

CYPRESS LANDING

Rules & Regulations

Revised May 19, 2023

“The governing policies of your community were established to provide all owners and residents with a community that provides a safe environment for all, maintains property values to the maximum, and is visually appealing and unbiased in its treatment of owners and residents while respecting individual differences.”

-Respectfully, The Board of Directors

1. Automobiles, Vehicles & Boats

- a. Only automobiles, vans, pick-up trucks, and other vehicles manufactured and used as private passenger vehicles, may be parked within the property overnight unless kept within an enclosed garage.
- b. No vehicle containing commercial lettering, signs or equipment; no truck with more than two axles, trailer hitches, recreational vehicle, camper, trailer or vehicle other than a private passenger vehicle and no boat may be parked or stored outside a unit overnight. 10pm-5am
- c. No overnight parking is permitted on any streets, lawns, or area other than driveways and garages and any paved portion of the Common areas intended for parking.
- d. No vehicular or pedestrian right of way can be obstructed.
- e. The residents of a unit may not keep more than two vehicles on the property on a permanent basis.
- f. Motorcycles need to be parked in a numbered spot, guest spot, driveway or garage. At no time can they be parked in front of a curb stop or on the sidewalk.
- g. All vehicles parked within the property must be in good repair, currently registered and displaying valid tags and must be able to operate on its own power unless parked inside an enclosed garage. If your vehicle is inoperable, please report to the CL office within 3 days along with a plan of action to repair. Vehicle must be operable within 2 weeks.
- h. No major repair of any kind shall be made on the property.
- i. No parking is allowed on the sidewalks, grass, or street at any time.

- j. Parking in “guest” spaces is on a first come, first served basis.
- k. No vehicles over 19’ long due to limited parking.
- l. **Hanging parking tags must be displayed on rearview mirror** and will be issued by the CL office during office hours for the following reasons:
 - Driveway and garage owners will only receive one orange hang tag for an overnight guest. If you have more than one guest parking in a guest spot, please see JoAnn for a Temporary paper hang tag.
 - Units with a designated spot (no driveway) will get one green hang tag per car, not to exceed two with the unit address on it and one (1) permanent orange guest parking tag.
All vehicles not parked in a driveway or designated spot must display a temporary orange guest hang tag for that unit.
- m. Owners with driveways must park in their garages and driveways during the hours of 7:00PM and 7:00AM.
- n. Any vehicles found in violation of these rules shall be warned at one time. Subject to towing if there is a second time at the owner’s expense.
 - Abs Recovery Incorporated
5886 Enterprise Pkwy
Fort Myers, FL 33905
- o. RFID stickers (gate access) cost \$26 per sticker. Cash, debit card or credit card accepted. If you replace your vehicle, you will need to purchase a new RFID sticker. Any replacement for RFID will be \$26.

2. Air Conditioning Units

- a. Only central air conditioning units are permitted.
- b. No decorative fences around air conditioning units.

3. Recreational & Sport Equipment

- a. No permanently installed basketball backboards are permitted.
- b. No portable basketball backboards or sports nets may be kept outside of a unit overnight or when not in use.

- c. No owner or resident shall install any sports, recreational or toddler/children equipment on his lot or on the exterior of the unit.
- d. No below or above ground swimming pools or spas.
- e. For the safety of pedestrians, no riding bikes or motorized forms of transportation allowed on sidewalks.
- f. No remote-controlled drones, planes, or boats allowed.

4. Residential Use – No trade, business, profession, or commercial activity, or other non-residential use, shall be conducted by a resident outside of a unit.

Residents may not receive customers at the unit or use any portion of the unit for a business, workshop and/or warehousing activities.

5. Clothes drying outside is not permitted.

6. Interior Damage & Destruction- If any unit sustains damage or destruction caused by the unit owner, tenants or his/her guests, the unit owner shall repair or restore the unit to the same condition within a reasonable amount of time as determined by the Property Manager.

7. Garages- No garage shall be permanently enclosed, and no portion of a garage originally intended for parking of an automobile shall be converted into a living space or storage area. All garage doors shall remain closed when not in use.

8. Modifications/Alterations

- a. No exterior changes, alterations or improvements are permitted without the consent of the board of directors. No vines attached to or growing on buildings, no planting of plants/shrubs/trees without Board approval.
- b. No portable, storage, temporary or accessory buildings or structures, sheds or tents shall be erected, constructed or located upon any lot for storage or otherwise.
- c. No interior alterations of original layout of the unit with association approval.
- d. Any lanais, pavers, or steppingstones must be approved by the Landscape/Architectural Review Committee and in compliance with regulations.
- e. Any Lanai alterations must be approved by the Board.
- f. All patios must be built within existing Association patio guidelines. Any existing patios must have an approval on file.

- g. No borders on grass or doorway entrances. Unless otherwise approved by the Board.

9. Fences shall not be permitted on any lot.

10. Trash/Recyclables

- a. Trash shall not be placed or dumped on any portion of the property, including the common area, not intended for such use.
- b. Each resident shall place all trash in the compactor.
- c. Each resident shall place all recyclables in the recycle container.
- d. Trash and recyclables shall not be placed outside of the container, outside of any unit or dumped on any other portion of the property. Trash left outside of unit may result in a fine.
- e. Each unit owners/tenant is responsible for the disposal of bulk items that are not intended to fit into the compactor. Dumping of bulk items anywhere on the property is strictly prohibited and the owner of the unit will be billed and/or fined for the removal service. **REMIND VENDORS NOT TO USE OUR COMPACTOR OR RECYCLE CONTAINERS.**
- f. Each unit owner/tenant is responsible for disposal of hazardous waste that is prohibited from being disposed of in the compactor. Dumping hazardous waste in the compactor or anywhere on the property is strictly prohibited and the owner of the unit will be billed/fined for the cleanup service.
- g. No noxious or offensive odors shall be permitted.
- h. When using the compactor, **DO NOT HIT THE EMERGENCY SHUT OFF BUTTON** unless it is an emergency. If hit, it will shut the entire compactor down and the garbage will not compact.

11. Lake & Grounds

- a. No swimming or boating is allowed in any lake within or contiguous to the property.
- b. No fishing or feeding of wildlife. Feeding alligators is illegal in Florida.
- c. No bird feeders.

12. Leases

- a. All leases must be approved by the association and an application must be submitted to the association 30 days prior to the occupancy by the tenants. A \$200 application fee shall accompany the lease application.
- b. All leases of a unit must be in writing and a copy delivered to the association 30 days prior to the occupancy of the tenants.
- c. No lease shall be for a period of less than 6 months.

13. Nuisances

- a. No nuisance shall be permitted and no use of practice which an unreasonable source of annoyance to the residents is or which shall interfere with a peaceful possession and proper use of the property by the residents.
- b. No offensive or unlawful action shall be permitted and all laws, zoning ordinances and regulations of all controlling governmental authorities shall be complied with at all times.

14. Occupancy- No unit shall be permanently occupied by more than five persons for a two-bedroom unit and two additional persons for each additional bedroom or den in the unit.

15. Temporary Guests- Temporary guests are permitted so long as they do not create an unreasonable source of noise or annoyance to the other residents of the property. If guests have a car, they must hang orange guest pass on rearview mirror, if parked in a guest spot. **If they are staying longer than one month, they need to report to the office.**

16. Guests- If your guests are using the amenities, you are responsible for telling them the rules and regulations. IE- pool, gym, trash & recycle.

17. Outside Antennas- No outside signal receiving or sending antennas, dishes or devices are permitted except for digital satellite dishes not exceeding 18" in diameter which are in the rear of the unit or not visible from the street.

18. Guidelines for Outside Storage of Personal Property

- a. No tables, chairs, or benches behind the lanai on the grass left overnight.
- b. No personal items outside front of units when not being used and put away overnight, i.e. toys, scooters, beach chairs, bikes, sports equipment, cleaning equipment etc.
- c. No flags other than American flags and armed forces flags can be displayed.
- d. No grills outside overnight, unless on approved patios. No grilling on lanai or front door entrances. When grilling must be 10 feet from a building.
- e. No fire pits. Unless propane. Must contact Fire Marshal before installing. Action Request must be submitted to the office.
- f. Seasonal Decorations:
 - Seasonal decorations are permitted prior to said holiday and must be removed 30 days after said holiday.
 - Hanging of lights are permitted on plastic hangers. No penetration of exterior walls is permitted. Damage to the building will be the owner's responsibility to repair.
- g. Three potted plants are allowed in front of units.
 - No outside plantings or pots can be in the grass areas of the property.
- h. 5 potted plants in the backyard if you are facing a pond.
- i. Three lawn ornaments are allowed in the front and back of unit excluding seasonal.
 - No lawn ornaments or any objects allowed in grass due to impeding the maintenance of the property.
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- j. Outdoor furniture is only allowed on paved portions and patio extensions on the back of the unit.
- k. No storage allowed on the lanai that impedes fire exit from the interior of the unit.
- l. No boats or kayaks may be stored on the lanai.
- m. Any outside furniture, pots or decorations that are too heavy or bulky and cannot be moved inside for hurricane purposes are not allowed.
- n. Nothing on the lanai or outside unit in disrepair, broken, or dead. Owners and tenants are responsible for keeping their unit, sidewalks, driveways clean and free of debris.

- o. Nothing can be hung from the garage lights or gutters of the building (expect as noted under 17.f).
- p. Trellises will be allowed based on the following criteria:
 - Limit height to 3' to 4' and width of 2'
 - Cannot impede landscaping or touch a building
 - Must be removed if a hurricane is coming
 - Must be approved by the board
- q. Nothing to be placed on windowsills.

19. Pets

- a. No animals, livestock, potbellied pigs, poultry or reptiles of any kind shall be permitted except for common household ordinary domestic pets may be kept as household pets within any unit.
- b. Only 2 such pets are permitted.
- c. Lessees are prohibited from keeping pets **EXCEPT** cats.
- d. All cats are NOT permitted outside, unless on a leash.
- e. Only dogs and cats will be permitted outside of a unit including, but not limited to any screened porch or patio.
- f. No dog shall be kept outside of a unit or in a screened porch or patio unless the owner is present.
- g. Any pet must be carried or kept on a leash when outside of a unit.
- h. ALL dogs must be registered in the office and have the orange Cypress Landing tag on the leash. Yearly dog license and vaccine records must be submitted to the office.
- i. Any pet may not be an unreasonable nuisance or annoyance to the other residents. Dogs showing aggressive behavior may be required to wear a muzzle when outside of unit or possibly face expulsion from the community.
- j. Any resident shall immediately pick up and remove any solid animal waste deposited by their pet on the CL property. Violators will be fined up to the maximum limit allowed by law. \$100 per day. Do NOT leave waste bags outside your unit.
- k. Service/Support dogs—see Office Manager for more information.

- I. The association can require any pet to be immediately and permanently removed from the property due to a pet violation.

20. Signs- No sign shall be placed upon any lot or other portion of the property or any automobile or vehicle. No sign shall be placed in or upon any unit which is visible from the exterior of the unit.

21. Window Treatments- Window treatments shall consist of drapery, blinds, shutters, decorative panels, or other window covering and no newspaper, aluminum foil, sheets or other temporary window treatments shall be permitted.

22. Owner/Tenants absence- Any owner or tenant gone for more than 72 hours must turn out outside water valve off.

- If the unit is vacant for more than 30 days, the unit owner must have a licensed and insured home-watch professional inspect the unit monthly to check on any damage that may have occurred to the unit.

23. Hurricane Shutters- Must be installed no earlier than 72 hours based on information received from the Emergency Services System through Lee County.

- Florida Emergency Information Line....800-342-3557 for updated information on emergency/disaster.
- American Red Cross.....866-438-4636
- Lee County Sheriff's Office.....239-477-1000
- Emergency Management Office.....239-533-3622
- Fort Myers Police.....239-321-7700
- Storm Information Hotline.....239-477-1900

24. Keys to Units- The Association retains the right to have a key to all units in case of an emergency.