



COMMUNITY RULES AND REGULATIONS

**THOUSAND OAKS AT CONGRESS MASTER
ASSOCIATION, INC.**

**1034 Center Stone Lane
Riviera Beach, FL 33404**

Phone: (561) 845-1016

E-Mail: thousandoaks1@yahoo.com

Community Center Amenities Rules and Regulations

General Rules

The Community Center is for the enjoyment of members/owners.

A member is defined to include the owners of record of the home within either, THOUSAND OAKS Homeowners' Association, Inc. Association. Parents of unit owners whose legal and permanent residence is within the members unit are also entitled to be members.

- A member will be required to be with their guest while using the facility (this includes the Pool, the Fitness Center, Tennis Courts, Basketball/Sports Courts and Party Pavilion)
- Must be 18 years or older unless accompanied by parent or guardian. Age requirement will be strictly enforced. It is the duty and responsibility of the member to become familiar with these requirements and to cooperate in the enforcement thereof.
- Dress code – Proper attire is to be worn at all times in accordance with acceptable practice for the particular facility. Shirt, cover-up and shoes must be worn at all times.
- Parents will be responsible for the conduct of their children at all times.
- Members using the facility are responsible for leaving it clean after its use.
- The cost of replacing any property that is broken, damaged or removed by a member or guest shall be charged to the member concerned.
- No pets shall be permitted anywhere in the pavilion, fitness center, and the tennis, basketball or sport courts or in or around the pool or on the common areas immediately adjacent to these facilities.

Fitness Building

Fitness Room Members and guest use the work out room at your own risk. It is strongly recommended that you consult your physician prior to beginning any exercise program.

- Children under 18 are not permitted unless escorted and under the direct supervision of their parent.

- Pets are not allowed.
- Everyone using the workout room is required to bring a towel to wipe the equipment dry after use.
- All radios, CD's, tape decks, etc. are required to have a set of headphones when listening to audio programming.
- Tennis or like soft-soled athletic shoes must be worn at all time in the work out room. Bare feet are strictly prohibited.
- Bathing suits are not permitted attire in the workout room. Under no circumstances will bare-chests be permitted in the workout room.

Pool

Thousand Oaks Homeowner's Association, Inc., its members, Board of Directors or Property Management Company and their representative will in no way be liable for loss, damages, or injuries to any resident or guest in connection with the use of this facility.

- No diving in the pool.
- No Alcoholic beverages allowed at the pool.
- Children under the age of 18 are not permitted in the pool unless under the direct supervision of their parents.
- A shower must be taken prior to entering the pool.
- All persons using the pool must have a towel.
- Towels may not be used to reserve chairs.
- No glass is allowed in pool or anywhere around the pool area or deck.
- All radios, CD's, tape decks, etc. are required to have a set of headphones when listening to audio programming.
- Pets are not allowed
- Persons with open sores, cuts or communicable diseases may not enter the pool.
- Diapered aged children must wear swim pants in the pool.
- Food or drinks must be kept a minimum of 10 feet back for the pool edge.
- Floats may only be used if not creating a nuisance for other bathers.

Tennis/Basketball Courts

- No food intoxicants or glass containers will be permitted on the courts. Courts are not to be used for any purpose other than to conduct a game of tennis.
- Tennis/Sport Dress Code: Tennis shoes must be worn at all times. No bare feet allowed. Proper attire should be worn at all times. No bare chests and No bathing suits.

- No roller-skating, skateboarding, rollerblading or bicycling riding or big wheels.
- No pets allowed on the courts.
- Smoking is prohibited.
- Use of profanity or unsportsmanlike-like conduct is prohibited.
- Please be prepared to relinquish the court after one half's play for doubles and hour for singles.
- Lights will be turned off after use. For safety and enjoyment of others please no excessive noise, racquet throwing, ball abuse or profanity. Do not lean or climb on nets.

Tot Lot/Playground

- Tot lots are for the use of toddlers and they must be accompanied by and directly supervised by their parents.

Picnic/B.B.Q. Areas

- Members/owners are responsible to clean out the grill contents after each use.
- Be prepared to relinquish the area when others are waiting after one and one-half hour.

Hours of Operation

Fitness Center	Mon – Sun 5:00 AM – 9:00 PM
Swimming Pool	Mon – Sun Daylight to Dusk
Tennis Courts	Mon – Sun 8:00 AM to 10:00 PM
Basketball & Sports Courts	Mon – Sun 8:00 AM to 10:00 PM
Tot Lot	Day light hours only

Community Rules and Regulations

Air conditioners:

1. At not time will a window A/C unit be permitted in the Manor Homes, Town homes or Single Family homes.

Antennas (Satellite Dishes):

1. Exterior TV or radio antennas are not permitted.
2. Satellite dishes with a diameter of 24 inches or less will be approved with the following condition:
 - A. Dish must be installed at least 8 feet above the finished floor of the home.
 - B. Dish may not be installed on the front of the home.
 - C. Dishes installed on sidewalls must be installed within 6 feet from the rear of the home (Manor Homes – Satellite must be installed not higher than 3 feet from the ground.)
 - D. Dishes may not be installed on the roof or on the roof overhangs.
 - E. Cables required for installation of any dish may not be exposed for more that 3 feet on the outside wall. All exposed cables on outside walls shall be painted to match the existing building color providing that the paint will not degrade the signal.
 - F. You must submit an Architectural application with a survey showing the location of the dish, to the ARC for approval prior to installation.

Awnings

1. Only retractable rollout awnings encased on rear of home are permitted.
2. You must submit an Architectural application with a survey showing location and sample of fabric, to ARC for approval prior to installation.
3. Periodic cleaning and eventual replacement by owner may be directed at the discretion of the Board of Directors.

Basketball Hoops:

1. Portable basketball backboards MUST be brought inside the garage EACH NIGH.
2. Shall not cause a nuisance.
3. Portables CAN NOT be set up on the streets or sidewalks.
4. No roof or roof-mounted backboards are permitted
5. You must submit an Architectural application with a survey, showing location to ARC for approval prior to installation.

Boats:

1. Shall be stored in garage and shall not be visible from the street.
2. No use of Community Lake is allowed.

Business:

1. There shall be no business conducted such as, Auto mechanic.
2. There shall be no Day care without Board approval.

Clothes Drying:

1. No garments, rugs, or any other materials may be hung, exposed, or dusted from the windows balconies or from the front façade of any home. Further, no outside clotheslines or other facilities for drying or airing clothes shall be erected in the front yard or backyard of any home.
2. No garments, rugs, or any other material is to be seen from the street.

Driveways & Walkways:

1. Surfaces must be consistent with original approved materials and colors.
2. Surfaces must be cleaned and free of oil and other surface stains (Master Association reserves the right to correct deficiencies at the property owner's expense including any legal fees that may be associated with the cast).
3. You must submit an Architectural application with a survey, showing color picture or sample of resurfacing material to ARC for approval prior to installation
4. No side extensions to the drives or walks are allowed.

Exterior House Light:

1. All additional light fixtures require Architectural approval. Along with your architectural application, submit a picture of the fixture and a copy of your survey, showing the location, to ARC for approval prior to installation.

Fences:

Contact ARC for guidelines in your specific neighborhood. You must submit and Architectural application with a survey showing fence location for approval prior to installation. Municipal permits are the responsibility of homeowner. Rear gates, a minimum of five (5) feet wide are required to allow access of lawn maintenance equipment. These gates MUST be kept unlocked at all times.

A. Dry (interior) Lots

1. 5' black or white aluminum or black vinyl coated chain link style
2. Must be set back at least 5 feet from corners of house
3. Fences must be set in at least 5 feet from the sidewalk on the sidewalk on the side of the property facing the street.
4. Due consideration should be given to any easements that may exist.

B. No Fences are allowed on the Manor Homes or Town homes.

Flagpoles & Flags:

1. No flags or banners other than the American flags subject to approval (as to size and location).
2. Flagpoles are not permitted: only brackets mounted to the front exterior of the house.
3. You must submit an architectural application with a survey showing location to ARC for approval prior to installation.

Furniture (Outdoors):

1. Outdoor furniture need not be submitted to the Board for approval prior to being constructed or installed provided that they conform to the following guidelines:
2. Outdoor furniture (patio) shall be complementary to the exterior color scheme of the building
3. Furniture in a state of disrepair (i.e. furniture cushions and umbrellas must be free of fading and discoloration and frames must be free from rust.)
4. Indoor furniture can not be in front or back of the house on the balcony and must not be seen from the street.

Garage Conversions:

1. Garage conversions are not permitted
2. No garage should remain open at anytime unless being used for a specific purpose
3. No garage shall be used to house people

Gate Access:

1. No permanent visitations list
2. All visitors must register with security upon entry. All others are trespassing
3. No moving vehicles will be allowed in the community without prior approval

House Colors:

1. Shall remain as original colors selected for the community
2. You must submit an architectural application to ARC for approval prior to painting.

Lakes & Wetlands Preserves:

1. No swimming, fishing or boating is allowed

Landscaping & Plant Materials:

1. You must submit an Architectural application prior to landscaping replacement
2. Landscaping changes for Manor Homes and Town homes are not allowed.

Nuisances:

1. Shall not create an annoyance to the neighborhood (i.e. pets, music, parties, etc)
2. Rodents shall be controlled by the owner or tenant

Parking:

1. On street parking, parking across sidewalks, parking on laws or common areas is NOT PERMITTED. Vehicles will be towed!
2. No overnight parking is allowed at the recreation center. All parking at the recreation center (i.e. parties) must be approved.

Pets:

1. No livestock or poultry shall be kept, maintained or bred in any residential unit except for fish in an aquarium and birds in a cage and maintained in the interior residential unit and not more than two (2) only per home
2. No pit bulls are permitted
3. All pets must be leashed at all times
4. Pet owners must pick up after their pets
5. Pets cannot be left outside barking or creating an annoyance of any kind to the neighbors
6. Picture of pet and pet registration form is required.

Play Equipment (Swing sets, trampolines, etc.):

1. Are not allowed in Manor Homes or Town homes
2. You must submit an Architectural application with a survey showing location to ARC for approval prior to installation.

Pools & Pool Equipment:

1. Not allowed in Manor Home or Town homes
2. You must submit an Architectural application with a survey showing scaled drawing of the pool/spa. It is suggested that you received ARC approval before going to the city for the necessary permits.

Screen Enclosures & Screen Doors:

1. You must submit an Architectural application for approval prior to installation

Seasonal Lights & Holiday Decorations:

1. May only be displayed for a total of 40 days per calendar year, not before Thanksgiving and must be removed by January 10th of each year.

Signs:

1. No signs are permitted. No signs of any kind can be placed on community common ground.

Soliciting:

1. There shall be no soliciting of any kind.

Storage Sheds:

1. Are not permitted

Storm Shutters:

1. Shall preferably have removable panels
2. Roll-down and sliding models shall match wall color
3. No Bahama Shutters are permitted
4. Panels must be in place no earlier than 48 hours prior to storm or warning, and must be removed with 7-14 days after a storm and 48 hours after a warning.

Subleasing:

1. No subleasing is allowed in Thousand Oaks Community. If a family member, friend or visitor, etc., reside in residence for more than 2 weeks, they must be approved or they will not have gate access.

Trash Containers:

Trash Days: Monday & Thursday – Big items & Recyclables are picked up on Thursday

1. Must be made of rigid plastic with 20-32 gallon capacity, well sealed (bags alone are not permitted)
2. No trash containers can be put out earlier than 24 hours before pick up.
3. Containers must be brought in no later that 12 hours after collection and stored out of view
4. No loose trash is allowed on the lawns. Unit owner/occupants are responsible for picking up debris on their property.

Vehicles:

1. No recreational vehicles, campers, trailers of any kind or use, or mobile homes permitted
2. Commercial vehicles must be kept in garage at all times. Vans must have at least 50% windows to be left in driveway area.
3. Go-carts, motor bikes, scooters, mopeds, golf carts, gas operated skateboards, etc. are NOT permitted on our community streets
4. Commercial tractors, bobcats, dump trucks or heavy trucks of any kind are NOT permitted on community streets without prior consent.
5. Vehicles must not be parked on the streets at any time. Vehicles must be street legal, and street worthy at all times (e.g. current tag displayed on vehicle, no wrecked vehicles). Tires must be inflated.
6. All vehicles that do not conform to these rules will be towed without notice.

Window Films & Exterior Coverings:

1. You must submit an Architectural application with a survey, showing location and sample of film to ARC for approval prior to installation.
2. NO aluminum foil, newspaper or bed sheet coverings are permitted.