

Serenity Point Homeowner's Association, Inc.
Rules and Regulations
Approved December 12, 2024

1. **Residential Use:** The Property subject to these Covenants and Restrictions may be used for residential living units and for no other, purpose. No business or commercial building may be erected on any Lot and no business may be conducted on any part thereof. No lot shall be divided, subdivided or reduced in size. **(V. Restrictions)**
2. **Nuisances:** Nothing shall be done or maintained on any Lot which may be or become an annoyance or nuisance to the neighborhood. No obnoxious, offensive, or unlawful activity shall be carried on upon The Properties nor shall anything be done thereon which may be or may become an annoyance or nuisance to other Owners. Without limiting the generality of the foregoing, no hunting or discharge of firearms is permitted at any time. Hours: Sunday-Thursday no excessive noise, music or outdoor parties after 10pm. Three-day Federal or State recognized holidays will exclude Sunday from the 10pm curfew. Friday & Saturday noise, music and outdoor parties must cease at midnight.
(V. Restrictions)
3. **Easement:** Easements for installation and maintenance of utilities are reserved as shown on the recorded plat. Within these easements, no structure or other material shall be place or permitted to remain which may damage or interfere with the installation and maintenance of utilities or easements. The easement area of each Lot and all improvements on and in it shall be maintained continuously by the Owner of the Lot. **(V. Restrictions)**
4. **Drainage:** No changes in the elevation of any Lot shall be made which will cause undue hardship to adjoining property. **(V. Restrictions)**
5. **Care and Appearance of Premises:** The structures and grounds of each building Lot shall be maintained in a neat and attractive manner (such as roofs, driveways, sidewalks, landscaping, buildings structures, etc.) **(V. Restrictions)**
6. **Utility Connections:** Building connections for all utilities, including, but not limited to water, sewer, electricity, telephone and television shall be run underground from the proper connecting points to the building structure in such a manner to be acceptable to the governing utility authority.
(V. Restrictions)
7. **Roofs:** All buildings shall have cement tiles and or Aluminum or similar in appearance.
(V. Restrictions)
8. **Exterior Color Plan:** All exterior color of any unit must be pastel colors and conform to the existing natural color scheme of and for Serenity Point. **(VI. Restrictions)**
9. **No Temporary Buildings or Outdoor Religious Structures:** No tents, shacks, tanks, temporary or accessory buildings or structures, including religious images or monuments, shall be erected or permitted to remain on any Lot without written consent of the Declarant or the Association.
(VI. Restrictions)

10. **Grass Care and Cutting by Individual Owners:** Each lot owner is responsible for the maintenance and care, which includes sufficient cutting, sodding and watering, of the grass and trees contained within his or her individual lot area (lot area for the purposes of this Declaration, shall be that area between-the edge of the street asphalt and the house and its boundaries). **(VI. Restrictions)**
11. **Boats and Commercial Vehicles:** No trucks or commercial vehicles or campers, mobile homes, motor homes, house trailers or trailers of every other description, recreational vehicles. No privately owned boats or commercial vehicles may be parked, temporarily or permanently, in the front driveway of any unit or lot. **(FIRST AMENDMENT V. Restrictions)**
12. **Security Screens and Fences:** All window and security gates must be placed on the inside of the unit. No outside window or door gate security screens are permitted.
(FIRST AMENDMENT V. Restrictions)
13. **Pets, Livestock and Poultry:** No Animals, reptiles, wildlife, livestock or poultry of any kind shall be raised, bred, kept or stabled on any Lot.
 - a. **Clean up after your pet, regardless if you are on your property or the common areas**
14. **Garbage and Trash Disposal:** No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association. Every garbage receptacle, maintained outside of the garbage or container shall be placed on the side of the house not visible from the front of the house or the backyard within the perimeter of the house. All garbage and rubbish shall be placed in the garbage receptacle or container and the owner shall at all times keep and maintain the Lot in a clean and sanitary condition. The requirements from time to time of the applicable governmental authority or other company or association for disposal or collection of waste shall be complied with. ***Trash and Recycle bins must be removed from the curb by sun down the day of collection. Trash Days: Tuesdays and Fridays (recycle is every other Friday)***
 - a. **Bulk waste pick up: Call 311. Your pile will be picked up within 9 days from the date you indicated and you must notify the Association with the confirmation number to avoid any notices from the Association.**
 - b. **Bulk Items can also be taken to the Palm Springs North Trash & Recycling Center (7870 NW 178 Street)**
 - c. **Trash bins should be pulled back the same day to prevent any fines from being assessed**
15. **No drying:** No clothing, laundry or wash shall be aired or dried, on any portion of The Property except on any portion of a Lot which is completely screened from the view of all persons other than those on the Lot itself.
16. **Exterior Modifications:** All exterior modifications require prior Architectural Review Board (ARB) approval. ***Architectural Request must include detailed plans and are subject to adherence to local and state building codes and satisfactory inspection(s).***
17. **Recreational Equipment:** Recreational equipment shall be placed or installed only with the approval of the Architectural Review Board (ARB).
18. **Unnecessary and excessive noises: (Town of Miami Lakes Code of Ordinances Section 16-1)**
 - A. Radios, televisions, phonographs, etc. Loud music or audio (plainly audible at a distance of 100 feet from the building, structure, vehicle or person where the sound is originating) may not be played after 11:00PM and may resume being played at 9:00AM* *Except on July 4th, December

24th, and December 31st in which case, 11:00pm shall be extended to 12:00am of July 5th, December 25th, and January 1st, respectively, of each year.

B. Construction Hours of construction work (as per Section 16-1 (13)):

Monday-Friday 7:01AM-7:59PM

Saturday 9:01AM-7:59PM

Anytime on Sunday

C. Call the non-emergency line at (305) 579-6111

19. Vehicle Parking: (Town of Miami Lakes Code of Ordinances Section 13-1508)

Parking shall not be permitted on sand, lawns, common access areas, rights-of-way, across sidewalks, center islands of culs-de-sac and other nonpaved areas not approved for parking. Overnight parking, any time between the hours of 12:00 midnight and 6:00AM, shall not be permitted on swale areas; however, overnight parking shall be permitted on driveway approach areas if the vehicle does not block the sidewalk.