

The Reef

RULES AND REGULATIONS

- A.) No construction is allowed on Sundays or holidays. Normal working hours are 7:00 a.m. to 6:00 p.m.
- B.) Only one (1) sign in connection with the sale of that home or lot may be placed on a parcel. Artistic Signs and Graphics, located at 4149 SE Salerno Road in Stuart (286-1967), has the specifications for acceptable signs for those homes or lots that are for sale by owner. The sign must be set back from the street at least 20 feet.
- C.) Lawn and tree clippings must not be placed on vacant lots or the swales of vacant lots. Refuse trucks do not pick up from vacant lots. Landscaping services are required to haul off all their clippings. During the duration of construction a twenty (20) yard roll off dumpster must be provided for all construction debris.
- D.) In order to reserve the use of the shared tennis court for Reef and Seascape property owners and guests, combination locks on both sides of the tennis court have been installed. This is to discourage improper use and trespassing by residents from other neighborhoods. The combination will be changed periodically.
- E.) In reference to the section in the covenants titled Recreational, Commercial and Motor Vehicles, maintenance of motor vehicles shall not prohibit cleaning and washing a permitted vehicle.
- F.) No boats, campers, trailers, habitable vehicles, motor homes or recreational vehicles of any kind shall be parked on any street or common property within the community.
- G.) The Association has established a 15-MPH speed limit in our community.
- H.) There are two entry keypads at the front gate. The top keypad is for residents and invited guests. Residents may activate the gate by entering a code. Guests using the directory on the top keypad will gain entry via phone communication with the resident. To activate the gate for the guest, the resident must dial "9" on their home phone. The bottom keypad is for construction workers and service contractors. It is active only between the hours of 7:00 a.m. and 6:00 p.m. Monday through Saturday. The codes for these keypads are changed periodically. All property owners will be notified in advance of a change. It is the property owner's responsibility to notify their contractors and service people when the code changes.
- I.) The Association has the right to promulgate rules and regulations regarding the type, size and quality of commercial vehicles. It has been determined that "non-commercial passenger trucks" are those passenger trucks without advertising on the body of it. This is in reference to the section in the Covenants titled Recreational, Commercial and Motor Vehicles.
- J.) Refuse receptacles and recycle bins may be placed curb-side on the evening before or on the morning of pickup and must be removed following pickup the same day.
- K.) The operation of an ATV is prohibited in The Reef. Operation of a motorized scooter, electric personal assistive mobility device, or moped in The Reef must be in accordance with safety and traffic laws for operating these vehicles on roadways and streets of the State of Florida (Fla. Stat. §316).
- L.) The Association has adopted a Covenant, Rules and Regulations Violation Policy. *See Exhibit A*
- Residents who are unclear as to exactly what the covenants require are encouraged to consult the copy of The Reef covenants which they received at their closing or to call any Board Member for clarification. The covenants are also available online at the Martin County Clerk of Courts web site.
- M.) The Association has adopted a policy for inspection and copying of official records. *See Exhibit B*
- N.) The Association has adopted a policy for the use of golf carts. *See Exhibit C*
- O.) Builders' Signs may not be displayed until building plans have been approved by the ARB.