

CYPRESS LANDING

Rules & Regulations

Revised March 19, 2024

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

-Respectfully, 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. Vehicles over 19 feet may only be parked in a driveway. Vehicles over 19 feet are not allowed in numbered or guest spots.
- b. No vehicle containing commercial lettering, signs or equipment, and no truck with more than 2 axles, recreational vehicle, camper, trailer or vehicle other than a private passenger vehicle may be parked or stored, except in a garage. Boat parking is prohibited.
- c. No trailer hitches. Trailer hitches **MUST** be removed when parked in a numbered or guest spot.
- d. A resident may not keep more than 2 vehicles on the property on a permanent basis. A motorcycle is considered a vehicle.
- e. No overnight parking is permitted on any streets or lawns. Parking is only allowed in driveways, garages or on any paved portion of the common areas intended for parking.
- f. No parking is allowed on the sidewalks, grass or street at any time.
- g. Motorcycles must be parked in a numbered spot, guest spot, driveway, garage or a spot designated for a motorcycle. Motorcycles must not be parked in front of a curb stop or on the sidewalk.
- h. Guest spots are on a first come, first served basis.
- i. All vehicles parked within the property must be in good repair, currently registered and displaying valid tags and must operate on its own power unless parked inside an enclosed garage. If your vehicle is inoperable, please report to the CL office within 3 day along with a plan of action to repair. Vehicle must be operable within 2 weeks. No major repair of any kind shall be made on the property.

- j. **Hanging parking tags must be displayed on rearview mirror** and will be issued by the CL office during office hours for the following reasons:
- 1) Driveway and garage owners will only receive 1 orange guest tag for an overnight guest. If you have more than 1 guest parking in a guest space, please contact CL office for a temporary paper hang tag.
 - 2) Units with a designated (numbered) space will get one green hang tag per car, not to exceed 2 with the unit address displayed on the tag and 1 permanent orange guest tag.
 - 3) All vehicles not parked in a driveway or designated spot must display a green owner hang tag or a temporary orange guest hang tag for that unit.
- k. Owners with driveways must use their garages and driveways and not use a guest parking spot.
- l. Any vehicle found in violation of these Rules shall be warned once. At the owner's expense, the vehicle will be towed if there is a second time.
- m. RFID stickers (gate access) cost \$26 per sticker. Cash, debit or credit cards are accepted. If you replace your vehicle, you will need to purchase a new RFID sticker. Any replacement will be \$26.

2. **Air Conditioning Units**

- a. Only central air conditioning units are permitted.
- b. No decorative fences or covering on or around the air conditioning units.

3. **Recreational and Sport Equipment**

- a. No permanently installed basketball backboards are permitted. No portable basketball backboards or sport nets may be kept outside of a unit overnight or when not in use.
- b. No owner or resident shall install any sports, recreational or toddler/children equipment on a lot or on the exterior of the unit.
- c. No below or above ground swimming pools or spas.
- d. For the safety of pedestrians, no bicycles or motorized forms of transportation are allowed on sidewalks.
- e. No remote controlled drones, planes or boats are permitted.

4. **Residential Use**
 - a. No trade, business, profession or commercial activity or other non-residential use shall be conducted by a resident outside of a unit.
 - b. Residents may not receive customers at their unit or use any portion of the unit for a business, workshop and/or warehousing activities.
5. **Clothes** - Drying clothes outside by using a clothes line or any other object is not permitted.
6. **Interior Damage and Destruction** - If any unit sustains damage or destruction caused by the unit owner, tenant(s) or any 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. **Garage**
 - a. No garage shall be permanently enclosed.
 - b. No portion of a garage originally intended for parking a vehicle shall be converted into a living space or to conduct any business.
8. **Modifications or 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 and no plants/shrubs/trees may be planted 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 without Board approval.
 - d. Any patios, lanai or driveway extensions must be approved by the Board and in compliance with regulations. All approvals must be on record in the association office.
 - e. Stone, concrete or brick borders that are white or natural colors by the driveway entrance and front door entrance are permitted.
9. **Fences** are not permitted on any lot.
10. **Trash/Recyclables**
 - a. Trash shall not be placed or dumped on any portion of the property, including the common areas, 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 a unit may result in a fine.
- e. Each unit owner/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. Bulk items may be taken to 10500-10550 Buckingham Road, Fort Myers, phone 239-533-8000.
- f. Each unit/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 and/or fined for the clean-up service. For household chemical waste and electronics, contact Recycling Center, 6441 Topaz Court, Fort Myers, phone 239-533-8000.
- g. No noxious or offensive odors will be permitted.
- h. When using the compactor, DO NOT PRESS THE EMERGENCY SHUT OFF BUTTON unless it is an emergency. If pressed, the entire compactor will shut down, and the garbage will not compact.

11. Lake and 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. An application must be submitted 30 days prior to occupancy by the tenants. An application fee in the amount of \$200.00 must accompany the lease agreement and application.
- b. No lease shall be for a period of less than 6 months.

13. **Nuisances**

- a. No offensive, dangerous or obstructive actions will be permitted and no actions which may be an unreasonable source of annoyance to residents or which shall interfere with a peaceful possession and proper use of the property will be tolerated. This includes loud cars, excessive dog barking and/or loud music or horns.
- b. 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 5 persons for 2 bedroom units and 7 persons for 3 bedroom and den units.

15. **Temporary Guests**

- a. 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. Any guest with a car must hang an orange guest pass on the rearview mirror. **A guest staying longer than 1 month must be reported to the office.**
- b. The owner is responsible for informing any guest of the Rules and Regulations for using the pool, gym, trash and recycle areas.

16. **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.

17. **Guidelines for Outside Storage of Personal Property**

- a. No storage allowed on the lanai that impedes fire exit from the interior of the unit.
- b. Motorcycles, boats, jet skis or kayaks may NOT be stored on the lanai.
- c. No tables, chairs or benches behind the lanai on the grass overnight.
- d. No personal items are permitted outside the front of a unit when not in use, which shall include toys, scooters, beach chairs, bicycles, sports equipment, cleaning equipment, etc.
- e. No storage of any articles that are in disrepair, broken or dead plants on the lanai or outside of unit. Owners and tenants are responsible for keeping their unit, sidewalks and driveways clean and free of debris and in good repair.
- f. Outdoor furniture is only allowed on paved portions and patio extensions on the back of the unit.

- g. Any outside furniture, pots or decorations that are too heavy or bulky and cannot be moved inside for hurricane purposes are not allowed.
- h. No grills outside overnight, unless on approved patios. No grilling on lanai or front door entrances. According to City Code, a grill must be 10 feet from any building.
- i. No fire pits.
- j. No flags except as stated in Florida Statutes.
- k. Seasonal Decorations
 - 1) Seasonal decorations are permitted prior to any holiday and must be removed 30 days after any holiday.
 - 2) Hanging of lights are permitted on plastic hangers. No penetration of exterior walls is permitted. Damage to any building will be the owner's responsibility.
- l. Hanging lights from the gutters or garage is not permitted, except as noted in 17.k. above.
- m. Solar and/or battery powered lights are allowed as long as they are not in the grass due to impeding the maintenance of the property.
- n. Three lawn ornaments including decorative garden flags are allowed in the front and/or back of a unit excluding seasonal. No lawn ornaments or any objects are allowed in the grass due to impeding the maintenance of the property.
- o. No outside plants in pots are allowed in the grass areas of the property. Three potted plants are allowed in front of units and 5 potted plants in the backyard as long as you face a pond and the pots are not placed on the grass.

18. Pets

- a. No animals, livestock, potbellied pigs, poultry or reptiles of any kind shall be permitted within any unit. Only common household domestic cats and dogs may be kept as pets within any unit, and only 2 pets are allowed.
- b. Lessees (renters) are prohibited from keeping pets with the exception of cats and only 2 cats are allowed.
- c. Any pet must be carried or kept on a leash outside of a unit.
- d. Cats are NOT permitted outside unless on a leash.

- e. No dog shall be kept outside of a unit in a screened porch or patio unless the owner is present.
- f. All dogs must be registered in the office and must obtain a yellow CL leash upon registration. Yearly dog license and vaccine records must be submitted to the office.
- g. 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 removal from the community.
- h. Any resident (owner, renter or guest) 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 or \$100 per day, whichever is greater. Do NOT leave waste bags outside your unit.
- i. The association may require any pet to be immediately and permanently removed from the property due to a pet violation.
- j. Service/Support Animals - see Property Manager.

19. **Signs** - No sign shall be placed in or on any unit which is visible from the exterior of the unit. This includes any automobile or vehicle.

20. **Window Treatments** - Window treatments shall consist of drapery, blinds, shutters, decorative panels or other window covering. No newspaper, aluminum foil, sheets or other temporary window treatments are permitted.

21. **Hurricane Shutters** - Shutters may 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	800-733-2767 Local 239-278-3401
Lee County Sheriff's Office	239-477-1000
Fort Myers Police	239-321-7700 non-emergency
Emergency Management	239-533-0622
Storm Information Hotline	211

22. **Keys to Units** - The association has the right to obtain a key to all units in case of an emergency.