

Beach Woods Property Owners Association Rules & Regulations

Introductory Notes

These Rules and Regulations were developed to maintain the unique community that we enjoy here. Enforcement cannot be left only to the Property Manager or members of the Beach Woods Board of Directors. Individual homeowners are expected to step up and remind neighbors when they see something that needs correction. When serious violations occur, please collect information and contact the Office to report the infraction. We should be a community that manages our own behavior.

A Schedule of Fines for violation of these Rules and Regulations is listed at the end of this document.

Rules and Regulations

1. Trash pick-up is Wednesday and Saturday. All household trash must be put in the approved roller carts. Do not put garbage out any sooner than 4:00pm the evening before pick-up. Empty trash containers must be off the street by the end of trash pick-up day.

Recycling and yard waste pick-up is on Wednesday. All yard waste must be bundled or put in yard waste containers. No plastic bags will be accepted. Yard waste cannot exceed 40 pounds or be longer than four (4) feet in length.

All identification markings placed on yard waste containers and trash and recycle carts must be limited to letters or numbers, which do not exceed four inches in height. Such markings may be in black or white. Any ordinary household yard waste or recycling put out on the wrong day will result in a fine for each incident. Waste Management Company (WM) (321-723-4455) must be called to arrange for pick-up of large items which must be labeled with house number.

2. Parking on the grass and blocking of driveways, sidewalks, walkways or mailboxes is prohibited. (Mail will not be delivered to a blocked mailbox). Parking on the streets is in violation of the fire code. Each Townhouse/ Villa unit has two (2) parking spaces: one (1) in the garage and one in the driveway. Villa/ Cluster units have one (1) assigned space by unit number, and one (1) unassigned (Guest) space. Additional spaces are for guests and will be monitored for use. Condominium residents are authorized two (2) parking spaces: one (1) in the garage area and one (1) outside, adjacent to the building. Single-family homes have authorized parking in a number of spaces allocated to the units, - two (2) or four (4) depending on the garage. Vehicles must be parked in appropriate spaces. Only in-use, properly registered vehicles may be parked outdoors in Beach Woods.

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Returned to
Prepared By

August 2024, Board Approved

Dianne Pena
3203 River Winds Ct
Melbourne Beach FL 32951

No vehicle parked in a driveway may extend more than twenty- two (22) feet from the garage door. All vehicles parked in Beach Woods overnight must have decals or are subject to being towed at the owner's expense. Decals are available in the management office and must be affixed or placed in the vehicle so that they are easily visible through the windshield or any other vehicle window. Guest parking decals may be obtained at the management office as well, at no charge. Please make sure all windows on your vehicle(s) are closed due to daily maintenance on sprinkler system.

3. There is no commercial vehicle parking in Beach Woods. A commercial vehicle is defined here as any vehicle with commercial signage/decals on the body panels or windows. Also not allowed are large motor vehicles designed to carry paying passengers or construction equipment.
4. USCG defined Vessels (Boats, Canoes, Kayaks, Surf Boards, Paddle Boards), RVs, Commercial Vehicles and Trailers are not permitted in driveways or parking areas without prior arrangements with the Manager. Reasonable time for loading and unloading vehicles is permitted with prior management approval.
5. Parking/Storage spaces for USCG defined Vessels, Vessel trailers and RVs is available in the BW Boatyard on a first come, first served rental basis.
6. Pets must be on a leash when on any area of common grounds. No pet of any kind is permitted inside the fitness center, clubhouse, fenced pool areas, fenced tennis/pickleball courts, enclosed racquetball courts, and Administration Office. One pet per Beach Woods residential unit is permitted. Certifying a comfort animal does not provide an exception to any part of this rule. This rule does not apply to a certified service dog. (Amended November 2022)
7. Owners must pick up pet waste and not dispose of it on common ground or in any other public BW location including BW dumpsters or sidewalks. Pet owners or dog walkers must dispose of pet waste **ONLY ON THEIR OWN PROPERTY**. Violators not disposing of pet waste as written here will be subject to a fine for each incident. Owners, please take responsibility for your pets!
8. Pets that create a disturbance or are a nuisance will result in a fine for the responsible individual (Owner, Renter, Guest).
9. Fences and balcony railings are not to be used as clotheslines. Trimming of vegetation extending through or hanging over fence by walkways is the responsibility of the homeowner.
10. Clutter items such as wood, pots, buckets, children's toys, bicycles, as well as storage racks, garbage roller carts and yard waste containers must be stored inside fenced areas, or closed garages. Clutter items left unattended in yards that are unfenced, or other common areas, may be disposed of by the management.

11. Signs are prohibited, except for one professionally painted/printed sign advertising property for sale or rent. Sign must be no more than five (5) square feet, posted directly in front of the property for sale or rent.
12. Burning of waste material is illegal.
13. All exterior changes must be approved in writing by the Architectural Control Committee prior to commencement of work. This includes fence repair/replace, painting, exterior additions/deletions, light fixture replacement, exterior building changes and treatment of walks and driveways.
14. Tampering with Beach Woods property, entrance gates, surveillance cameras, lighting, signage or any other security or safety equipment is prohibited.
15. Intentionally damaging any Beach Woods property is a violation of the Rules and Regs, and a criminal/legal issue.
16. No antennas are permitted on buildings without prior approval of the Architectural Control Committee. No basketball hoops may be placed on building or above fences without prior approval of the Architectural Control Committee.
17. The operation of skateboards, motorized boards with any number of wheels or rollers, roller skates, hover boards, scooters, and razors toys, are not permitted in the parking lots, roadways, sidewalks, pedways, pool areas, tennis courts or any other sports courts, river pier or ocean crossover. In other words, licensed motor vehicles and bicycles are the only vehicles allowed in Beach Woods.
18. Bicycle riders must follow the rules-of-the-road on Beach Woods streets, riding on the right side with vehicular traffic when on the road. **BICYCLES MUST ALWAYS YIELD TO PEDESTRIANS.**
19. The operation of Motorized ATVs, Go Carts or any other motor vehicles not licensed for highway use is not permitted in Beach Woods.
20. Golf Carts and Mobility Scooters - The Board of Directors may approve the use of a Mobility Scooter or Golf Cart for those proving a Medical Necessity for use. Additionally, the requestor for a golf cart must describe why a Medical Mobility Scooter will not suffice for transportation. The use of these devices must be approved by the Board of Directors and Medical Need must be established by written documentation from a physician. For a golf cart, proof of current Vehicular DMV Registration, license tag number and liability insurance must be submitted. When approved, the golf cart may be used only by the person with the medical need and only on the roads in Beach Woods. It may not be used on the pedways, sidewalks or common ground grass. Parking is permitted in a driveway, a garage or within a fenced in yard. If electric, no charging cords are allowed across the road, grassed areas or common sidewalks.
21. No smoking or vaping in or on any amenities.

22. The hours between 10:00 pm and 8:00 am are "quiet hours" unless otherwise posted. Noise levels must be lowered inside and outside units. Ref: Brevard: Co. FL. Code of Ordinances, Article IV.- Noise, Sec.46-126 to Sec.46- 131.

Unit Rental Information and Restrictions

1. **Property Owner (Lessor):** Every property owner of every improved lot shall have the right to lease the said lot. Upon lease of the property, the property owner (Lessor) surrenders his/her right to use all of Beach Woods' recreation amenities. The property owner (Lessor) or his agent shall execute a lease to one (1) Lessee, members of the Lessee's immediate family and their guest(s). No rooms can be sublet or rented.

The Lessor (or agent) shall present the lease to the management office at 155 River Woods Boulevard no less than 14 days prior to rental.

Time sharing of lots is prohibited. No lease of a lot shall release or discharge the property owner (Lessor) thereof of compliance with this section or any other duties or responsibilities of unit owners established in the Declaration of Restrictions, Covenants and Conditions of Beach Woods, as well as the Rules and Regulations promulgated by the Beach Woods Property Owners Association Board of Directors. All leases shall be in writing and contain the name of the property owner (Lessor)/Agent, the name of the Lessee, the names of all the people who will occupy the unit, length of the lease term, the number of occupants (which is limited to two (2) persons per bedroom in the unit), the out of town address (for seasonal rentals), and all other standard provisions normally found in residential leases. Additional occupants may not be added during a stay unless the administrative office is notified in writing before their arrival. The lease term for an unfurnished unit must be for at least one (1) year, while furnished units must be leased for a minimum of one (1) month.

The property owner (Lessor)/Agent is responsible for providing the Lessee with a copy of the current Beach Woods Rules and Regulations document. The tenant must sign a statement that they have been advised of the Beach Woods Rules and Regulations. Renters (Lessee) must follow all Rules and Regulations. Areas of special attention often overlooked by property owners and renters are the pet rules and rules regarding skateboards and other powered and non-powered toys/vehicles.

A common area security deposit in the amount of Two Hundred Dollars and Zero Cents (\$200.00) must be submitted to the Beach Woods POA. In all cases, the unit's owner will be held accountable for violations of the Rules and Regulations and any Beach Woods property damage by the Lessee.

2. **Renter (Lessee):** The Lessee shall come into the office to obtain a gate card, parking decal, and amenities key.

3. The number of parking decals granted to the Lessee is limited to the number of valid spaces allocated to that unit being leased. Lessee must present a valid driver's license, a valid vehicle registration, color, and other description of the vehicle to the Manager to procure a gate card and Amenities key for a deposit payable by credit card or check only.

East Pool and Recreation Area Rules

* * * There is no Lifeguard on duty * * *

1. Residents and guests only. Guests must be accompanied by a resident. Children who are twelve (12) and younger must be accompanied by an adult.
2. Pool hours are from 8:00 am to 10:00 pm (except when pool is covered). Air temperature must be 68 degrees or above or management to remove pool covers and open the pool for regular hours.
3. Modest pool attire is recommended. Remember that there are young children pool side.
4. Everyone must shower before entering the pool.
5. Infants and toddlers not toilet trained must be in plastic pants. DO NOT USE TABLES AS A DIAPER CHANGER: USE DIAPER CHANGING TABLE NEXT TO RESTROOM ON WALL.
6. Glass containers and alcoholic beverages are not permitted within the fenced-in pool area, including the covered table area. Food and soft drinks are permitted in the covered table area only. No food or drink may be left in the pool area.
7. No diving, jumping, running, horseplay or ball playing in pool or pool area.
8. No pets are permitted in or around the pool area. This is a Brevard County Regulation.
9. The rope with attached life ring is for life saving use only and must otherwise remain in place. The pool capacity is limited to no more than thirty-four (34) persons at a time.
10. Only noodles and wearable flotation devices are allowed in the pool.
11. Beach Woods reserves the right to deny use of the East pool. In matters of dispute, the Manager's word is final.

West Pool and Recreation Area Rules

* * * There is no Lifeguard on duty * * *

1. Residents and guests only. Guests must be accompanied by a resident.
2. Pool capacity is limited to a maximum of eleven (11) persons at one time.
3. All other applicable rules for the East pool area also apply to West Pool use.
4. Beach Woods reserves the right to deny use of the West pool. In matters of dispute, the Manager's word is final.
5. Pool hours are from 8:00 am to dusk.

Racquetball, Tennis & Pickleball Courts

1. Residents and guests only. Guests must be accompanied by a resident.
2. Racquetball/Basketball court hours are from 8:00 am to 10:00 pm.
3. Tennis/Pickleball court hours are from 8:00 am to 10:00 pm.
4. Only players are permitted on the court.
5. The courts may not be used for professional purposes.
6. Players are responsible for removing water and debris from the courts.
7. Only soft-soled shoes on the court. Shirts must be worn at all times.
8. Please do not abuse the nets. Move and secure the portable pickleball nets to the west court fence when not in use.
9. Smoking and alcoholic beverages are not permitted in the court area.
10. Beach Woods reserves the right to deny use of the Racquetball, Tennis and Pickleball courts. In matters of dispute, the Manager's word is final.

Clubhouse

1. No smoking or wet attire allowed in the clubhouse.
2. The clubhouse is open during office hours and for scheduled activities.
3. The library is based on the "honor system". Help keep books orderly and return borrowed ones All donations are appreciated.
4. Return furniture to its original position after use.
5. The clubhouse is available for private parties. See Manager for details.

6. Beach Woods reserves the right to deny use of the clubhouse facility. In matters of dispute, the Manager's word is final.
7. The clubhouse is often reserved for Board and Committee meetings, classes, games and other activities. To reserve the clubhouse, notify the office so that reservations can be put on the BW Calendar on the website and bulletin board.

Pier Facility

1. Residents and guests only. Guests must be accompanied by a resident. Children who are twelve (12) or younger must be accompanied by an adult.
2. Hand launching of boats from Beach Woods premises is at your own risk. Vehicle Trailer launching is not permitted.
3. Boat mooring at the pier is prohibited.
4. Fish, shells and other debris may not be left on the pier.
5. There is a Fish Cleaning Station at the end of the pier. Please clean the area after use. The picnic table is not to be used for cleaning fish or cutting bait. The table and the pier should be cleaned after use.
6. Permanent mooring in the river is in violation of the state law. Violators shall be responsible for payment of fines and other related expenses levied against the Association.
7. Beach Woods reserves the right to deny use of the pier facility. In matters of dispute, the Manager's word is final. Beach Woods quiet hours must be observed.
8. CLIMBING ON OR JUMPING FROM ANY PART OF THE PIER IS PROHIBITED. ENTERING THE RIVER WATER FROM ANY PART OF THE PIER IS PROHIBITED.

Health Club/Exercise Room

1. Residents and guests only. Guests must be accompanied by a resident.
2. The exercise room hours are from 7:00 am to 10:00 pm.
3. Children who are fourteen (14) and younger must be accompanied by an adult
4. Closed-toe footwear is required. No wet clothing is allowed. Shirts must be worn at all times.

5. Doors must be kept closed at all times to prevent or limit additional rusting and damage to the equipment. Air conditioning and a fan are provided for air circulation.
6. Equipment should be wiped down after use and not be moved around the room.
7. Exercisers should read instructions and learn how to use the weight machine before changing attachments.
8. Smoking is not permitted and no food or drink other than water or sports drinks are permitted in the exercise room.
9. Beach Woods reserves the right to deny use of health club facility. In matters of dispute, the Manager's word is final.

Sauna

1. Residents and guests only. Guests must be accompanied by a resident.
2. Sauna hours are from 8:00 am to 10:00 pm.
3. Children who are fourteen (14) and younger must be accompanied by an adult. The sauna is not a changing room.
4. Sauna users must shower before entering the swimming pool.
5. If on medication, please consult a physician before using the sauna.
6. No water may be poured on the rocks in the sauna.
7. After using the sauna, please turn off the light and lock the door.
8. Beach Woods reserves the right to deny use of the sauna facility. In matters of dispute, the Manager's word is final.

Playground Rules

1. Residents and guests only. Guests must be accompanied by a resident.
2. The playground is open from 8:00 am to dusk.
3. Use playground structure as it was designed and at your own risk. No sitting on or climbing on any roof. No sitting on top rails.
4. Children who are six (6) and younger must be supervised by an adult. It is recommended that all children be supervised while on the structure.
5. Food and drink are allowed only in the picnic area.

6. No glass of any kind is allowed in the area.
7. Slides are for going down - not up.
8. Infant swings are for children who are four (4) years and younger per swing manufacturer's labeling.
9. Older children who are five (5) years and up are to use the big swings.
10. Pets are prohibited on the playground equipment or on the play surface.
11. Help keep the area trash free. Please pick up after yourself.
12. Beach Woods reserves the right to deny use of the playground facility. In matters of dispute, the Manager's word is final.

Boatyard Facility

The Boatyard facility is maintained by the Beach Woods Property Owners Association. The facility includes an enclosed (fenced) area with limited electric and water for garage owners and Boatyard renters.

1. This facility will only allow boat or boat trailer, jet ski and trailer, canoe, kayaks, RV, camper, paddleboard, surfboard or deck box storage space (in conjunction with a rental of a parking space) to property owners in Beach Woods. As of January 1, 2021, current lessees who are residents of Beach Woods but not property owners will be permitted to lease until they terminate their use and/or violate the rules and regulations for the use of the Boatyard.
2. Parking Spaces will be assigned for boat/boat trailers, jet ski/trailers, RVs and campers. Deck box storage containers, only one (1) and no larger than six (6) feet, can be used within camper or boat rental space only. Rack numbers will be assigned for storage of canoes, kayaks, paddleboards and surfboards. No exchange of assigned space is permitted without written approval of Property Manager.
3. A Boatyard Lease Agreement will be required of all users. A signed lease acknowledges understanding of these Rules/Regs.
4. Subletting spaces is not allowed. User of space must be a Beach Woods Property Owner.
5. Boatyard electricity may be used for deep cycle battery charging and power tool operation. Battery chargers and extension cords may not be left in place over 24 hours.
6. Boatyard water supply may be used by both garage owners and space renters. Do not leave hoses attached and under pressure when not in use.

7. Storage of loose material/supplies/gear is not permitted in the Boatyard. Items not able to be stored in your storage box or secured to your boat or trailer, are in violation.
8. All permitted items must have a specific identification number to be provided by the Property Manager.
9. All RVs, campers (motorized or hitched), boats and boat trailers, jet skis and jet ski trailers must have a valid and up to date registration to be in compliance with the Lease Agreement.
10. Storage of utility or work trailers is prohibited.
11. Any delinquency of fee payment after the eleventh (11th) day of the second (2nd) month will result in removal action. The Property Manager's decision is final. Any costs or expenses incurred by the Beach Woods Property Owners Association related to a removal action are the responsibility of the lessee.
12. This yard is in a residential area, and any excess noise from boat motors or minor maintenance must be avoided. Quiet hours must be observed.
13. The Property Manager will review the use of the facility at least once a month to ensure spaces are appropriately used and no unauthorized equipment or materials are stored.
14. Beach Woods reserves the right to deny use of the recreational vehicle and boat storage facility. In matters of dispute, the Property Manager's decision is final.
15. Under no circumstances shall anyone be permitted to perform maintenance on motor vehicles in the boatyard.
16. If a space (parking or vessel rack space) becomes available and a Beach Woods Property Owner on the waiting list turns down the space, that owner will have the option to be put on the bottom of the list.



Improper unit rental (LESS THAN A MONTH).....	\$100
Failure to present lease to the office.....	\$100
Other rental violations.....	\$100
Not returning Beach Woods property.....	\$100
Not returning amenity key.....	\$100
Tampering with any Beach Woods property..... (Plus Cost of Repair/Replacement)	\$100
Cutting trees on common area..... Plus Tree Value	\$100
Any pet rule violation.....	\$100
Trash or trash cans out on the wrong day.....	\$100
Skateboarding or use of other personal transport devices.....	\$100
Failure to get parking guest pass or cling.....	\$100
Parking on yellow lines including contractors.....	\$100
Failure to submit an architectural request form.....	\$100
No vessel or major vehicle repairs on Beach Woods property.....	\$100
All other violations.....	\$100

*Fines are compounded daily until fines are rectified up to \$1,000

*Further actions can be taken per Florida Statute Section 720.305 for non-payment

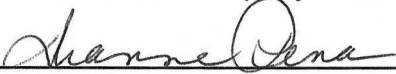


Beach Woods Property Owners Association Rules & Regulations

Pursuant to Chapter 720, Florida Statutes, and Article VII, Section 1 (a) of the Bylaws of the Beach Woods Property Owners Association, Inc. ("Association") the undersigned certifies that the attached is a true and correct copy of the May & June 2024 Rules & Regulations of the Association as adopted by signature approval by a majority of the Board of Directors at the May & June monthly meetings.

In Witness Whereof, the undersigned have set their hands and seals this 2 day of July 2024.

Beach Woods Property Owners Association, Inc:



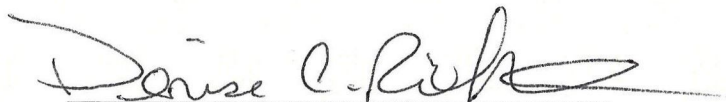
By: Dianne Pena- President



By: Mark Serricchio- Vice President

STATE OF FLORIDA:
COUNTY OF BREVARD:

The foregoing instrument was signed and acknowledged before me on this 2nd day of July, 2024 by Dianne Pena as President of Beach Woods Property Owners Association, Inc., who is personally known to me or who produced Florida Driver's License s identification.


Notary Public



(Notary Seal)

