

Bayou Club Community Association, Inc.

Rules and Regulations

January 15, 2020

III. Property Use

1. "Garage" sales are prohibited.

Failure to comply with this Rule shall result in one warning notice to the Owner. Subsequent violations shall result in a \$100.00 fine per reoccurrence, up to the maximum allowed by Florida Statutes Chapter 720.

2. No business, professional or commercial enterprise of any nature whatsoever shall be conducted or allowed upon the property under the jurisdiction of the Bayou Club Community Association.

Failure to comply with the Rule within 30 days after notice by the Association shall result in a \$100.00 per week fine, up to the maximum allowed by Florida Statutes chapter 720, for each week the property remains in noncompliance.

3. Boarding houses are prohibited. Notwithstanding the foregoing, Residential Units may be leased, provided, however, only the entire Residential Unit shall be leased, and only one family, consisting of the head of a household, his or her spouse or one other adult, and their respective children, shall occupy a Residential Unit at any one time pursuant to such lease.

Failure to comply with this Rule within 30 days after notice by the Association shall result in a \$100.00 per week fine, up to the maximum allowed by Florida Statutes Chapter 720, for each week the property remains in noncompliance.

4. No animals, livestock or poultry of any kind shall be raised, bred or kept on the Property; however, dogs, cats and other customarily kept house pets may be kept within Residential Units, so long as they are not kept, bred or maintained for commercial or business purposes, and, provided no more than a total of two such animals shall be kept on or within any Residential Unit.

Failure to comply with this Rule within 30 days after notice by the Association shall result in a \$100.00 per week fine, up to the maximum allowed by Florida Statutes Chapter 720, for each week the property remains in noncompliance.

5. Burning of trash or other materials is prohibited.

Failure to comply with this Rule shall result in one warning notice to the Owner. Subsequent violations shall result in a \$100.00 fine per reoccurrence, up to the maximum allowed by Florida Statutes Chapter 720.

6. No dog or cat shall run at large within the Bayou Club Community. *At large* means any dog or cat on the Owner's premises which is not within the unobstructed sight and in the control of the Owner, or any dog or cat not confined by sufficient means to assure that it is maintained on the property of the Owner; or any dog or cat off the Owner's premises which is not controlled by an adequate leash or tether, or otherwise under the Owner's physical control (as defined by County Code Chapter 14, Section 14-26).

Failure to comply with this Rule shall result in one warning notice to the Owner. Subsequent violations shall result in a \$100.00 fine per reoccurrence, up to the maximum allowed by Florida Statutes Chapter 720.

7. The Owner of any public nuisance animal shall be deemed to be in violation of the BCCA Rules and Regulations. The term "public nuisance animal" shall mean and include, but is not limited to, any animal that:

- a. Is repeatedly found at large;
- b. Damages the property of anyone other than its owner;
- c. Chases vehicles, bicycles, persons, or other animals;
- d. Makes excessive noises, including, but not limited to, continued or repeated howling, barking, whining or other utterances;
- e. Repeatedly defecates on the property of another or on common area.

Failure to comply with this Rule shall result in one warning notice to the Owner. Subsequent violations shall result in a \$100.00 fine per reoccurrence, up to the maximum allowed by Florida Statutes Chapter 720.