

**RULES AND REGULATIONS FOR THE COMMUNITY
OF BERMUDA BAY:**

1. Non-residents will not be admitted without specific authorization. Residents expecting visitors should give advance notification at the gate to forestall any problems of entry.
2. Our documents restrict entry of construction, maintenance or repair vehicles to 8:00 a.m. to 6:00 p.m. weekdays, and 9:00 a.m. to noon on Saturday. No entry is allowed on legal holidays or Sundays. Service people must leave by 6:00 p.m. or be subject to restricted entry in the future. The exception, of course is emergency service which may enter at any time.
3. Building construction or alterations to the exterior of any home, including outside painting of the house or shutters, roof replacement tiles, paver replacement, fences and changes in landscaping must have prior WRITTEN approval of the Architectural Review Committee. Contact Pam Boynton at 772-492-3822 or Sandy Levine at 772-492-3849 with any questions.
4. For safety reasons, every effort must be made to avoid street parking. Parking at the Clubhouse is an alternative. The speed limit on all roads at all times is 15 MPH.
5. Pets are to be leashed whenever off the owner's property. Dogs are prohibited in and around the Condominiums, Clubhouse, pool and tennis courts. Solid pet waste materials are to be removed from roads or any property including vacant lots.
6. Garage, lawn and estate sales are prohibited.
7. No signs shall be erected or displayed.
8. Lawn ornaments, flag poles, statuary, etc. must have prior written approval of the Architectural Review Committee before being displayed outside a residence. (See item #3).
9. No truck, pickup truck, boat, trailer of any kind, motor home or disabled vehicle shall be permitted to be parked or stored, unless kept fully enclosed inside a structure.
10. The lakes may not be used for swimming, fishing or boating.
11. Trash pickup is on two different schedules in Bermuda Bay. On the oceanside, pick up is on Tuesday and Friday. On the riverside, pickup is on Monday and Thursday. For both ocean and river side, recycling pickup is on Wednesday. All trash and recycling containers must be placed outside the garage door (or as close to the garage door as possible while still being visible to the street) and not at the curb.

12. The irrigation costs for landscaping are not part of your utility bill. This expense is paid through your Association dues. A two-day per week watering schedule has been devised to minimize the fewest number of people watering at one time, to maximize water pressure. Irrigation water is available every night from 12:01 am to 7 am. Irrigation water is also available every Tuesday from 7 am to 2 pm for repair of any irrigation problems. Please see item #9 under Important Facts. Important Facts follows this section. This gives specific watering schedules for each homeowner.
13. To play tennis, just reserve the time in advance by signing the tennis schedule sheet located in the Reservation Book at the Clubhouse. This book is in a drawer of the credenza in the front hall of the Clubhouse.
14. To reserve the Clubhouse for a party or meeting, first go to the Reservation Book found in the drawer of the credenza in the front hall of the Clubhouse. Fill out the registration form. Mail the registration form along with your \$200 refundable deposit to the Schlitt Community Management, c/o Kelly Greb, 1209 U.S. Highway 1, Sebastian, FL 32958. Make the check out to S.O.C.A. Lastly, pencil in your event in the Reservation Book calendar. If you have any questions about the above, please contact Kelly at 772-388-6376.
15. If you vacate your home in Bermuda Bay for extended periods of time, please notify Elliott Merrill Community Management with a telephone number where you can be reached in case of an emergency. If you have a local person who has permission to check your home, please leave his/her name along with your written approval at the gate.
16. Leases are limited to a minimum of six (6) consecutive months in any twelve. Each property owner who leases his/her dwelling must, within fifteen days after signing the lease, deliver a copy to the Secretary of the Foundation.
17. Hurricane or other protective coverings may not be installed before June 1st or left in place after November 30th. Aluminum shutters must be painted to match the house. Residents can put up either raw aluminum shutters or temporary plywood shutters when a hurricane will be hitting the area within a few days and other shutters are not available to the homeowner. Within seven (7) days after the hurricane has passed, these raw aluminum shutters and the temporary plywood shutters must be taken down.
18. No owner, occupant or guest shall attempt to direct or assert control over employees of the Foundation, or contractors employed by the Foundation. This includes our guards. They are a vital part of our community and should be treated with respect at all times. If anyone has a problem with these employees, please bring it to the attention of the Board of Directors.
19. Bermuda Bay homeowners' property dues are payable quarterly January 1st, April 1st, July 1st, and October 1st. There is a late fee if payment is received after the 15th of the month that it is due. This late fee is retroactive to the 1st of the month and is \$5.00 per day.

20. An Annual General Meeting for all property owners is held each year in February. Board of Directors Meeting are held monthly. All owners are invited to attend.
21. Noise levels cannot interfere with the rights of others to enjoy the peacefulness of our Community.
22. In order to keep Bermuda Bay the wonderful community it is, consideration and respect for our neighbors should be our primary goal.
23. As times change, it may be appropriate for the Board to add to, amend or modify these Rules and Regulations.
24. In the event of a hurricane or other weather related storms that cause house, tree and shrub destruction, it will be the responsibility of each homeowner(s) association to remove debris from their common areas. Each homeowner will be responsible for removing construction and vegetative debris from their property, except for Hamilton Place which provides for its own removal. Homeowners should not place their debris on vacant lots or common areas. Streets are designated common areas.
25. Homeowners absent should not leave beach furniture or other items stored in the dune walkover storage area during hurricane season (June 1st – November 30th). Any item found in the dune walkover storage area after June 1 will be removed and discarded.
26. No motorcycles are permitted in Bermuda Bay. Any resident owning a motorcycle prior to May 23, 2019 will be grandfather in.
27. Owners walking dogs in Bermuda Bay must have them leashed and under firm control at all times so they do not intimidate walkers and bicyclists.
28. Residents are urged not to use gas-powered machinery (leaf blowers, pressure washers, e.g.) during the designated quiet hours when workmen are not allowed on premises.