

**CYPRESS STRAND CONDOMINIUM  
ASSOCIATION  
RULES & REGULATIONS**

Adopted September, 16<sup>th</sup>, 2009

The rules and regulations contained herein are intended to provide a comfortable and harmonious environment for all unit owners, while maintaining and improving the overall appearance and property values of our community. While we understand that there will be diverse viewpoints regarding these rules and regulations, we all need to remain focused on what is best for the community, as a whole, and not as selected individuals. Specifications mentioned in these Rules and Regulations may be obtained from the Management Company or on the Cypress Strand Web Site ([cypressstrand.com](http://cypressstrand.com)).

**Unit Leases**

No unit may be leased more than twelve (12) times in any calendar year. There shall be no maximum length of lease, but all leases for more than one year shall be deemed to include a provision reserving the right of the Association to approve or disapprove the continuance of the lease at annual intervals. No subleasing or assignment of lease rights by the lessee is permitted. No lease may be for period of less than thirty (30) days.

Basically, what this means is, when a unit is rented out for any period of time not less than one month and not more than one year, the owner must file an application each time. This means that if you rent your unit twelve times a year, you must file an application each month. If you rent your unit for a year or longer, you must file an application for each year even if the unit is rented by the same person. If a family member is occupying the unit for a period of not less than one month and up to or longer than one year, an application must be filed for each year they remain in the unit (whether you collect rent or not.)

*(Section 26, paragraph e, Sub. I 1-6)*

**Lawn Ornaments**

The Architectural Review Committee **must** approve all lawn ornaments. The one exception to this is a security sign indicating an alarm system is present, may be displayed as near to the front & rear entrances to a unit as possible and these signs may be displayed 24/7/365 in that they are a crime deterrent.

*(Section 24, paragraph d)*

## **Seasonal Holiday Decorations**

Seasonal holiday flags and decorations (i.e.: Thanksgiving, Easter, Fourth of July, Memorial Day, Halloween, Labor Day, Christmas, etc.) are permitted for a **total of 10 days on either side of the holiday**. These Seasonal holiday flags may be mounted in the ground only and not on any building or tree. These flags shall not exceed 18”x 18” in size and be placed at close to the main entrance of the unit as possible. The Christmas-Chanukah-New Year season will last for 40 days, commencing December 1-January 10.

*(Section 24, paragraph h)*

There shall be no alteration of common elements, especially the placing of items on the grassy areas, which will interfere with the landscaping company’s right of way.

Section 24, paragraph h, Section 26, paragraph b ii

## **Flower Pots**

A total of three (3) flower pots, containing live plants only, are permitted for each unit, as follows:

- One (1) pot with a minimum size of 12” diameter between the garages
- Two (2) pots with a maximum size of an 8” diameter are permitted in front of Entryways for the lower units.

Unit owners with side-by-side garages must agree on the pot and plant selected.

No flowerpots are permitted on stairs or in front planting beds. No hanging plants will be permitted to hang from poles in the ground or from any exterior part of any building.

Plants must be of reasonable size, shape and condition. Unit owners must prune, water and otherwise maintain plants in a favorable condition. Imitation or plastic plants are not permitted. **NOTE:** Pots must be placed in garage when hurricanes or high winds are present.

## **Plant Beds**

Unit owners are permitted to plant no more than six (6) flowering Florida friendly plants in the front exterior plant bed only, and not around palm trees. These plants shall be well maintained by the unit owner. In the case of a dead or dying plant, it shall be removed or replaced by the unit owner. The landscaping company is not responsible for damage to these plants. An Architectural Request Form **must** be submitted for these and future new plantings.

**UNDER NO CIRCUMSTANCES MAY ORIGINAL PLANT MATERIAL PROVIDED BY THE DEVELOPER BE REMOVED.**

## **Windows, Doors and Buildings**

No signs, flags or decorations of any kind are permitted in windows or on garages and entry doors, with the exception of **temporary** holiday decorations (see separate holiday rules). A floral wreath is permitted on entry doors.

For sale signs shall only be allowed on the day of an open house, and must be removed immediately. For rent signs may not be displayed at all.

Nothing is to be mounted in any way to any part of the building including doorways.

Window Film will be permitted providing the existing specifications on file have been followed and an Architectural Request Form has been filed and approved prior to purchase and installation.

*(Section 24, paragraph h)*

## **Satellite Dishes**

Satellite dishes may only be mounted on poles in the ground, **and an Architectural Request Form must be submitted and approved prior to installation.**

*Section 24, paragraph h*

## **Lanais**

Chimes, extreme lighting, storage, or storage cabinets, cardboard boxes, any kind of animal cages, clothing draped over chairs or lounges etc (towels, bathing suits, swimming equipment of any kind), which cause an unpleasant view or appearance for adjacent residents are not permitted on lanais.

Requests for shades on the lanais must be submitted to the Architectural Review Committee for review. Approval must be received **PRIOR** to purchasing, installation. The Arc form must contain all specifications (color, type, company, license).

Architectural Request Forms **must** be submitted and approved when placing white river rock or white marble stone chips around the lanais of the bottom units, and established specifications must be followed.

*(Section 24, paragraph h)*

## **Front Stoops and Steps**

No shoes, pool supplies, pet supplies, garden tools, bags, newspapers, or other like items are permitted on or around the exterior of units. Doormats must be in front of the door. They may not be placed at the bottom of the stairs, on the stairs, or on the sidewalk .

*(Section 24, paragraph d)*

## **Screen and Storm Doors**

Only a full view, glass storm door maybe installed on the front entrance door, providing the specifications for an approved full view glass storm door are followed and an Architectural Request Form filed and approved prior to purchase and installation. There are to be no screen doors installed. Please contact the Management Company for the specifications.

## **Hurricane Shutters**

Hurricane shutters on the first floor units may only be installed seven (7) days in advance of a warned hurricane, and must be removed no later than seven (7) days after the all clear.

Unit owners who have storm shutters are responsible for maintaining, repairing or replacing the shutters, screws and retainers (that hold the shutters to the building) when needed.

Unit owners wishing to deviate from the existing storm shutters must file an Architectural Request Form, and have approval prior to installation (Specifications must be included).The name of the Company, address and phone number must also be included.

Installation of roll down storm shutters must comply with the specifications already in place and they must also be kept in good working order. An Architectural Request Form must be filled out and approved prior to purchase and installation. To receive a copy of the specifications, please contact the management company or visit the Cypress Strand Web site ([cypressstrand.com](http://cypressstrand.com)).

## **Hoses**

Hoses must be stored in the garage except when in use, and returned to the garage promptly after use.

*(Section 24, paragraph h)*

## **Exterior Lighting**

No additional lighting of any kind (i.e; Malibu lights, lamps, etc.) is permitted.

*(Section 24, paragraph d and h)*

## Garage Doors

For your own safety garage doors **must** remain down and closed when unattended. Garage doors must be maintained at all times. Any maintenance or repair work needed to garage doors shall be the responsibility of the unit owner and done as expeditiously as possible once notified by the Association.

## BARBECUES

**DUE TO COUNTY & LOCAL FIRE CODES, ONLY ELECTRIC GRILLS ARE PERMITTED ON LANAIS. CHARCOAL GRILLS ARE PERMITTED FIFTEEN (15) FEET FROM THE FRONT OF THE BUILDING AND ONLY ON THE DRIVEWAY. THE STORAGE OF ANY PROPANE TANK LARGER THAN 1 lb IS STRICTLY PROHIBITED.**

**(Section 24, paragraph d and Article XI section 2)  
East Manatee Fire Rescue District Ordinance 07-B Section 18.2 and 28.1 C**

## Trash Management

All unit must observe the waste management pick schedule for recycles and trash which is as follows:

Trash & recycles: Tuesdays (recycles are picked up at 6 am)  
Trash only: Fridays  
Holiday schedules will be posted as they occur.

**Trash in Black plastic bags not placed in garbage cans may not be placed outside until the morning of pickup. White trash bags are not permitted (because of the birds).**

Trash in garbage cans with lids, and recycle bins (Tuesday pickup) may be placed on the driveway, after sundown, on the Monday & Thursday nights prior to next day pickup and removed by Tuesday & Friday evening. All trashcans & lids should be marked with the unit number on them. No trash is to be placed on the grass due to potential damage of sprinkler heads.

**No trash of any variety with pet excrement is to be stored anywhere other than the owner's own garage, until trash pickup.**

## **Vehicles**

No commercial vehicles, such as; campers, boats, trailers of any kind, vehicles with advertising on them, trucks of any kind with commercial equipment on them (ladders, hoses, etc.) are permitted to remain in the complex overnight.

No vehicle may be stored or parked with a cover on it.

Unit owners are responsible for cleaning the fluid stains on sidewalks and driveways, damage to shrubbery, lawn or the irrigation system caused by their vehicle or guest vehicle by negligence.

## **Pets**

Each unit owner, with the approval of the Board of Directors, may have two (2) small (25 lbs each or less) domesticated pets and fish in his/her unit. No birds shall be kept in units unless the unit owner has received prior written approval of the Board of Directors.

**Pets must be kept on leashes at all times when outside the unit. Unit owners must clean up after their pets. Not to comply with these regulations is also a violation of County Law and will be reported.**

In the event that any pet kept on the premises shall constitute a nuisance in the opinion of a majority of the Board of Directors, then said owner, when so notified in writing, shall be required to immediately remove said pet from premises.

*Section 24, paragraph g*