



# Rules and Regulations

***(Rule #1: Respect for Others!)***

***\* This document supersedes all previous rules and regulations \****

**Welcome to Cypress Falls at the Woodlands. You have moved into an exceptional community, surrounded by quiet preserves and tranquil ponds, along with amazing wildlife just outside your door. You will find our residents to be friendly, warm, and eager to meet new neighbors. We take great pride in the beauty and harmony of our community, and we work hard to keep our homes and common areas clean, safe, and enjoyable for all. In this document you will find rules and regulations implemented to maintain the appeal of our community for years to come. We ask that you read it thoroughly and contact the Property Manager with any questions you might have. We sincerely hope you enjoy your new home!**

# CONTENTS

**YOUR HOME** .....3

Interior .....3

Exterior .....4

    Hurricane season preparation .....4

    Decorative items .....4

    Garden signs .....5

    Holiday and religious decorations .....5

    Display of flags.....5

    Additional exterior items .....6

Your Lot .....7

Pets.....8

Vehicles .....8

Leasing Your Property .....8

**OUR COMMUNITY** .....9

    Neighborhood Social Events.....9

    Vehicle Operation and Parking .....9

    Restrictions and Prohibited Items .....10

    Pet Etiquette.....11

**OUR AMENITIES** .....12

    Facility Use .....12

    Guest Policy .....13

    Clubhouse Room and Pool Canopy Rentals .....13

    Fitness Center .....14

    Pool and Spa Area.....14

    Sports Courts (Tennis, Pickleball, Horseshoes, Bocce, Cornhole).....15

    Community Garden .....15

    Dog Park .....15

**Important!** The *Declaration of Covenants, Conditions and Restrictions for Cypress Falls at the Woodlands* (CC&Rs) is the official legal document providing Cypress Falls governance. For specific requirements, please reference the CC&Rs document, which is available on the Cypress Falls Web site and in the Homeowners' Association (HOA) office.

## ***YOUR HOME***

Your home is your castle! We want you to put your own personal touches on it, while ensuring the aesthetic integrity and uniform harmony of the entire community. Please keep in mind that before **any** improvements or additions to the exterior of your home or lot are made, proposals must be reviewed and approved **in writing** by the Architectural Review Committee (ARC). For detailed information, contact the ARC and refer to the Cypress Falls *Architectural Guidelines* document, which is available on our community's Web site.

### **Interior**

- Windows may be covered with blinds, drapes, or verticals, and must have a white or neutral color backing. Reflective or foil window treatments are not permitted.
- Window or wall-mounted air conditioning units are not permitted.
- Portable (above-ground) hot tubs are permitted, but must be placed within a screen enclosure or covered lanai.
- Only gas grills are permitted, and all grills must be stored on your lanai or in your garage when not in use. Charcoal grills on a covered patio or balcony are prohibited.
- Trash and recycling containers are provided by the City of North Port. To avoid attracting wildlife and pests, trash containers must not be placed outside until collection day. At all other times, your containers must be stored inside your garage.
- On-site storage of gasoline, heating, and other fuels is prohibited. For emergency purposes and for the operation of generators; lawnmowers; pool, spa, and hot tub heaters; and similar tools or equipment, no more than two (2) propane containers, each no larger than twenty (20) pounds, may be stored on your lot.

## Exterior

In this section you'll find information about:

- Hurricane season preparation
- Decorative items
- Garden signs
- Holiday and religious lights and decorations
- Display of flags
- Additional exterior items

### **Hurricane season preparation:**

If you plan to be absent from your home during the hurricane season you must (1) remove all furniture, barbecue grills, potted plants, and other movable objects from your lot and lanai and (2) designate a responsible individual or firm to care for your home should your home suffer hurricane damage. In the event of a hurricane, the HOA has no ability or responsibility to remove personal property that may be damaged or cause damage to neighboring properties or common areas.

Regarding hurricane shutters, please keep in mind the following:

- Hurricane shutters that are clear, white, bronze, or the color of the home can remain in place for the duration of hurricane season (June 1 to November 30). Shutters that are **not** clear, white, bronze, or the color of the home can be installed no earlier than seven (7) days prior to a tropical storm or hurricane watch or warning issued by Sarasota County, and then **must** be removed within seven (7) days following that watch or warning. **All hurricane shutters must be open or removed for the remainder of the year.**
- For any hurricane shutter system that requires a center bar, the center bar may not be permanently installed and must be removed along with the storm shutters.

### **Decorative items:**

The total number of decorative items in a yard (visible from the street) is limited to six (6). Note that landscape lighting is a separate category and does not count as a decorative item. Decorative items may include:

- Decorative flags must be placed in the garden area and can be no larger than twelve (12) inches by fifteen (15) inches. The limit is two (2) decorative flags per lot. Obscene or political content (subject to interpretation by the Board of Directors) is not permitted. This restriction does not apply to the display of United States flags or other flags governed by Florida Statute 720.304(2).
- Flower pots, bird baths (not to exceed three (3) feet in height), statues, and benches.
- One (1) wind twirl and chimes up to six (6) feet high.
- One (1) trellis up to six (6) feet high is permitted with approval by the ARC.

Artificial flowers are **not** permitted.

**NOTE:** Owners displaying decorative items do so at their own risk of damage caused by reasonable maintenance by the HOA's vendors and personnel.

## **Garden signs:**

Garden signs are **not** permitted, except in the following cases. When permitted, signs may be placed **only** in the garden area of the home so as not to interfere with mowing.

- Political signs or flags: As many as one (1) national and one (1) local sign or flag no larger than twenty-four (24) inches by eighteen (18) inches can be displayed for no longer than two (2) weeks prior to and one (1) week following an election. (Please note that political signs or flags may be displayed **only** in the garden area of the home.) Nothing herein is intended to regulate the display of flags pursuant to Florida Statute 720.304(2).
- Real estate signs: May be displayed from listing to sale of the property and must be no larger than twenty-four (24) inches by eighteen (18) inches.
- Celebratory signs (birthday, anniversary, graduation, etc.): Must be of a reasonable size and can be displayed for up to two (2) weeks.
- Contractor signs: Must be removed **daily** when the contractor leaves.

## **Holiday and religious lights and decorations:**

Holiday and religious lights and decorations may be displayed on a lot for up to thirty (30) days prior to a publicly observed holiday or religious observance, and must be removed within thirty (30) days following that holiday or observance. As determined by the Board of Directors in its reasonable discretion, the lights and decorations must **not**:

- Be excessive in number, size, or brightness, relative to other lots in the area
- Draw excessive attention or traffic
- Unreasonably interfere with the use and enjoyment of neighboring properties
- Cause a dangerous condition to exist

## **Display of flags:**

The rules and regulations regarding the display of flags are in compliance with the 2023 Florida Statutes, Title XL, Real & Personal Property, Chapter 720 Homeowners' Associations, Section 304.

Flags must be displayed in a respectful manner, in accordance with federal and state government codes. A displayed flag and the flagpole must be maintained in good condition. Any flag that is deteriorated must be removed or replaced. (*See Title 4, United States Code, Chapter 1.*)

- For flags attached to your home:
  - You may display one (1) portable, removable United States flag not larger than 4½ feet by 6 feet or official flag of the State of Florida and one (1) portable, removable official flag, that represents the United States Army, Navy, Air Force, Marine Corps, Coast Guard, POW-MIA, or a first responder flag. The additional flag must be equal in size to or smaller than the United States flag.
  - Flagpole brackets/holders capable of holding a ¾-inch dowel and mounted to the home on either side of the garage are permitted.

- For flags on freestanding flagpoles:
  - With **written** approval from the ARC, you may erect a freestanding flagpole no more than twenty (20) feet high in the garden area of your lot.
  - You may display from that flagpole one (1) official United States flag, not larger than four-and-a-half (4½) feet by six (6) feet, and may additionally display one (1) official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, Coast Guard, POW-MIA, or first responder flag. The additional flag must be equal in size to or smaller than the United States flag.

**NOTE:** Homeowners flying any other flag(s), including but not limited to sports flags and flags with political content, will be asked to remove them, as these are in violation of the CC&Rs. Additionally, decorative lawn flags are discussed under “Garden signs” on page 5.

**Additional exterior items:**

- Garage doors **must** be closed overnight (except for purposes of entry and exit).
- Outdoor coach lights must have white bulbs.
- Fences of **any** kind, including decorative fences, are not permitted other than those originally installed by the Developer. When any fence installed by the Developer is damaged or required to be replaced, it may not be replaced. The Architectural Review Committee (ARC) will not approve any replacement of a fence installed by the Developer.
- Clotheslines may not be installed or erected that are in any way exposed to public view from any street or adjoining lot.
- The HOA may designate a “standard” mailbox by size, type, color, and design. Individual changes and/or decorative covers are not permitted. Single mailbox maintenance and replacement are the responsibility of the unit owner. The HOA is responsible for the maintenance and repair of cluster mailboxes.
- Converting any garage to finished space for use as an apartment or other living area is not permitted.
- Parking for the number of vehicles for which garage space was originally designed must not be altered.
- Hobbies or activities that cause unclean, unhealthy, untidy, or noisy conditions to exist outside of enclosed structures on the lot are not permitted.
- Changing the driveway surface from what the builder installed is not permitted. Any driveway replacement **must be approved** by the ARC.
- Alterations to landscaping beyond the original landscaping plan are not permitted. For more information, please contact the ARC.
- When not in use, patio/outdoor furniture must be stored in your lanai or garage.
- Temporary borders of any type are not permitted.

## Your Lot

Please keep in mind that before **any** improvements or additions to the exterior of your home or lot are made, proposals must be reviewed and approved **in writing** by the Architectural Review Committee (ARC). For detailed information, contact the ARC and refer to the Cypress Falls *Architectural Guidelines* document, which is available on our community's Web site.

- While you may hire any landscaping company of your choice, **only** the HOA-contracted landscaping company may do cut and caps of irrigation or other irrigation work.
- Community-wide yard sales will be held from time to time on dates determined by the HOA. Residents may **not** hold yard, garage, moving, or rummage sales outside of these events.
- You are responsible for maintaining your driveway. It must be kept clear of debris and power washed as needed to the paved surface of the road. Similarly, for Villas with walkways to their doors, these must also be kept clear of debris and power washed as needed.
- To maintain the beauty of our community and help ensure safety for all, the following are prohibited:
  - Accumulation of trash or garbage, except between regularly scheduled pickups and only in approved containers
  - Outside burning of trash, leaves, debris, or other materials
  - Obstruction or re-channeling drainage flows
  - Construction, erection, placement, or modification of any structure or thing, permanently or temporarily, on the outside portions of your lot; the only exception being an antenna designed to receive broadcast signals (*Please contact the Property Manager for details and approval regarding antennae.*)
  - Structures, equipment, or other items on the exterior portions of your lot which have become rusty, dilapidated, or otherwise fallen into disrepair
  - Sprinklers, hoses, irrigation systems, or wells of any type that draw water from lakes, creeks, streams, rivers, ponds, wetlands, canals, or other ground or surface waters
  - Construction or maintenance of any building, residence, or structure or performance of any activity in the wetlands, wetland mitigation areas, buffer areas, upland conservation areas, or drainage easements unless prior approval is received (1) from the HOA, which approval may be withheld for any reason, and (2) from the Southwest Florida Water Management District Venice Regulation Department, the County, the Corps of Engineers, or the State of Florida, as applicable
  - Cutting anything in, removing anything from, or throwing anything into the preserve area

## Pets

- We welcome a maximum of two (2) pets per household. Dogs (excluding Pit Bull breeds), cats, or other household pets of that nature are permitted.
- Raising, breeding, or keeping animals, livestock, or poultry of any kind is prohibited.
- All pets must be licensed, registered, and inoculated as required by law, and cannot roam freely.
- Any pets that make objectionable noise, endanger the health or safety of, or constitute a nuisance or inconvenience to, other residents must be removed upon request by the Board of Directors.
- For more information about pets, see "Pet Etiquette" and "Dog Park" later in this document.

## Vehicles

- The maximum numbers of vehicles per home is designated as being the number of spaces in the garage plus the number of spaces in the driveway.
- If you own or are considering purchase of a golf cart, please note that all carts must be:
  - Electric-powered
  - Parked or stored only in an enclosed garage when not in use, except for temporary parking in the driveway of a home or in portions of the HOA common areas specifically designated for golf-cart parking
  - Registered with the HOA and insured for liability purposes in order to be operated and parked in Cypress Falls

## Leasing Your Property

- You may lease your home for a **minimum** term of six (6) months, except with prior **written** consent of the Board of Directors. Note that the Board, at its sole discretion, may deny any lease term of less than six (6) months. The lease must include the entire home; a room or rooms within the same dwelling may not be separately leased, except for a detached "in-law suite" or "guest house".
- The tenant(s) must be given and sign for a copy of all HOA Governing Documents, which include these *Rules and Regulations*, and all occupants of the leased home are bound by and obligated to comply with all HOA Governing Documents.
- Non-resident owners who have delegated the right to use the community amenities to their tenant(s) must provide the HOA with written authorization and a listing of tenants. Owner may **not** use the community amenities while the home is leased.
- Owners are responsible for tenant behavior and will be financially accountable for any damage to common property and amenities.

# ***OUR COMMUNITY***

Kindness, compassion, communication, and respect for one another are just a few things that make our community strong. If there are disputes among individuals or teams in the community, it is always best to work together to try and resolve issues before involving management. The HOA does not intervene in private disputes between residents.

## **Neighborhood Social Events**

Any neighborhood social event must:

- Have Property Manager approval to block streets from through traffic
- Allow ready access to emergency vehicles
- Allow all neighbors access to their homes and driveways

## **Vehicle Operation and Parking**

- The community speed limit is **twenty (20) MPH**.
- Please be respectful of your neighbors' property and avoid using their driveways as turnarounds.
- Blocking of driveways or sidewalks by vehicles is not permitted. Overnight parking of any vehicles on streets or thoroughfares is discouraged. If the need for additional parking space arises, residents may obtain a parking permit from the property management office and temporarily park vehicles in the parking lot by the pickleball and tennis courts.
- Parking of commercial vehicles or equipment, mobile homes, campers and similar recreational vehicles, golf carts, boats and other watercraft, trailers, stored vehicles, or inoperable vehicles in places other than enclosed garages, except temporarily during loading and unloading, is prohibited.
- Parking in common areas is permitted in designated spaces only.
- Parking and operation of motorized vehicles on grass, pathways, or trails is prohibited.
- Golf carts must be:
  - Operated only on streets; **never** on sidewalks or lawns
  - In good working order and in compliance with all applicable local and state laws
  - Operated by a driver with a valid automobile driver's license

Several parking spaces designated for golf carts are located in front of the bocce court area. If all golf cart spaces are occupied, you are permitted to use a regular vehicle space.

**Note:** Owners are responsible for any and all damage to persons or property resulting from negligent use of a golf cart by the owner, his/her family members, tenants, guests, invitees, or others.

## Restrictions and Prohibited Items

Lakes, ponds, and waterways:

- Dumping grass clippings, leaves, or other debris, petroleum products, fertilizers, or other potentially hazardous or toxic substances in any drainage ditch, stream, pond, lake, or elsewhere within the community
- Swimming, boating, fishing, use of personal flotation devices, or other active use of ponds, streams, or other bodies of water
- Entry onto any lot, or onto any maintenance or other easement, to access any lake, pond, preserve, wetland, or similar area
- Construction, erection, placement, or modification of docks, piers, or similar structures on or adjacent to any body of water
- Wildlife and vegetation:
  - Capturing, trapping, or killing of wildlife
  - **Feeding wildlife, including bird feeders**
  - Activities that materially disturb or destroy vegetation, wildlife, wetlands, or air quality
- Any activity that generates a level of noise as to be an unreasonable source of annoyance to occupants of other lots, as the Board of Directors may determine, including but not limited to:
  - Fireworks
  - Use of television, radio, or loud speaker

**Note:** Alarm services used exclusively for security purposes are exempt.
- Discharge of firearms
- Nuisance activities, including but not limited to:
  - Activities that emit foul odors outside of the lot, create an unreasonable level of noise, unreasonably disturb peace, cause an unclean or unhealthy condition, or threaten safety of occupants of other lots
  - Plants, animals, devices, or other things of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature that may diminish or destroy the enjoyment of the community
  - Noxious or offensive activity which the Board determines may cause embarrassment, discomfort, annoyance, or nuisance to other persons using the HOA common areas
- Placement of any sign (other than a real estate "Open House" sign) on HOA common property unless approved **in advance** by the Property Manager
- Activities that violate local, state, or federal law
- Door-to-door solicitation within the community

## **Pet Etiquette**

- Except for support or assistance animals, pets are permitted only in designated areas. They are not permitted indoors unless it is an authorized event.
- Pets are not permitted in the pool or wet areas.
- A dog park is available for your well-mannered dog to run off leash within an enclosed area. For more information, see "Dog Park" in the next section, "*OUR AMENITIES.*"
- Unless in the dog park, dogs must always be on a leash while outside.
- You must clean up after your pets. Please do not allow your dog to use your neighbor's lawn as a rest room.

# ***OUR AMENITIES***

You have access to a state-of-the-art clubhouse, pool and spa area, fitness center, and numerous sports courts to support your active lifestyle. Enjoy!

## **Facility Use**

- If they meet all eligibility requirements, all residents and guests are entitled to utilize the amenities.
- All residents and guests utilize the amenities at their own risk. Residents and guests using the amenities acknowledge the inherent risk associated with any applicable portion of the amenities, including injury or damage to person or property.
- Except for support or assistance animals, pets are permitted only in designated areas. They are not permitted indoors unless it is an authorized event.
- With the exception of the pool and wet areas where bathing suits are permitted, residents must be properly attired with shirts and shoes to utilize the amenities.
- Other than in the locker rooms, swimsuits and wet feet are not permitted indoors.
- Consumption of alcohol is permissible at the Amenity Center. Residents under twenty-one (21) years of age may **not** consume alcohol on the HOA property at any time.
- Excessive noise that will disturb other residents and guests is not permitted.
- Smoking and vaping are permitted in designated areas only, and all waste must be disposed of in the appropriate receptacles. Smoking and vaping are **never** permitted inside the facility.
- Use of profane or inappropriate language is not permitted.
- Residents must clean up after themselves.
- Residents must let the staff know if an area of the facility or a piece of equipment needs cleaning or maintenance, and should not use any portion of the amenities that is reported as requiring maintenance.
- All equipment and supplies provided for use at the amenities must be returned in good condition after use.
- Locker room facilities are available for all residents and guests. Lockers are for daily use only, and all items must be removed from the lockers at the end of the day.
- Please be courteous and limit the use of cellular telephones; keep your phone ringer turned off or on vibrate while in the facility.
- The HOA and staff are not responsible for lost or stolen items. Residents are encouraged to store and lock all personal belongings in provided daily use lockers. Staff members are not permitted to hold valuables or bags for patrons.

*(Continued on next page)*

*("Facility Use" — continued from previous page)*

- All found items should be turned in to the staff for storage in the lost and found. Items will be stored in the lost and found for up to one (1) month.
- Residents are encouraged to assist the staff in the enforcement of these usage guidelines. Residents may notify the staff on duty if an individual is violating usage guidelines.
- Bikes may be parked **only** in bike racks. Bike racks are located at both ends of the clubhouse; bikes may not be parked by the clubhouse doors.

## **Guest Policy**

- Use of the amenities is restricted to Cypress Falls residents and their guests.
- Residents are responsible for the behavior of their guests.
- Guests eighteen (18) or older using the amenities need not be accompanied by a resident.
- Guests under the age of eighteen (18) **must** be accompanied by an adult at all times when using the amenities. Additional age requirements may apply, and are listed in the usage guidelines for specific areas.
- As of November 1, 2023, guest wristbands are no longer required.

## **Clubhouse Room and Pool Canopy Rentals**

The Social Hall, clubhouse rooms, internet cafe, craft room, and pool canopy area may be reserved by residents for private events or meetings. Usage is on a first-come, first-served basis. A fee schedule applies to all private events and is available in the property management office. The resident who reserved the area is responsible for ensuring that the area is cleaned and all furniture is returned to its regular arrangement.

For the pool canopy area, keep in mind that:

- If a reservation was not made, residents cannot deny access to others who would like to use the area concurrently.
- Reservations consist of a three-hour (3) block, which includes necessary clean-up time.
- Reservations can be made up to two (2) months in advance. If the reservation is no longer needed, please contact property management staff so the reserved block can be given to another group.

## Fitness Center

- The fitness center is open from 5:30am to 10:00pm.
- No one under the age of sixteen (16) is permitted inside the fitness center. Anyone ages sixteen (16) or seventeen (17) may use the fitness center **only** while under active adult supervision.
- Please wipe down the equipment before and after use. Alcohol wipes are available throughout the fitness center.
- Food is not permitted in the fitness center.
- Beverages must be contained in non-breakable and spill-proof containers.
- Please help keep the gym and locker rooms clean.

## Pool and Spa Area

- Pool and spa hours are from dawn to dusk.
- Smoking and vaping are allowed in designated areas only, and **never** on the pool deck.
- Swim noodles and Big Joe® swim noodles are the only flotation devices permitted. The only exception is for an organized activity such as volleyball.
- Diving, jumping, or other dangerous actions from the side of the pool are prohibited.
- Running in the pool and spa area is prohibited.
- Pets are not permitted in the pool or wet areas.
- Breakable containers or objects are not permitted in the pool, spa, and canopy areas, or in locker rooms.
- Activities in the resistance pool are limited to only those permitted by the HOA from time to time. Roughhousing or inappropriate behavior is not permitted in the resistance pool.
- The resistance pool is primarily used for exercise. However, when the resistance pool is not being used for that purpose, use of swim noodles is permitted. Please be aware of other residents or guests who would like to exercise in the resistance pool and yield it for that purpose. The Property Manager may designate special events in which the pool may be used as a "lazy river".
- No bicycles, scooters, roller skates, roller blades, or skateboards are permitted on the pool deck or pavers.
- Additional rules are posted in the pool and spa area.

## **Sports Courts (Tennis, Pickleball, Horseshoes, Bocce, Cornhole)**

- Tennis and pickleball courts are open from 8:00am to 10:00pm. The bocce, horseshoes, and cornhole areas are open dawn to dusk. Participants should investigate the court surfaces for any defect or dangerous condition, and immediately report any unsafe condition to the HOA prior to play.
- **Club play times:** Club times are published on the social calendar. If space is available, non-club residents, visitors, and/or overnight guests are welcome to play during this time. Residents of all skill levels are invited to play with the club.
- **Open play times:** Visitors and/or guests are welcome to play during this time. When all courts are being used and people are waiting to play, courts are to be used on a rotating basis after each game.
- Appropriate attire, language, and behavior are required on the sports courts.

## **Community Garden**

Garden plots are available for resident use on a first-come, first-served basis. One (1) plot is allowed per home. Plots become available annually as of August 1st. The Property Manager will email information and an application during the month prior to a new session starting. Keep in mind that applications must be submitted for each new session, even if you currently have a plot.

## **Dog Park**

- The dog park is open dawn to dusk.
- You may bring your well-mannered dog(s) to run off leash within this enclosed area.
- Dogs must be up-to-date on vaccinations and parasite control. The HOA may, from time to time, request proof of vaccination.
- Please actively supervise your dog and don't allow him or her to bully other dogs.
- Any dog that is aggressive toward people or other dogs must be removed from the park by the owner.
- You must clean up your dog's waste.
- Owners are strictly responsible for the acts of their dogs, as well as for any damage to a person or property caused by their dog. The HOA is not responsible to approve or supervise dogs for particular temperaments or aggressive behavior.

(Rules\_Regs\_BOD+APPROVED.docx)

*\* This page intentionally left blank. \**

*\* This page intentionally left blank. \**