

**RULES & 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, family member, guest, lessee, or vendor thereof shall be repaired or replaced at the expense of each lot owner.
4. Lot owner/occupant will not park any vehicle to prevent access to another lot. The lot owners, their families, guests, 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. Speed limit is posted as 20 MPH. No parking on the sidewalk at the edge of the driveways. Full STOP at all Stop signs. This applies to all vehicles driving in the community, ie. Amazon, Fed Ex, Hulett, UPS, pool service, repair vehicles, etc.
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 perform 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 Control Committee. Those in place as of the date of these revisions are grandfathered.
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. No littering shall be done or permitted on the Association property. If a homeowner contracts a private landscape company, it 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 or van,(which does not include "SUV's"), 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. No such vehicles are allowed to be parked overnight on the street.
11. As of July 2024, the Florida Senate ruled that trucks and work vehicles are allowed to be parked in the driveway. This allows personal trucks and work vehicles.
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. No vendor signs allowed on homeowner property.
16. Homeowners are required to notify the Board when they are putting their home on the market to sell, preferably before it is listed in MLS. Also, if you are intending to rent the residence.
17. All front doors of all residences shall be white. Request for another color or style, which includes glass or double doors, must be approved by the Architectural Control Committee before installation.
18. No changes or modifications (landscaping (front), pools, hot tubs, windows, roofs etc.)Including paint color shall be made to property without written approval from the Architectural Control Committee. Please use the form on the web site for approval. Paint colors are available on the website.
19. Homeowners must supply Certificate of Insurance naming SBHOA as additional insured for all exterior work.
20. As of July 2024, the Florida Senate ruled that the HOA cannot deny a homeowner permission to install a metal roof. However, there are HOA guidelines that the contractor MUST abide by in order to be approved by Architectural Control Committee. Guidelines are listed on the web site.

21. 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.
22. Please pickup POOP after your pets. All pets must be on a leash at all times.
23. 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.
24. Any consent or approval given under these Rules and Regulations by the Association may be revocable at any time by the Board.
25. 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-MAY 2025: Not exclusive of other document, requirements, regulations of SBHOA Articles of Incorporation and the State of Florida.

Approved by Board Members, May 28, 2025.
Posted to web site June, 2025.