

**Initial Rules and Regulations, Adopted June 1986
As Thereafter Amended at YHM Board Meeting November 5, 2007**

1. All new exterior construction, renovations or alterations are to be approved by the Association's Covenants Committee.
2. Roofs are to be cement tile, tile or cedar shake shingles. Metal roof systems manufactured with at least 26 gauge galvanized, galvalume, zinc coated on both sides and stone coated will be considered on a case by case basis and will be permitted if the product is high in quality and aesthetically resembles cement tile, tile or cedar shake shingles. Other metal roof systems, sometimes referred to as "Key West Style", will be considered on a case by case basis and will be permitted if the product is high in quality. No asbestos shingles, asphalt shingles or composite material of any type or weight will be considered. All roofs are to be kept clean and free of mildew, dirt or growth.
3. Hedges, shrubs and trees shall not protrude over property lines or canal and are to be trimmed and maintained by the Owner of the hedge on both sides. If dangerous to the adjoining property owner, the roots shall be cut and removed back to the property line at the Owner's expense.
4. There shall be no planting of ficus trees or other trees or plants listed by the County as Prohibited Plant Species.
5.
 - a. Docks and pilings are to be kept in good repair with all rotten wood or deteriorated structures repaired or replaced. No automobile tires or other unsightly chafing gear is to be used on docks.
 - b. Docks shall be no more than six (6) feet from seawall and pilings or dolphins shall be no more than twenty-two (22) feet from seawalls except for Lots 47-54. Special consideration may be given with regard to size and location of docks or pilings in order to provide reasonable boat dockage, provided that neither the size nor location of docks, pilings or docked boats shall infringe upon the view, access or boat dockage of other lot owners or the use of the basin formed by the waterfront Lots 47-54 as a turning basin.

As a general guideline, lot owners for Lots 47-54 may place docks or pilings only between lines extending into the water from their property lines which bisect the angle formed by their own waterfront line and that of the adjacent waterfront line. It is the intent of this guideline to provide reasonable access to all waterfront lots without severely restricting access to any such lot.

6. Boat and yacht engines shall not be idled for long periods of time or raced unless maintenance is being performed so as to cause a nuisance to their neighbors. Loud playing of marine VHF radio at dockside is strictly prohibited.
7. Yards shall be neatly maintained to the average standard of the neighborhood. Lawns shall be kept watered, unless specifically prohibited during drought conditions. Stumps, diseased vegetation and diseased trees shall be removed.
8. All existing exterior finish must be maintained in good condition.
9. No clothes lines are to be in view from the street or canal and must be below hedge or fence of adjoining property, and not in view from adjacent lot owner.
10. Driveways, if asphalt, are to be kept seal coated; if loose stone, kept neat, weedless and replenished. General appearance of driveways shall be maintained without noticeable cracks, stains or potholes.
11. New television antennas, satellite dishes larger than 24 inches in diameter or external devices are to be approved by the Association's Covenants Committee.
12. Owners shall furnish their lessees, and sellers shall furnish purchasers, with a copy of this Declaration, Bylaws and Rules. Owners who lease their property shall lease to one family only and comply with the ordinances of Riviera Beach by getting an occupational license.
13. Vacant lots must be kept mowed with ground cover not to exceed six (6) inches.
14. Realtor, "For Sale", "Garage Sale", "Open House" and political signs shall not exceed a size of twenty-six (26) inches by eighteen (18) inches. Said signs shall not exceed height of forty (40) inches above ground. Only one hanger may be on the sign. Signs may only be placed on the property offered for sale or lease and must be kept in good repair. All signs shall be erected on a temporary basis and shall be removed within five (5) days after the removal of the property from the market or the conclusion of the advertised event or business. Only one sign shall be on a property, except for waterfront property, which may have an additional sign no larger than twenty-six (26) inches by eighteen (18) inches at the rear of the property, with the exception that Lots 31, 32, 33, 71 and 72 may have a larger sign facing the lake. "Open House" signs and "Garage Sale" signs may be used only during the legitimate open house or garage sale conducted by the Realtor or homeowner.

15. Fences and walls shall be constructed of chain link, masonry or concrete with a stucco or decorative finish or pressure treated wood or cypress wood, high quality "outdoor grade" rigid vinyl and aluminum with a high quality finish. No fence is to exceed six (6) feet from grade.
16. Truck, as used in Article VI(r) of the Declaration, does not include non-commercial, personal pick-up trucks or sport utility vehicles with a capacity of $\frac{3}{4}$ ton or less. Commercial vehicles are any vehicles with business names and/or advertising visible and/or any vehicle with commonly used equipment and modifications adapting it to commercial use. Some examples are, but not limited to: racks mounted on vehicles to carry ladders or other tools, adaptations used to carry glass or mirrors and other modifications obviously installed for commercial uses. Commercial vehicles and trucks cannot be parked overnight. Vehicles cannot be parked anywhere except a paved surface.
17. Front yard, as used in Article VI(r) of the Declaration shall include all property between the structure and roadway and all property visible from the roadway both in front of the structure and to its side. Front driveway shall mean the driveway in front of the structure and to its side including extension into any side yard area if visible from the roadway.
18. Missing, torn or flapping screens shall be replaced.
19. Rentals of properties in Yacht Harbor Manor Property Owners' Association: The minimum term of any rental shall be for three (3) months.

Property owner/renting agent/lessor of property in YHM shall:

1. Submit the Rental Agreement/Lease to the Board of the Yacht Harbor Manor Property Owners' Association for review. Said agreement shall specify the number and relation of persons who will occupy the residence and the term of the rental. Such presentation shall come with assurances that:
 - a. the name(s) on the Rental Agreement/Lease is (are) the name(s) of the person(s) who will reside in the property
 - b. only a single family (1) will reside at the property
 - c. the Renter/Lessee has reached majority and that there are no Group Housing Arrangements or Commercial Uses planned

- d. the Rental/Lease also conforms to the Covenants and Rules and Regulations of the Association
 - e. the Renter/Lessee has received a copy of the Rules and Regulations of the Association
2. Submit to the Association Renter/Lessee Information Form completed by said Renter/Lessee along with a \$50.00 processing fee payable to the Yacht Harbor Manor Property Owners' Association.
 3. Submit to the Association a valid Occupational License for Rentals issued by the City of Riviera Beach, as required by the City and the Rules and Regulations of the Yacht Harbor Manor Property Owners' Association.
 4. The Association shall within five (5) business days make a determination as to the appropriateness of the proposed Rental/Lease.