

Brief Summary of Egret Cove Rules & Regulations

1. The use of the Homes shall be consistent with existing laws, and the restrictions set forth in the Bylaws and shall not constitute a nuisance. Only a single family and guests may occupy a Home as a private residence.
2. Common Elements shall not be obstructed, littered, defaced or misused and shall be kept free and clear of all rubbish, debris and unsightly materials.
3. Owners and occupants shall minimize noise so as not to disturb others.
4. No garments, rugs, towels, bathing attire, etc. may be hung from portions of Homes that are visible to others.
5. All garbage and trash shall be deposited in the disposal containers provided and placed at the curb for collection no earlier than 6 PM the night before collection day. The containers shall be removed no later than 6 PM on collection day.
6. Owners shall not cause or permit anything (including signage) to be placed on the outside walls of any Home or placed on windows which are visible from the outside of the building, and no sign, canopy, shutter, radio/television antenna shall be affixed to or placed upon the exterior walls or roof or any part thereof, without prior written consent. Pursuant to P.S. 718, Home Owners may display one portable, removable United States Flag in a respectful way.
7. No noxious or offensive activity shall be carried on in any Home or in the Common Elements, nor shall anything be done therein, either willfully or negligently, which may be or may become an annoyance or nuisance to other Owners or occupants, or which may be injurious to the reputation of the community.
8. Nothing shall be done in any Home or the Common Elements which will impair the structural integrity of the Home or which would structurally change the Home without advance written approval from the ECHOA Board of Directors and the Olde Cypress Master Property Owners Association Architectural Review Committee.
9. No industry, business, trade, occupation or profession of any kind, commercial, religious, education, or otherwise, designated for profit, altruism, exploration, or otherwise, shall be conducted, maintained, or permitted in any Home except with prior written consent. Home-based businesses that do not involve foot traffic are excepted from this rule.
10. No clotheslines or similar devices shall be allowed on any portion of the Property.
11. Each Home includes a multi-car garage for parking as well as the driveway in front of each garage that may be used for parking by the Owner and guests. Vehicles should be housed in the garage at all times. In the instance where a household has three vehicles one may be parked in the driveway of the Home. All motorcycles shall be licensed. No repair or maintenance of vehicles may be done in parking spaces or within the Common Elements. No boats, boat trailers, ATVs, motorcycles, mopeds, RVs, pick-up trucks or commercial vehicles shall be parked on the Property although motorcycles and trucks may be parked inside the garage. This restriction does not apply to work trucks parked temporarily on the Common Elements.
12. Owners may have a maximum of two (2) domesticated dogs or cats, as well as two caged birds, provided they are not kept, bred, or maintained for commercial purpose. All four-legged pets shall be kept on a leash while outside the Owner's Home. In the event that any pet on the premises should constitute a nuisance in the opinion of a majority of the Board of Directors, then the Owner, when so notified in writing, shall be required to immediately remove said pet from the premises.
13. Garage doors shall remain closed except upon entering or exiting the garage.
14. No more than seven (7) persons may occupy a Home without prior written approval.
15. No Home maybe leased or sublet more than three times per calendar year for a minimum of thirty (30) consecutive days each time. No subleasing or assignment of lease rights is allowed unless approved by the Board and any

prospective Lessee shall be required to complete an application that will be submitted to the Board for approval. No individual rooms may be rented and no transient tenants may be accommodated.

16. Notices of meetings of the Board of Directors will be delivered by e-mail to the e-mail address on file.