

RULES AND REGULATIONS FOR SARATOGA BAY RESIDENTS

1. The owners and lessees of each lot in the general plan of development shall abide by each and every term and provision of the Declaration of Covenants and Restrictions, and each and every term and provision of the Articles of Incorporation, and By-Laws of the Association.
2. 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 areas shall not be obstructed or used for any other purpose other than for ingress to and egress from the lots and common areas.
3. Any damage to the common elements, property, or equipment of the Association caused by any lot owner, his family member, guest, invitee or lessee shall be repaired or replaced at the expense of each lot owner.
4. Lot owner/occupant will not position any vehicle to prevent access to another lot. The lot owners, their families, guests, invitees, licensees, and lessees will obey the posted parking and traffic regulations installed by the Association for the safety, convenience and welfare of all lot owners/occupants
5. No occupants of any lot/house in Saratoga Bay shall be permitted to park their vehicles on the streets of the community. Temporary guest vehicles may park on the street.
6. No lot owner/occupant shall do or permit any assembling or disassembling of motor vehicles except within his garage. Each lot owner/occupant shall be required to clean his driveway of any oil or other fluid discharged by his motor vehicle.
7. No transmitting or receiving serial, satellite dish or antenna shall be attached to or hung from any part of the common areas. Any such device to be hung on any residence must be hung on the back of each residence, unable to be seen from any road and be pre-approved by the Architectural Review Committee. Those in place as of the date of these revisions are grandfathered in.
8. No clothesline or other similar device shall be allowed on any portion of the community.
9. All garbage from the lots shall be deposited with care in each lot owner's garbage container provided by the City. No garbage or refuse shall be deposited in any common area for any reason, except on the correct days of the week for pick-up and removal. No littering shall be done or permitted on the Association property. If a homeowner contracts a private landscape company, it then is that homeowner's responsibility to inform their private landscape company to remove yard waste from the homeowner's property that same day. For purposes of collection, yard waste is defined as shrubs, tree prunings, or any vegetation. All garbage containers shall remain out of sight or in the garage when not placed for pick-up on the correct days for pick-up.

10. No commercial vehicle, recreational vehicle, camper, trailer, boat, van, (which does not include "mini" vans for passenger use such as the Honda Odyssey, Chrysler Town and Country or similar), or of any kind shall park or be parked at any time on any portion of the common areas, except for commercial vehicles, vans, or trucks delivering goods or furnishing services.
11. Commercial vehicles, vans (as defined above), trucks, trailers, boats or campers shall not park or be permitted to park overnight on any portion of the common areas or on any lot (except within the confines of a garage).
12. The Association shall have the right to authorize the towing away of any such vehicles in violation of this rule with costs and fees, including attorneys' fees, if any, to be borne by the vehicle owner or violator.
13. No garage doors shall be permitted to remain open except for temporary purposes, and the Board may adopt further rules for the regulation of the opening of garage doors.
14. No "For Sale" sign shall be placed on any property except in a front window, either garage or kitchen. The "For Sale" sign is not to exceed 18 inches by 24 inches in size.
15. All front doors of all residences shall be white. A lot owner/occupant may request that Architectural Review Committee to install a glass door with white trim. Such installation shall only be made after prior approval
16. No changes or modifications (landscaping (front), pools, hot tubs, windows, etc.) including paint color, shall be made to property without written approval from the Architectural Control Committee.
17. NOTE: Per Amendment to the Declaration of Covenants, February 27, 2014: Property cannot be leased or rented for a period of **twenty-four months** after the date of purchase.

Complaints regarding the management of the Association property, or regarding the actions of other lot owners, their families, guests, or lessees shall be **made in writing** to the Association and shall be signed by the complaining lot owner.

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 to, or repealed in accordance with the By-Laws of the Association. By Resolution of the Board of Directors of the Saratoga Bay Homeowners Association, Inc.

Updated: March 2018, however not exclusive of other documents, requirements, regulations or SBHOA Articles of Incorporation.