

New Haven at Abacoa Homeowners Association, Inc. Rules and Regulations

Introduction

New Haven at Abacoa is a deed-restricted community. This makes it different from a traditional form of homeownership. First, we share ownership of common land and have access to facilities such as the swimming pools, parks, and clubhouses. Second, as a member of the Association, together with all other homeowners, we have agreed in writing to abide by Association rules. Third, we pay a monthly assessment used for upkeep of the common areas and build reserves for future obligations.

The CC&R a copy of which is received at closing, spells out Owner responsibility. DiVosta and the Abacoa POA put these Documents in place to benefit all Owners and to help safeguard our investment in the Property. The Rules and Restrictions amplify certain key sections of the CC&R and are fully consistent with the Documents.

Rules and Restrictions

The definitions contained in the Declaration of Covenants and Restrictions for New Haven at Abacoa are incorporated herein as part of these Rules and Regulations.

1. The Association has the authority to impose fines and/or take appropriate corrective actions, with the cost of such actions chargeable to the responsible owner. In any suit or action related to enforcement of these rules, the prevailing party shall be entitled to recovery of all costs.
2. All owners, their families, guests, invitees, lessee and licenses shall obey posted parking and traffic regulations and abide by the Declaration's parking and traffic rules.
3. No animals shall be bred or kept in any unit except dogs and cats, which must be leashed when outside the home, screened area or fenced yard. Each pet owner shall be required to clean up the common area or other's property after his or her own pet. Town of Jupiter Sec. 27-1499. Regulations, d. No more than five (5) mature dogs or cats or any combination thereof may be kept on a lot within any residential district.
4. No motorcycle, truck, trailer, boat, van in excess of 17 feet in length, camper, motor home, bus or commercial vehicle of any kind shall be parked in any driveway, on any lot or in the street except 1) within a garage; 2) while delivering or furnishing services to a unit during daylight hours. No vehicle shall be parked so as to prevent access to another lot or block the pedestrian sidewalk. Violation of this paragraph may result in towing away vehicles covered by this rule with costs and fees to be borne by the vehicle owner or violator.

5. An owner shall not allow any vegetation matter (vines) to grow on, or attach to, or to grow over, any wall outside the confines of their property. This also includes allowing such growth to attach to the zero lot line wall or party fence of the adjoining property. In the event an owner fails to correct such violations, the Association shall have the right to enter the property and remove the offending materials, the cost and consequences of such removal and subsequent repairs to be borne by the non-compliant owner.
6. Damage to the common elements, property or equipment of the Association caused by any lot owner, family member, guest, invitee or lessee shall be repaired or replaced by the Association at the expense of such lot owner.
7. No signs of any kind may be posted on street light poles, street directional or stop sign poles or trees or anywhere on the Association common areas and property except for specifically designated bulletin boards which may be provided by the Association for owner/resident use. A temporary "garage sale" sign may be displayed for the day of sale only and is to be removed afterwards by the owner without damage.
8. All portable basketball hoops and other athletic fixtures must be stored, obscured from view from adjoining streets, lots and common areas when not in actual use. No permanent athletic devices shall be affixed to the front or rear of the property.
9. Large items for disposal such as appliances, water heaters, major collections of boxes, etc. shall not be placed at curbside until specific arrangements have been made with the pickup contractor.
10. Parking of a non-registered or non-drivable vehicle outside the confines of a garage is prohibited. No commercial vehicle, recreational vehicle, camper, trailer, boat, van or truck of any kind shall park or be parked at any time on any portion of the common areas, streets, sidewalks or driveways except for commercial vehicles, vans or trucks in the process of delivering goods or furnishing services during daylight hours. Said vehicles, shall not be parked overnight except within the confines of a garage. A vehicle of any type bearing a commercial identity or commercial graphics shall be deemed a commercial vehicle and subject to this rule regardless of vehicle type. The Association shall have the right to assess fines to the offending property owner and/or to authorize the towing away of any such vehicles in violation of this rule with costs and fees, including attorney's fees, if any to be borne by the vehicle owner or violator.

However, a "mini-van" type vehicle used solely as a passenger vehicle for family transportation shall be allowed to park within New Haven at Abacoa if it:

- Is a factory built single compartment vehicle with no more than two axles and;

- Has only full size, factory original equipment windows in the front, in the rear and along at least seventy-five (75%) of the length of each side, with at least two rows of factory installed seating, and;
- Has a factory standard roof and, fits inside a closed standard New Haven at Abacoa garage, and;
- Is not more than 203 inches in total overall length, including accessories, and;
- In all other respects meets Homeowner Document requirements.

Note: For purposes of this rule, the term “factory” shall mean an original manufacturer of motor vehicles such as General Motors, Ford, Mazda, Chrysler or Mercedes Benz, and so forth. This does **not** include after-market vendors, custom builders, camper/trailer manufacturers, or other builders of automobile related equipment such as, but not limited to, Winnebago, Van’s Vans, Air Stream, Blue-Bird, Kenworth, etc.