

BRIDGEWATER AT VIERA MASTER ASSOCIATION, INC
(BVMA)

RULES & REGULATIONS AND SCHEDULE OF FINES

July 17, 2024

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I. Introduction

1. The Rules and Regulations document aims to provide our community members with a clear understanding of the standards we agreed upon when purchasing homes in Bridgewater at Viera. It offers a straightforward explanation of frequently requested topics, such as property and home modifications, and addresses these topics in plain language. Below, you will find a legal disclaimer, which is firmly grounded in Florida laws, Brevard County ordinances, Viera community standards, and our own Bridgewater at Viera Declaration with its Amendments.
2. These Rules and Regulations are designed to help us maintain the desirability of Bridgewater at Viera. Bridgewater at Viera as our chosen community for various personal reasons, including the advertised features, pricing, proximity to Viera services, and our shared desire for a high-quality lifestyle.
3. Legal Standing
 - a. Please be aware that unless otherwise defined in this document, all terms used shall have the meanings ascribed in the Amended and Restated Master Declaration for Bridgewater at Viera and its exhibits, as amended and

supplemented, as well as the policies and decisions of the Bridgewater at Viera Master Association Inc (Association, BVMA, HOA).

4. Applicability and Responsibility

- a. Unless expressly stated otherwise, these Rules and Regulations apply to and are binding upon all Owners, including their families, guests, staff, invitees, licensees, tenants, and employees. Each Owner is jointly and severally liable to the Association for any violation and any damage or injury caused by individuals associated with them. Violations may subject the Owner and the violator to any and all remedies available to the Association and other Owners under the Declaration, the Articles of Incorporation, and the Bylaws (all as amended and supplemented). Remedies may include fines, common area use restrictions, injunctions, or other legal means. The Association is entitled to recover court costs and reasonable attorneys' fees. Any pre-turnover waivers, consents, or approvals by the Declarant's Board of Directors are revocable and not considered as a precedent unless notified in writing by the Owners' Board of Directors.

5. Rule Modification and Revocation

- a. The BVMA Board of Directors reserves the right to change or revoke existing rules and regulations and to introduce additional ones as they deem necessary or desirable. This is done to ensure the safety, convenience, and comfort of the owners, promote cleanliness, maintain property order, and protect and enhance the value and lifestyle of the Bridgewater at Viera community.

6. Separate Facility Regulations

- a. In addition to this BVMA document, separate rules and regulations apply to the Bridgewater at Viera Amenities Center, a recreation and social facility. Please refer to the Amended and Restated Amenities Declaration for Bridgewater at Viera, as amended, for specific regulations and Amenities Center Rules and Regulations.

7. Community Participation

- a. Bring recommendations for additional rules, or changes to existing rules, to the attention of the BVMA management company, the Governing Documents Committee, or any member of the Board of Directors. These proposals will be reviewed and considered by the relevant committee of owners and the Board.

II. Rules by Subject Area

A. Approval Required for Structure or Plot Changes

- 1. No structure shall be erected, improved (including painting and roof replacement), or altered, and no grading, excavation, tree removal, planting, or any other work shall be undertaken that alters the exterior appearance of the structure or plot without prior approval by the Board of Directors (BOD) after a recommendation by the Bridgewater at Viera Design and Modifications Review Committee (BDMRC). All changes to structures and lots must adhere to applicable municipal building codes and permit requirements.

2. Items Requiring Approval

In addition to the main structure and trees, this approval requirement includes

various other items, including but not limited to the following:

- a. Patios, patio screens, in-ground pools, and pool surrounds, as well as screen enclosures. Yard perimeter fencing, including but not limited to plantings, is not permitted.
- b. Modifications to driveways, walkways, or other paved areas, including extensions.
- c. Hedges, shrubs, and new plant beds (note that planting regular flowers and small shrubs in existing beds does not require approval).
- d. Satellite dishes (with restrictions), antennas (prohibited), solar energy devices, flagpoles, and light poles/posts, subject to applicable laws.
- e. Awnings and storm shutters.
- f. Accessory or temporary structures, such as tents, pergolas, arbors, trellises, gazebos, and large birdhouses.
- g. Decorative objects like fountains, birdbaths, sculptures, and more.
- h. Outdoor recreational courts, including basketball backboards, and play equipment.
- i. Pools, spas, hot tubs.
- j. The use of portable storage units or dumpsters on a property.

3. Application Process

- a. Before making any changes to your home's exterior that may alter its appearance, please consult the Bridgewater at Viera Modification Review Committee (BDMRC) guidelines.
- b. Residents are encouraged, but not required, to make an application and obtain the Board of Directors (BOD) approval, after a recommendation by the BDMRC, before submission to governmental entities for permit issuance.
- c. Issuance of permits by governmental entities does not relieve residents from obtaining written BOD approval BEFORE commencing any modification.
- d. Copies of any issued permits must be provided to BDMRC upon receipt to confirm that permits have been applied for and issued.
- e. Contractors for any building or plot alterations or significant repairs either must be insured or the owner must assume responsibility for insurance for any damage caused during the course of the work, and this documentation will be part of the submission review.

4. Approval Details

- a. Approval of plans does not imply any review, responsibility, or liability regarding the sufficiency, quality, or fitness of any construction.
- b. Work associated with the approved activity shall be limited to the hours of 8:00 a.m. to 5:00 p.m. Monday through Saturday, and is prohibited on national or state holidays.
- c. Necessary submittal forms are available through the BVMA management company and the BVMA website.
- d. All work covered by a BOD approval must be completed within 6 months of the approval date. BOD approvals expire 6 months after the approval date if the modification has not been completed or if a request for an extension has not been submitted and approved.

- e. Existence of similar additions or modifications on other homes does not guarantee approval for your request by the BOD.

B. Extended Vacation or Absence, and Storm Shutters

1. Extended Home Absence Notification

- a. In the event that a homeowner plans to leave their home unoccupied for an extended period, they must formally notify the Master Association's management company in writing. This notification should include details such as the anticipated date of return, the name, and telephone number of the designated person or entity responsible for caring for the home during the absence (both routine care and in case of damage), and who has necessary access to the home. Any unexpected extended absences should be reported to the Master Association's management company as soon as practically possible. Furthermore, during such absences, all removable furniture, plants, and personal property items must be removed from the exterior of the home.

2. Hurricane/Storm Shutter Guidelines

- a. If hurricane or storm shutters are permanently affixed to a home's exterior, they must adhere to all guidelines set by the BDMRC. These shutters should only be installed or closed when imminent storm protection is required (no more than 72 hours before an expected storm arrival). They must be removed or opened no more than 72 hours after the storm has passed, provided that access to the home is permitted by emergency and governmental authorities.

C. Home and Landscape Appearance and Maintenance

1. General Maintenance

- a. All structures, lawns, landscaping, fences, driveways, and other items on the premises must be maintained in good, safe, clean, neat, and attractive condition.
- b. Regular cleaning of roofs, house walls, and driveways to remove mildew, staining, and discolorations is required. Repainting may be necessary if cleaning is no longer effective.
- c. Residents are to contact BWMA's landscaping or irrigation vendors by submitting a work order through the approved work order system concerning issues that need attention. Owners can contract with and pay vendors to provide additional services for issues that are the homeowner's responsibility.

2. Landscaping

- a. Bridgewater at Viera is a landscaping-maintained community.
- b. Lawns, tree/shrub/flower beds should be primarily weed-free and have a healthy appearance.
- c. Regular cutting, edging, and trimming of lawns and beds are provided.
- d. Planting beds should be mulched with organic materials to minimize weed growth and enhance the appearance of the home as recommended by Florida-Friendly Landscaping Practices and other resources. An alternative to mulch can be brown or muted gray natural color small stones, appropriately edged and recommended by the BDMRC for BOD approval. No ground up tires, seashells, cocoa hulls, or other materials may be used in Bridgewater at Viera.

- e. Dead bushes or trees are the responsibility of the Owner and should be promptly removed and replaced as needed, with replacement costs borne by the Owner.
3. Tree Maintenance
 - a. Trees must have limbs trimmed to provide a clear walking/driving path, with a minimum clearance of 6 feet vertically, increasing to 8 feet vertically as the tree grows.
 - b. While BVMA is responsible for maintaining these trees, Owners must ensure that required trimming is carried out as necessary by notifying the BVMA if the trees are becoming a hazard.
 - c. Support braces for new tree installations should be removed after an appropriate period, typically 1 year for deciduous trees and 2 years for palm trees.
 4. Irrigation System
 - a. An automatic underground irrigation system is in place to irrigate all sodded and landscaped areas as needed to maintain their health.
 - b. Routine "wet testing" will be provided by the irrigation maintenance vendor to ensure proper system functioning.
 - c. Owners should report any broken sprinkler heads or irrigation issues to the BVMA or irrigation vendor management company by submitting a work order through the approved work order system upon discovery.
 5. Cleanliness
 - a. Prompt removal of litter, refuse, and any unsightly objects on lots is required.
 6. Roof Gutter Drainage
 - a. Ensure that the outflow of downspouts from roof gutter systems does not create problems for adjoining properties.
 7. Water Features
 - a. Pump-operated water features, such as waterfalls or fountains on rear yard patios or pool decks, are allowed with approval by the Board of Directors (BOD) after a recommendation by the BDMRC.
 - b. These features must be operable, well-maintained for water cleanliness, and pumps should be removed when not operational.
 8. Remedies for Non-Compliance
 - a. Failure to properly maintain the exterior of a premises may result in various remedies, including BVMA's right to enter the premises and make necessary improvements or corrections, with costs to be covered by the Owner.

D. Street and Parking Regulations

1. Street Use
 - a. The streets and sidewalks in Bridgewater at Viera are considered private thoroughfares for the enforcement of state statutes, county ordinances, and traffic laws. Residents must adhere to posted speed limits, traffic directional signs, and parking restrictions on all streets within the community.
 - b. The posted speed limit is 25 miles per hour.
 - c. All posted speed limits are enforceable and must be observed within the

Association's property.

2. Commercial Vehicle Parking
 - a. Commercial vehicles, as defined in [Florida Statute 320.01\(25\)](#), may not be parked or stored on any lot for more than 4 hours, including overnight, unless they are fully enclosed within a structure. (Note: This restriction excludes police and fire agency vehicles.)
 - b. The 4-hour parking restriction does not apply to the temporary parking of trucks and other commercial vehicles during maintenance, construction, pick-up, delivery, or similar active processes.
3. Recreational Vehicle Parking
 - a. No recreational vehicles, trailers, disabled, or unregistered vehicles are allowed to be parked overnight or stored on any plot unless fully enclosed within a garage. Recreational vehicles include truck campers, travel trailers, camper trailers, private motor coaches, boats, boat trailers, ultralight aircraft, airboats, motorhomes, all-terrain vehicles, etc.
4. Parking of Private Passenger Vehicles
 - a. Private passenger automobiles, sport/utility vehicles, mini-trucks, passenger vans, and personal motorcycles not exceeding the size of one parking space may be parked in garages, on driveways, or in designated Association-approved common parking areas (if available) with permission.
 - b. Parking must not encroach upon sidewalks, block road right-of-ways, or involve placing vehicle wheels on the grassed area between the sidewalk and the street.
 - c. The number of automobiles parked in a driveway must not exceed the capacity of the garage contained within the home, unless otherwise permitted in writing by the HOA management company,
5. Vehicle Use as a Domicile

Vehicles must not be used as permanent or temporary domiciles or residences under any circumstances.
6. Street Parking Restrictions

Declaration 6.1.7.4 states “No Parking shall be permitted on any streets or alleyways contained within the Bridgewater Community, save and except for street parking on designated areas specifically contemplated for vehicular parking.”

For Bridgewater at Viera this means:

- a. Limit street parking to short visits, drop-offs and pick-ups.
- b. Overnight parking is prohibited on any street between 2:00am to 6:00am.
- c. Residents needing temporary street parking due to specific situations (e.g., driveway sealing) must request a temporary exception from the BWMA management company (HOA Office) and follow the provided directions.
- d. Street Parking opposite a parked vehicle is prohibited to allow resident traffic and emergency vehicles to pass.
- e. Notify contractors and service providers to not park opposite a vehicle on the street.

- f. No parking near fire hydrants (current Florida Law is 15 ft. away) nor in front of any driveway apron or within 10 ft of the pumping stations located on Breaker's Row.
 - g. Parking in cul-de-sacs is forbidden by Brevard County Fire Rescue.
 - h. No recreational vehicles are allowed to be parked overnight or stored on any property unless fully enclosed within the garage.
7. Towing for Violations
- a. Any vehicle parked in violation of these regulations may be towed by the Association or its agent without notice. Towing costs will be borne solely by the vehicle owner. The Association shall not be liable for trespass or any criminal act arising from such towing.
8. Driveway Alterations
- a. Driveways may not be altered from their original design and size, including widening, creating circular driveways, or establishing secondary driveways detached from the original, without explicit review of plans and approval from the BOD. This rule is in accordance with the Master Declaration.
9. Gate Access
- a. Residents may only access the community through residents' gates if they possess an authorized bar code sticker or coded decal. The two included stickers per household can be obtained at the management office by presenting a copy of the vehicle registration in the resident's name. In addition to these two stickers, residents can purchase additional code stickers limited to the number of parking spaces in their garage and driveway. The additional decals are only for their residents and not for frequent visitors. Proof of residency is required.
 - b. Vehicles registered in Florida must list the Bridgewater at Viera address on their registration or show documented proof of ownership of property in Bridgewater at Viera. Failure to comply may result in a notice of violation and fines as listed in Section III, Schedule of Fines.
 - c. Anyone found responsible for damaging the entrance gates to the community will be liable for both a damage fee and an additional specific assessment.
 - d. The complete Gates Policy can be found at: <https://lelandmgt.com/>

E. Golf Carts and Motorized Scooters

1. Use of Golf Carts and Motorized Scooters
- a. The use of golf carts is regulated by [Brevard County Ordinance NO. 106-73](#), an Ordinance that amends Chapter 106, "Traffic & Vehicles," within the Code of Ordinances of Brevard County, Florida, and [Florida Statute 316.212\(7\)](#).
 - b. F.S. 316.212(7) requires those under 18 years of age driving a golf cart to possess a valid learner's driver license or valid driver license. Drivers 18 years of age or older must possess a valid form of government-issued photographic identification.
 - c. Residents are strongly advised to thoroughly review and understand the provisions of this Ordinance and Statute before operating a golf cart within Bridgewater at Viera and other communities or sections of Viera.
 - d. The use of mini-motorcycles, motorized scooters, ATVs, and similar vehicles is subject to state statutes and is strictly prohibited on streets, sidewalks, and

- common areas within Bridgewater at Viera, excluding motorized medical devices such as motorized wheelchair/ low speed mobility scooters, etc.
- e. Any observed violations may be reported to the appropriate authorities.
 - f. Please note that BVMA maintenance vehicles are exempt from this restriction.
 - g. Golf carts are to only be driven on the roadways not the sidewalks with the exception of the sidewalks immediately around the entry and exit gates.

F. Mail Room Building

1. Per USPS guidelines, the community does not have individual mailboxes in front of each home. Instead, a mailroom building is provided at the Amenities Center Postal Building. Please be courteous when stopping to pick up your mail. Please pick it up and depart the designated spaces promptly as a courtesy to others.

G. Outdoor Equipment and Storage Areas, AC Units, and Trash Handling

1. Equipment Placement
 - a. All tanks, pool pumps, filters, heaters, and similar equipment must be located either in a garage, underground, or within a screened area (foliage or wall) to ensure they are not easily visible.
2. Trash and Equipment Storage
 - a. Any proposed enclosed storage area must receive written approval by the BOD. All trash and recycling containers must be stored in the garage.
3. Air Conditioning Units
 - a. Air conditioning units should be screened from view to ensure they are not readily visible from the street. Wall and window air conditioning units are not permitted.
4. Trash Handling
 - a. Household garbage, trash, refuse, or rubbish, excluding yard waste and large items (e.g., furniture), must be placed in a closed/sealed receptacle, regularly picked up, and not allowed to accumulate unreasonably. It should not be stored or dumped on any part of the property within or adjacent to the community. Yard waste generated by landscape maintenance crews and landscapers is to be removed promptly. Recycle containers must only be used for appropriate materials. All materials and containers required for collection must be placed out for pickup no earlier than 24 hours before the scheduled collection day and removed by 24 hours after pickup.
5. Outdoor Laundry and Clotheslines
 - a. Hanging laundry, clothing, towels, rugs, or any other articles outdoors on racks, railings, fences, hedges, or walls is prohibited. Drying clothes outdoors is permitted in compliance with Florida Statute 163.04 "Energy devices based on renewable resources" (2017) if using a clothesline. Approval for such clotheslines will be considered on a case-by-case basis by the Board of Directors (BOD) after a recommendation by the BDMRC, provided they are located within the rear yard footprint of the home and shielded from adjacent homes and homes on the opposite side of a lake by landscaping, with landscaping costs borne by the homeowner proposing the clothesline.
6. Propane and Natural Gas Tanks

- a. Underground propane or natural gas tanks may be permitted on residential property, but only with approval from the Board of Directors (BOD) after a recommendation by the BDMRC.

H. Signage Regulations

1. General Signage Prohibition
 - a. No signs, whether freestanding or otherwise installed, shall be erected or displayed within or on any property, including inside the windows of homes or vehicles, or attached to trees, shrubs, landscape elements, or posts.
 - b. This prohibition encompasses various signs, such as "For Sale" or "For Rent" signs by property owners and real estate companies, and signs for service, construction, or remodeling companies, whether temporary or permanent in nature.
 - c. Pesticide application signs are exempted, but must be removed within 24 hours.
 - d. One "Open House" sign may be placed on the for-sale property during the hours of the Open House.
 - e. No "Open House" signs shall be permitted to be placed on the Common Property.
2. Contractor Security Service Signage
 - a. In accordance with [Florida Statute 720.304](#), one sign of reasonable size (e.g., 1 foot by 1 foot, 2 feet high) provided by a contractor for security services may be displayed within 10 feet of a home's entrance.

I. Homes for Sale or Lease

1. Homes that are listed for sale or lease may be shown to potential buyers or tenants by prior scheduled appointment only.
2. Additional References
 - a. Please refer to Declaration 6.47 for information on the prohibition against auctions.
 - b. For further provisions regarding the transfer or lease of a lot, unit, or parcel, please see Declaration 23.13. Note that any lease must have a minimum duration of 7 months.
 - c. Short-term rental of a home or any portion of the home is forbidden, please see Declaration 6.15.3.

J. Pet and Animal Regulations

1. Household Pets
 - a. No more than three (3) commonly accepted household pets, such as dogs and domesticated cats, are allowed within or upon a lot or home. Vicious pets are not permitted.
 - b. Breeding of animals or raising multiple young animals is prohibited on any property, whether as a business or hobby.
2. Exotic Animals
 - a. Large fowl, reptiles, or other exotic animals may be allowed on the premises, but such cases will be determined on a case-by-case basis by the Board of

Directors and documented in writing.

3. Pet Behavior and Noise
 - a. Pets are not allowed to roam freely or disrupt the peace of other property owners. Excessive barking, whining, howling, or any other disruptive noises are not permitted.
 - b. Pets are not allowed on driveways, grassy areas between sidewalks and homes, side yards or the common area between a home's property and a pond that do not belong to their owner.
4. Pet Waste Management
 - a. All residents are required to immediately pick up their pet's solid waste, containerize or package it, and properly dispose of it. This applies to any part of the Bridgewater at Viera property, including the resident's own lot.
 - b. Pet waste must not be deposited in waterways, landscaped areas, or any other BVMA common areas.
 - c. Pet waste stations with bags and receptacles are conveniently located along many sidewalks in common areas for this purpose.

K. Outdoor Recreational Courts and Equipment

1. Compliance with Regulations
 - a. Compliance is required for all local building codes, zoning requirements, and other governmental regulations.
2. Outdoor Recreational Courts
 - a. No outdoor recreational courts of any type are permitted on Bridgewater at Viera homeowner lots.
 - b. A standard, portable basketball backboard, hoop, and pole may be used exclusively in the front driveway area. This equipment must be stored in a garage when not in use and must never be left outside overnight.
3. Use of Play Equipment
 - a. Play equipment, such as basketball backboards, hockey/soccer nets, and similar items, must not be used on streets, the area between the sidewalk and the street, sidewalks, BVMA common areas, or any other parcel not designated for such use.
 - b. Usage on an individual lot is allowed only with permission from the lot owner.
 - c. When not in use, such equipment should be promptly removed and stored out of sight.
4. Prohibited Items
 - a. Play sets, trampolines, play yards, and similar items are strictly prohibited.

L. Swimming Pools and Accessory Structures

1. All local building codes, zoning requirements, and other governmental regulations must be adhered to.
2. Pool Types
 - a. Above-ground pools are not permitted.
 - b. Above-ground spas and hot tubs with dimensions no greater than four feet (4') in height, ten feet (10') in width, and ten feet (10') in length are allowed. These

should be ideally placed on a rear patio area, preferably within a screened enclosure or deck.

- c. In-ground pools are permitted, and the accompanying pool deck must be located within the rear corners of the home. Ensure compliance with rear and side setback requirements.
3. Pool Enclosures
 - a. In-ground pools may have a four-foot (4') high bronze aluminum fence around the perimeter deck or a bronze aluminum frame screen enclosure. The maximum height of the screen enclosure should not exceed the eave fascia of the home around the perimeter and the top of the roof at the enclosure's apex.
 - b. Screening or vinyl/glass enclosures ("Florida Rooms") for builder-provided covered terraces and pool and patio decks must receive written approval. Material, design, and colors must align with the residence and community designs. A border area with a landscape hedge, mulch, or decorative rock (12" minimum to 3' maximum wide) must surround the enclosure to prevent damage by landscape service equipment.
 4. Accessory Structures
 - a. Accessory structures like gazebos, pergolas, arbors, trellises, and large birdhouses on poles require written approval. They must be consistent with the residence and community designs and meet building code safety standards during storm conditions.
 - b. These structures should be either white or "mid" brown and made of wood or wood-like composite material. Maximum height at the top is twelve feet (12'), with a maximum width and depth of fifteen feet (15'). Place all parts within the rear corners of the home, ensuring they are not visible from the street in front of the home and that they don't block neighbors' view of the lakes.
 5. Storage Structures
 - a. Stand-alone storage sheds and similar auxiliary structures are not permitted outside of screen enclosures.
 - b. Storage boxes, bins, and similar stand-alone storage units not exceeding three feet (3') in height are allowed inside screen enclosures.
 6. Water Features
 - a. Written approval is required for water fountains. Pay attention to their decorative design, size, and location.
 - b. The overall size, including the bowl or basin, should not exceed six feet (6') in height and eight feet (8') in width. Wall fountains and integrated waterfalls are also eligible for approval and use.

M. Water Bodies

1. Construction and Interference
 - a. No structures or landscaping may be built within easements linked to stormwater flows nor adjacent to any body of water.
 - b. Owners are prohibited from interfering with the flow and volume of water or drainage areas for any body of water, including easements between specific parcels containing those easements.
2. Swimming Prohibition

- a. Swimming in any community body of water is strictly prohibited.
3. Watercraft
 - a. The use of watercraft (as defined in [FL Statute 327.02](#)) of any kind on any community body of water is not allowed.
4. Storage of Watercraft
 - a. Watercraft, including boats, canoes, kayaks, and paddle boats, must not be stored on any property unless fully enclosed in a garage.
5. Viera Stewardship District (VSD)
 - a. The VSD manages community waterways for stormwater control purposes.
6. Protection and Hazards
 - a. Recreational use of VSD-managed water bodies is strictly prohibited.
 - b. The recreational restriction of VSD-managed water bodies aims to protect residents from environmental, physical, and biological hazards, including wildlife such as alligators and snakes.
7. Cautionary Measures
 - a. Residents are strongly advised against entering bodies of water, allowing pets to do so, or consuming fish from them.
 - b. Residents and their guests are the only persons allowed to fish the ponds, but it is only for the purpose of “catch and release”.

N. General and Administrative Items

1. Holiday Decorations
 - a. Holiday decorations/lighting may be displayed on an owner's individual property from the day after Thanksgiving through January 15th of the following year (unless one of those holidays falls outside of that period on an exception basis).
 - b. All other holiday decorations may only be displayed from 1 week before until 1 week after that given holiday.
 - c. Decorative flags or banners (not exceeding 6 feet in length) for a specific holiday may be displayed during that same restricted period.
2. Nuisance Behavior
 - a. Nothing shall be done which may become an annoyance or nuisance to any person or the neighborhood.
 - b. No obnoxious, unreasonably loud, unpleasant, unsightly, or offensive activity shall be carried on.
 - c. The Board of Directors will make the final decisions on nuisance behavior if a dispute arises.
3. Solicitation
 - a. Door-to-door, house-by-house, car-by-car, and common area solicitation of residents or guests for business or personal activity is prohibited.
 - b. Mass contact must be by mail or other authorized delivery company.
4. Yard/Garage Sales
 - a. Individual or combined/neighborhood garage or yard sales are prohibited except for community-wide yard sales approved by the Board.

5. Garage Doors
 - a. Garage doors are to remain closed when not in use to prevent intrusion, conceal trash cans, discourage scavenging by animals, and maintain a consistent appearance.
6. Time-Sharing
 - a. No portion of a property shall be used for real estate time-sharing, interval ownership, or a "time-share plan" of any type, as defined in Florida Statutes.
7. Business Use
 - a. No trade or business may be conducted in or from any property unless it is not apparent or detectable from outside the structure, complies with zoning, ordinances, and license requirements, involves only residents, and is consistent with the neighborhood.
 - b. Review and written approval by the Board are required for any such activity.
8. Wells, Mining, or Drilling
 - a. Mining, quarrying, or drilling for minerals, oil, gas, or otherwise is prohibited except for excavations for swimming pools and approved equipment.

III. APPENDIX

A. Schedule of Fines

1. As BVMA members, all owners and residents must maintain their homes and properties and adhere to the BVMA governing documents and Board-approved rules and regulations. Violations may lead to fines.
2. Fines for Violations
 - a. Any violation of the Declaration or Rules and Regulations not listed will incur a \$100.00 fine, plus \$100.00 per day until BOD approval is obtained or the situation is rectified, with a maximum of \$10,000.00 in aggregate.
3. Unauthorized Construction Fines
 - a. Unauthorized construction, alterations, or installations will incur a \$100.00 fine, plus \$100.00 per day until BOD approval is obtained or the unauthorized improvement is removed, with a maximum of \$10,000.00 in aggregate.
4. Time Allowed for Compliance
 - a. A table attached to the document specifies the compliance period for specific violations that cannot be immediately rectified.

Listing of Violations and Fines			
Violation	Maximum Time to Compliance	Initial Fine	Fine after Time Limit (Maximum Aggregate Fine is \$10,000.00)
Non Complying Structure/Plot Features			
Owner-maintained Yard/Tree/Hedges not Maintained	30 days to correct	\$25.00	\$25.00/day
Failure to Get Approval for Any Structure/Plot Changes	15 days to get approval	\$100.00	\$100.00/day
Exterior House Paint Color Not in Compliance	45 days to repaint	\$100.00	\$100.00/day
Unapproved Trees/Shrubs/Hedges/Plant Beds	30 days to remove/replace	\$100.00	\$100.00/day
Unapproved Other Structures/Pavers/Pool etc.	45 days to remove/replace	\$100.00	\$100.00/day
Unapproved Above Ground Pools/Spas/Hot Tubs	10 days to remove	\$100.00	\$100.00/day
Unapproved Antenna/Flagpole/Awnings/Hurricane Shutters	15 days to remove/replace	\$100.00	\$100.00/day
Recreational Court/Equipment	1 day to remove	\$100.00	\$100.00/day
Decorative Objects	5 days to remove	\$25.00	\$25.00/day
Inadequate Maintenance of Premises			
Dirty Roof/House/Pavers/Sidewalks	30 days to correct	\$50.00	\$50.00/day
Removal of Trash/Refuse	1 day to correct	\$25.00	\$25.00/day
Dirty Non -Operating Water Features/Hoses in Front	3 days to correct	\$50.00	\$50.00/day
Unprotected Pool/Spa/Hot Tub	Immediate upon notice	\$100.00	\$100.00/day
Missing/Broken Lights/House Numbers	5 days to correct	\$50.00	\$50.00/day
Not Concealing Outdoor Equipment (AC etc.)	30 days to correct	\$50.00	\$50.00/day
Sign Violations including Open House Signs	1 day to correct	\$25.00	\$25.00/day
Holiday Decorations Outside Permitted Time Frame	1 week after written notice to correct	\$25.00	\$25.00/day

Trash Containers Out Early or Left Out Late	Immediate upon notice	\$25.00	\$25.00/day
Trash Containers not Concealed	Immediate upon notice	\$25.00	\$25.00/day
Not Picking Up After Pet / Pet Issues	Immediate upon notice	\$100.00	\$100.00/day
Hanging Articles Outdoors	5 days to correct	\$25.00	\$25.00/day
Miscellaneous Violations			
Parking or Vehicle Violations	Immediate upon notice	\$100.00	\$100.00/day
Nuisance Activity	Immediate upon notice	\$100.00	\$100.00/day
Boating/Swimming in Lakes	Immediate upon notice	\$100.00	\$100.00/day
Business Use of Home	Cease and desist immediately	\$100.00	\$100.00/day
Time Share Use of Home	Cease and desist immediately	\$100.00	\$100.00/day
Drilling / Mining on Property	Cease and desist immediately	\$100.00	\$100.00/day
Hurricane Shutters Outside Approved Time Frame	3 days to correct	\$100.00	\$100.00/day
Littering w/video proof	Immediately upon notice	\$25.00/ \$50.00/ \$100.00	\$25.00/\$50.00/\$100.00

B. Source Documents

1. Chapters 617 and 720 of Florida Statute
2. Central Viera Community Wide Standards
3. St. Johns River Water Management Districts
4. Amended and Restated Master Declaration for Bridgewater at Viera, Supplements, and Amendments.
5. Amended and Restated Articles of Incorporation of Bridgewater at Viera Master Association, Inc., Supplements, and Amendments.
6. Amended and Restated By-Laws of Bridgewater at Viera Master Association, Inc., and Amendments.
7. Bridgewater at Viera Master Association, Inc. Rules and Regulations.

C. Reference Documents

1. *The Law of Florida Homeowners Associations* (12th edition) by Peter Dunbar and Charles F. Dudley. A copy is available for in office use at the Homeowners Association Office.
2. Bridgewater at Viera Design and Modification Review Committee's (BDMRC) Guidelines.
3. Amenities Declaration for Bridgewater at Viera.

4. Amenities Center – Rules and Regulations.
5. A Guide to Florida Friendly Landscaping
6. Fertilize Appropriately
7. Florida Yards and Neighborhood Recognition Checklist
8. List of Invasive Plant Species

D. Rules and Regulations for Specific BW MRC Review and BOD Approval

- A. Approval Required for Structure or Plot Changes
- C. Home and Landscape Appearance and Maintenance
- G. Outdoor Equipment and Storage Areas, AC Units, and Trash Handling
- K. Outdoor Recreational Courts and Equipment
- L. Swimming Pools and Accessory Structures