

**AMENDED AND RESTATED RULES & REGULATIONS
OF
ESPLANADA AT BOCA POINTE HOMEOWNERS ASSOCIATION
NOVEMBER 3, 2025**

1. A new home purchased has a prohibition on renting the home for 24 months from the date of recording the deed per Esplanada's Documents, as amended.
2. Any owner who desires to construct an improvement or structure of any kind on his lot MUST have prior written consent and approval of the Architectural Review Committee (ARC). Two complete sets of all plans and specifications and samples of proposed building material must be submitted to the ARC.
3. All approvals by ARC shall be subject to further approval by the Architectural Control Committee of the Boca Pointe Community Association, Inc.
4. All exterior building materials shall be real and not artificial; the exteriors shall be consistent with the theme adopted by the developer.
5. All fixed games (basketball hoops) and play structures shall be located behind the residences.
6. No television or other outdoor antenna system or facility shall be erected or maintained within the boundaries of the Association.
7. No metal cyclone fences are permitted - No fence, wall or other structure shall be erected in the front yard, backyard, or side yard setback areas, except as originally installed by the developer, and except any approved by the ARC and the Architectural Control Committee of the Boca Pointe Community Association, Inc. All walls shall be concrete block and stucco.
8. No window or wall air conditioning units are permitted.
9. All mailboxes or receptacles for the delivery of newspapers, magazines, or mail shall be approved by the Board prior to installation on any lot.
10. All trash/garbage must be kept in solid covered trash receptacles; no garbage container shall be visible from the street. Placement of trash receptacles and/or recycle bins may be placed curbside within 24 hours of a scheduled trash collection. No garbage may be put out in plastic bags. All bins and receptacles must be put away within 24 hours after trash collection. Trash/garbage pick-up occurs early mornings on Mondays and Thursdays. Recycle pick-up occurs only on Thursday early mornings.
11. All newspapers left for pick-up must be tied or covered so as not to blow away.
12. No trucks or commercial vehicles, campers, mobile homes, motorhomes, boats, house trailers, boat trailers, or trailers of every other description or vehicles over 6 feet in height shall be permitted to be parked or to be stored on any lot, except that they may be stored within garages with doors shut. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as for pick-up and delivery during

regular business hours on weekdays, nor to other vehicles permitted by federal, state, or county laws and regulations.

13. Parking in the streets is prohibited between the hours of 2:00 AM and 6:00 AM. A fine may be imposed and a sticker may be affixed to any vehicle in violation. Boca Pointe Security provides pictures and owner information on all cars parked on the road between 2AM and 6AM. *A violation of this provision shall subject the Homeowner(s) to the following schedule of monetary fines, which shall be assessed on a per-occurrence basis and shall be cumulative: First violation — Zero Dollars (\$0.00); Second violation Fifty Dollars (\$50.00); and each subsequent violation — One Hundred Dollars (\$100.00).*
14. No animals, livestock or poultry of any kind shall be kept on any lot, except dogs, cats, or other household pets may be kept (LIMITED TO TWO (2) PETS). No dog or other pets shall be permitted to have excretions on any lot, or anywhere else within the properties except within the roadway and only if excretions are picked-up and disposed of immediately. In no event shall an owner or any other person allow a dog anywhere on the properties unless carried or held on a leash not to exceed six (6) feet.
15. The color of the garage doors, front doors and French doors must conform to the ARC specifications.
16. Speed limit within the community is 25 m.p.h. PLEASE OBSERVE.
17. All sprinkler systems must be maintained and be fully operational. All clocks must be kept on at all times so that the timers will function.
18. No lawn ornaments, statuary or any other item is allowed on the property if observable from the street. Any changes to the landscaping to your home must be approved prior to beginning work. Please see the Esplanadahoa.org website for the forms to be submitted for review and approval by the ARC.
19. No deliveries are permitted after 6PM, Monday thru Saturday and no deliveries are permitted on Sunday. Please make arrangements accordingly.
20. A New Owner acquiring title shall provide to the Homeowners' Association a copy of the recorded deed or other instrument evidencing title.
21. Please park at least fifteen (15) feet from any mailbox. This is a United States Postal Service regulation. Please make sure that guests and/or workmen observe this rule.
22. No object, vehicle, or other thing shall be placed, parked, or maintained in such a manner as to block, obstruct, or otherwise impede pedestrian traffic upon any sidewalk within the Association. A violation of this provision may subject the Homeowner(s) to a fine.