

Rules and Regulations

The Cape at Coral Bay Village Association, Inc.

**The following establishes the Rules and Regulations (R&R's) for The Cape HOA and supplement the established Covenants, Conditions and Restrictions (CC&R's) of the Cape Village Association. These updated R&R's will go into effect March 1st 2023.*

***IMPORTANT:** *If a previously implemented project is not in compliance with the following R&R's, in order to avoid any potential violations/fines, please submit the appropriate Architectural Request (AR) form to Alliance Property Systems which will then request Architectural Review Committee (ARC) review/approval. Starting March 2023, the Cape HOA Board will confirm that an approved AR form is on file for any changes listed below.*

- Available AR Forms:
 - **General** Architectural Request (**GAR**): for all modifications below, with the exception of home painting and mailboxes.
 - **Mailbox** Architectural Request (**MAR**): for mailbox installations and/or modifications.
 - **Paint** Architectural Request (**PAR**): for painting of homes, whether changing color or not.

Trash Cans:

- Trash cans must be placed at the curb no earlier than 5 pm the night prior to scheduled trash pick-up.
- Trash cans must be removed from the curb no later than 10 pm the same day of scheduled trash pick-up.
- Trash cans must be stored (i.e., inside garage, behind a fence) so that they are no longer visible from the street.

Fencing:

- **Any new fencing or painting of fences must be approved by ARC Committee.** Submit a **GAR** form to request ARC Committee project approval.
- **City of Margate building permit is required for any new fence.**
 - Please contact the City of Margate building department for current fence permit requirements. They will require an approved GAR form from The Cape HOA.
- **New fencing projects:**
 - Can only be made of **(1) wood** or **(2) PVC vinyl** fencing material.
 - A combination of both materials is not permitted.
 - Can only be **(1) bright white** or **(2) any shade of brown.**
 - A combination of both colors is not permitted.
 - Privacy or shadow box style is acceptable. Lattice fences are not permitted.
- **Existing fence projects:**
 - Can only be **(1) bright white** or **(2) any shade of brown** in color.
 - Color choice is subject to ARC committee discretion during review.

Driveways and Driveway Extensions:

- **Any new driveway project including painting, concrete stamping or replacement/extension must be approved by ARC Committee.** Submit a **GAR** form to request ARC Committee project approval.
- Driveway extensions will only be approved if completely made using one consistent material.
 - Mulch for use as a driveway extension material is not permitted.

Garage Doors:

- **New installations of garage doors must be approved by ARC Committee.** Submit a **GAR** form to request ARC Committee project approval.
- **Garage doors must be white in color,** with the exception of the garage door handle.

Rain Gutters:

- **New installations of rain gutters must be approved by ARC Committee.** Submit a **GAR** form to request ARC Committee project approval.
- **Gutters must be white in color.**

Grass, Landscaping and Trees (Front Yard):

- **Any elimination of existing grass must be approved by ARC Committee.** Submit a **GAR** form to request ARC Committee project approval.
- **No more than 50% of front yard may be hardscape.**
 - If more than 50% will be replaced with rock or mulch, your request will not be approved.
- **Grass must always be properly maintained: alive, cut, trimmed and edged.** Unkept (i.e., overgrown) grass determined during monthly inspections and will result in a violation notice to be sent to the homeowner.
- **Landscaping must always be properly maintained: alive, cut and trimmed.** Unkept (i.e., overgrown) landscaping determined during monthly inspections and will result in a violation notice to be sent to the homeowner.
- Hardwood trees and coconut palms must be trimmed, with applicable coconuts removed, prior to hurricane storm season and must be kept that way till the end of the season to prevent damage from coconuts or uprooting during a storm.
 - Florida's Hurricane season: June 1st – Nov 30th every year.

Artificial Turf:

- **Any use of front yard artificial turf (AT) must be approved by ARC Committee.** Submit a **GAR** form to request ARC Committee project approval.
- **Artificial turf CANNOT be installed by homeowner.**
 - Artificial turf must be professionally installed by an artificial grass contractor
 - Grass must be completely removed, sand or rock base installed and compacted/leveled, and turf material placed with no visible seams.
- **Artificial turf to be installed must be designed for exterior use.** Retail carpet material that has appearance of artificial turf purchased will NOT be approved.

Roofs:

- **New installations of roofing protection must be approved by ARC Committee.** Submit a **GAR** form to request ARC Committee project approval.
- Roof protection must be **flat tile** and **white in color**, reflective of roofing on all other homes with The Cape.

Mailboxes:

- **New installations of mailboxes and/or mailbox posts must be approved by ARC Committee.**
 - Submit a **MAR** form to request ARC Committee project approval.
 - All applicable requirements (i.e., height, distance from roadway, location of house numbering...) by The Cape HOA board and the USPS are included along with the MAR form.
- Mailbox and mailbox post must be **white in color**.
- Mailbox must be **kept clean, good working condition** and **aesthetically pleasing**.
- Metal mailbox post anchors are not permitted and will not be approved.