modified to carry equipment used in a commercial activity such as ladders, piping, or other visible commercial equipment, supplies or debris; or (4) displaying commercial signage, exotic paint, or graphics; or (5) with dual tires or tires which extend beyond the fenders; or (6) with non-factory accessories such as oversized antennas, structures built over the bed or cab, and additional exterior lighting; or (7) with vertical exhaust stacks or any mechanical devices attached to exterior. Except as stated in the following paragraph, Nonconforming Vehicles shall not be permitted within the Lakes at the Bluffs community.
- Commercial Vehicles, vans, or trucks delivering goods or furnishing services may temporarily park during daylight hours and any time in the case of emergencies, in the performance of their services for the Owner. Except for delivery of flowers, medical supplies and/or equipment, food, mail and utility services, all commercial vehicles, marked and unmarked, moving vans/trucks, trailers, and vendors, shall be prohibited from being parked within the Lakes at the Bluffs from 8:00 PM to 8:00 AM Monday through Saturday and all-day Sunday, New Year’s Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, and Christmas Day.
- A townhouse unit owner shall not keep more than one (1) pet in his/her unit without the prior written consent of the Board. A pet shall be defined as a domestic or household dog, cat or bird, which will weigh no more than twenty-five (25) pounds at maturity. Pets shall not be permitted in any of the common areas of the Lakes unless under leash, with the leash being held at all times by the individual walking the pet. Each pet owner shall be required to clean up after the pet in order to properly maintain the common areas. Each townhouse unit owner shall indemnify the Association and hold it harmless against any loss or liability resulting from his, his family member’s or lessee’s ownership of pet at the Lakes. If a dog, or any other animal becomes obnoxious to other townhouse unit owners by barking or otherwise, the townhouse unit owner shall remedy the problem or, upon written notice from the Association, shall be required to dispose of his or her pet. In order to determine whether the weight of a dog is twenty-five pounds or less all dogs are required after effective date of the amendment must be brought to the Association office and weighted by an Association Representative. This procedure must be followed prior to the occupancy by the dog and is applicable to any dogs acquired by owners or tenants after the effective date of this amendment. In addition, the Board may require a dog to be weighed more than one time upon the dog maturing and/or appearing to weigh more than twenty-five (25) pounds. The Association may impose fines against any owner for any violation of this section after party or parties has been given written notice of the violation and an opportunity to appear and be heard before a Committee. Each and every violation shall be the responsibility of the owner regardless of whether the offending party is the owner, the owner’s tenant, family, agent, guest or invitee. The Committee has the discretion to set the amount of the fine up to the maximum amount permitted by law for each violation. Each day the violation continues shall be deemed a separate violation. In addition, if a fine is not paid it shall be deemed an assessment and collectible in the same manner as assessment. This fine system may be invoked independent of, or concurrent with any other available remedy.

- Each townhouse shall be used solely as a single – family residence.
- The townhouse owner shall not permit any nuisance to exist on his/her property, including excessive noise, which will disturb or annoy any other property owner or lessee.
- The townhouse unit shall not be used in any trade, business, professional or commercial capacity.
- The Association shall, at all times, be responsible for the maintenance and care of the exterior surfaces of the townhouse unit and all landscaping and maintenance of the common area outside of the unit fences.
- The exterior walls, roof mansard siding and courtyard fencing shall not be painted, stained, decorated, pressure-cleaned or modified by the owner in any manner without prior written consent of the Association. This consent may be withheld on purely aesthetic grounds within the sole discretion of the Board.
- The townhouse unit shall not be further subdivided or separated by any owner.
- All draperies, curtains, shades or other window coverings, which are visible from the exterior of a townhouse unit, shall have a white backing unless otherwise approved in writing by the Board. No sign notice or advertisement shall be inscribed or exposed on, or at, any window or other part of a townhouse unit or common areas without prior written consent of the Board.
- Each townhouse owner, who intends to be absent during the hurricane season (June 1 to November 30), shall prepare his unit by removing all movable objects from his/her courtyard and balcony. No permanent hurricane shutters may be installed without prior consent of the Board.
- All rules governing behavior in the swimming pool are clearly posted. The rules must be followed both for common good and for safety and insurance reasons.
- All owners renting their units must abide by the restrictions stipulated in Article XVII, including: “Any and all lease agreement between an owner and a lessee of such owner’s unit shall be in writing, shall provide for a term of not less than ninety (90) days and must provide that the lessee shall be subject, in all respects, to the terms and provisions of this Declaration and that any failure of the lessee under such lease agreement to comply with such terms and conditions shall be a material default and breach of lease agreement.”
- Complaints regarding the management of the Association property or regarding the action of other townhouse owners, their families, guest or lessees shall be made in writing to the Association and shall be signed by the complaining townhouse unit owner.
- Electrical cords or other devices being run outside the confines of the owner’s townhouse unit, including any such items that represent a safety hazard is prohibited.
- Any consent or approval given under these Rules and Regulations by the Association may be revocable at any time by the Board.
- These Rules and Regulations may be modified, added or repealed in accordance with the By-Laws of the Association.