

RULES & REGULATIONS OF REGENCY KEY HOMEOWNERS ASSOCIATION

(Last Modified: January 2024)

HOA Website: www.regencykey.org

The “Rules and Regulations” contained in this document are based upon and supplementary to the Regency Key Homeowners Association:

- Declaration of Covenants, Conditions, and Restrictions (CC&Rs)
- Articles of Incorporation
- Bylaws

Each member, a member’s tenants, guests, invitees, etc. are governed by and expected to comply with the association government documents. In addition, it is the expectation that each member is expected to notify their tenants, guests, invitees, etc. of the existence of these documents, same with tenants with regards to their guests, invitees, etc.

1. Residents may not make any additions or changes to the outside of your residence without prior Board approval (e.g. via an Architecture Review Application). This includes landscaping. All outside building painting and maintenance are performed by person(s) the Board chooses. Changing door or outside building color is not allowed. No signage, including for sale and advertisements, are allowed in front yards. No spotlights or flood lighting may be installed. No trees or bushes may be removed or changed without Board approval. You may **NOT** attach anything to the outside stucco or roof by drilling, nails or anything that would put holes in the stucco. Outside porch light bulbs must be white in color, no red, green or any other color may be used.
2. **Pets** - Dogs must be on a leash and supervised when outside. Dogs shall not be chained out or tied to fixed objects. All pet waste be picked up and disposed of in accordance with state and county statutes. There are doggie stations around the complex for the convenience of the pet owner. Avoid excessive barking dogs. Do **NOT** leave dogs unattended on the patio or unattended in the home with the windows or doors open. **Household pets only** no livestock or poultry (chickens), no pet breeding for commercial purposes.
3. **Garbage** - All garbage is to be placed in the trash compactor at the front of the property. The compactor door is to be kept closed at all times unless in use. Leaving garbage, boxes, or any other items outside your unit for an extended period is not allowed. No large items are to be left near the compactor. Do not place any large or rigid items inside the compactor that could cause the compactor to jam. Any large boxes need to be broken down before being placed in the compactor. No construction material, furniture, Christmas trees, computers, televisions, or any other electronics are to be left at compactor. These items need to be properly disposed of by the resident. Failure to comply with these rules may result in fines to the homeowner to defray costs of removal and/or repair by the HOA.
4. **Vehicles** - Residents have only one (1) parking space assigned with a number. Do not take up two (2) spaces when parking. Any resident and visitors may park in a nearby space without a number, pending they are not in violation of other rules and regulations or governing documents. All vehicles parked in the complex must be in good operating condition and have an up-to-date tag registration. Any vehicle remaining parked and found not to be following the association’s governing documents are subject to be towed at owner’s expense without notice. No trailers, motor homes, boats or any other recreational vehicles are allowed. No large commercial vehicles may be parked on the premises. Vehicles with writing/advertisement are considered commercial and therefore must be covered when parked in the complex (law enforcement vehicles are exempt from this rule). If residents (including their guests) have more than two (2) vehicles within the community, then any additional vehicle(s) will need to be parked in one of the unnumbered extra parking areas, located by the gate going to the compactor, the spaces back near the retention pond, or in back by the playground area. No oil changes shall be carried out on vehicles on premises. Only tire changes for flats, adding coolant and changing dead batteries may be permitted. If your car is leaking oil, you will be required to have this repaired and clean the area. Moving vehicles or pods can be allowed in your designated parking spot for two (2) days, with prior permission of the Board of Directors. If an extension is needed, it can be obtained from the Board of Directors.

5. **Nuisances** - No obnoxious, unpleasant, unsightly, offensive, or illegal activity shall be carried out in the complex. No activities that constitute a nuisance including but not limited to excessive barking dogs, loud music, music with offensive language, loud parties, using obscenities in a public area shall be conducted in the community. This also applies to both adults and children, including any guest(s) visiting residents.
6. **Windows** - No reflective foil, sheets, newspaper, or similar materials will be allowed as window treatments. Only drapes, blinds, or verticals in white or light beige may be used. Window coverings should be kept in good repair. No signs are allowed in windows except "For Sale", "For Lease", or reasonable sized contractor provided security signs. No political, sports or any other sign except for the ones previously mentioned are allowed in windows. Owners/residents are responsible for maintaining and replacing all screens on windows and patios. Replacement of windows is the responsibility of the owner and must be completed in compliance with the design of the complex and its governing documents.
7. **Pool Area** - Pool hours are from dawn to dusk, each day of the week, unless otherwise noted by the board. All persons are required to clean up after themselves. **NO glass** is permitted at the pool. No children under the age of 14 are allowed in the pool area without supervision. The gate is to always remain closed when not entering or exiting. No pets in the pool or pool area. Floaters hanging on pool fences are for **EMERGENCIES ONLY** and are not to be used for recreational purposes. No grills or fire of any kind is allowed in the pool area. (See rules posted in the pool area). All persons using the pool must shower before entering the pool. No running or diving is permitted in the pool area. Removal of furniture from the pool area is prohibited. No loud or boisterous conduct will be permitted.
8. **Grills** - Gas grills can be stored on patio or outside your back area but must be on pavers/off the grass. Store charcoal grills on patio or on pavers when not in use. Only gas grills are allowed to be used on your patio, no open flames like charcoal grills or fire pits. Open flame items, like charcoal grills or fire pits, need to be used outside away from roofing and trees.
9. **Outside Watering** - Hoses should have a nozzle or shutoff valve on the end when washing vehicles to prevent water from continuously running when not rinsing the vehicle. Hoses are to be rolled up and out of the lawn area when not in use. With regards to other watering or hose restrictions not specifically mentioned refer to Southwest Florida Water Management District and Hillsborough County Watering Restrictions.
10. **Playground** - Playground hours are from dawn to dusk, each day of the week, unless otherwise noted by the board. All persons are required to clean up after themselves. The gate is to remain when not entering or exiting. No pets allowed in the playground area. The water valve in the playground area should be turned off after use.
11. The maximum speed limit throughout the community is 15 m.p.h. All residents are asked to drive carefully and to watch out for people and animals that may be crossing.