

MURANO BAY HOMEOWNERS ASSOCIATION  
RULES & REGULATIONS  
COMMUNITY USE OF UNITS AND COMMON AREAS

1. The personal property of owners, non-owner occupants and tenants must be stored in their respective units, out of public view.
2. No trash, garbage cans, supplies, water bottles or other articles shall be placed or left on the common areas. No linens, towels, cloths, clothing or other articles shall be shaken or hung from windows, doors, fences, terraces or association property.
3. All garbage cans are to be stored out of view except for the day of trash collection.
4. Barbecuing should be done a minimum of ten (10) feet from the buildings.
5. Unit occupants shall be mindful of other residents in the operation of radios, televisions, musical instruments or any other sound producing device.
6. No sign, advertisement, notice of other lettering shall be exhibited, displayed or inscribed, painted or affixed without the prior written approval of the Board of Directors.
7. All door to door commercial solicitation is prohibited. Placing of materials on or under unit doors is prohibited without permission of the Board.
8. It is prohibited to litter or cause debris to be put in the Common Areas.
9. PARKING: All units have parking for 3 vehicles, which include one inside the garage and 2 cars on the parking pad. Additional vehicle parking must be secured off site or by agreement with another owner. There is limited parking for visitors which is **not to be used** by Murano Bay Residents.
10. VEHICLES. No commercial trucks, commercial vans, trailers, boats or recreational vehicles may be kept overnight within Murano Bay unless totally enclosed in a garage and not visible from the outside. No signage is permitted on any vehicle.

11. PETS & ANIMALS. Murano Bay conforms to Boynton Beach regulations which limit pet ownership to two (2) pets per unit; with dogs weighing 50 lbs or less. All pets must be kept on a leash when outside of the unit. Pet owners are responsible for the immediate sanitary clean up from their pet.

12. All window treatments must have a white backing, so that the only visible color from the outside is white.

13. Installation, maintenance, and use of all antennas shall comply with restrictions adopted by the Board and shall be governed by the then current rules of the FCC. In accordance with the Declarations of the Covenants and Restrictions of Murano Bay, prior written approval by the Board is required prior to installation.

#### 14. FAMILY, RENTERS & GUESTS

1. Siblings and parents of the Owners(s) of the Private Dwelling Owner may occupy a unit whether the Private Dwelling Owner is in residence or not, for a period not exceeding a total of four weeks each calendar year. Guests/family members other than a spouse and child under 18, staying over 4 (four) accumulative weeks in a calendar year, become occupants, and must complete all paperwork and undergo the same background check as a new owner and pay the required fee. All guests and family members who complete the required paperwork and pass the background check, may be accepted as an occupant and shall comply with the Rules of the Association.
2. All tenants that are renters must notify the owner of any additional persons living in their home. The acceptance must be in writing.
3. I understand that the acceptance for Lessee of any unit at Murano Bay is conditioned upon the truth and accuracy of this application and upon the approval of the Board of Directors. Any misrepresentation or falsification of information on these forms will result in the automatic rejection of the application.
4. I understand that the Board of Directors of Murano Bay may cause such an investigation of my background as the Board may deem necessary. Accordingly, I authorize Phoenix Management to make such an investigation and agree that the information contained in the

attached application may be used in such investigation and that the Board of Directors and Management Company shall be held harmless from any action or claim by me in connection with the use of information contained herein or any investigation conducted.

5. I hereby agree for myself and for all persons who may occupy the townhome which I seek to lease occupy by permission of the owner:
  - a. I will abide by and have read all of the restrictions contained in the By-Laws, Rules and the Declaration of Restrictions and Covenants for Murano Bay, which are or may be imposed by the Murano Bay Homeowners Association.
  - b. I understand that any violation of these terms, provisions, conditions and covenants of Murano Bay Homeowners Association documents provides cause for immediate action as therein provided or termination of the leasehold under appropriate circumstances.

In making the foregoing application, I am aware that the decision of the Board of Directors will be final and no reason shall be given for any action taken by the Board. I agree to be governed by the determination of the Board of Directors.

SIGNATURE \_\_\_\_\_  
Date \_\_\_\_\_

SIGNATURE \_\_\_\_\_  
Date \_\_\_\_\_