

***CASTAWAY COVE WAVE III & VI HOMEOWNERS ASSOCIATION, INC.***

**GENERAL RULES AND REGULATIONS**

(This is not a comprehensive list – see your Association documents and amendments for further information)

**CONTRACTORS AND CONSTRUCTION WORKERS:** Workers shall not be allowed admittance before 7:30 a.m. or after 5:00 p.m., Monday-Saturday. NO CONSTRUCTION ACTIVITY SHALL BE ALLOWED ON SUNDAY OR ON MAJOR HOLIDAYS (Memorial Day, 4<sup>th</sup> of July, Labor Day, Thanksgiving, Christmas, New Year's Day). Security will have prior notice of all construction. Builders will receive contractor passes.

**MAINTENANCE PERSONNEL:** Each homeowner shall provide security guards with the names of maintenance people, in writing, including domestic help, lawn care, pool maintenance, etc. The "No Call List" forms are available at the guardhouse.

**SALES/OPEN HOUSE:** Security must have prior written notice of any open house, day and times must be included. Guards will fill out a special open house log for each open house event indicating the name of attendees, license number of their vehicle, and the time of admittance. Open house signs are not permitted by the Department of Transportation (DOT) on A1A or by Castaway Cove Homeowners Association on streets inside Castaway property. They are only permitted on the lot of the open house during the event. The guard is to notify Elliott Merrill Community Management if there is a sign put in prohibited areas.

**GARAGE/ESTATE SALES:** Garage/Estate sales are prohibited and constitute a nuisance (i.e. traffic/parking problems, security issues), and there is potential for vehicles to cause damage to common property. No Owner will do or permit to be done any act upon his property which may be or may become a nuisance to other Owners or which may be unsafe or hazardous.

**GAMES AND PLAY STRUCTURES:**

All basketball backboards and any other fixed games and play structures shall be located at the rear of the dwelling, or on the inside portion of corner lots within the setback lines. No platform, dog house, playhouse or structure of a similar kind or nature shall be constructed on any part of a Lot located in front of the rear line of the residence constructed thereon, and any such structure must have prior approval of the ARC.

**TRUCKS, MOTOR HOMES, BOATS, DIRT BIKES, ETC.**

No trailer or habitable motor vehicle of any nature shall be kept on or stored on any part of the Property, except in an enclosed garage. No trucks of any nature shall be parked overnight on any lot except in an enclosed garage. No boats on or off trailers may be parked on the Property, except in an enclosed garage. No unlicensed or unregistered dirt bikes, motorized scooters, go carts, go-peds, three-wheel motorized bikes or other similar

vehicles shall be permitted on the platted roads or rights-of-ways of Castaway Cove Wave VI. Operators of legally licensed and registered dirt bikes, motorized scooters, go cars, go-peds, three-wheel motorized bikes or other similar vehicles must have a valid and current drivers license issued within the United States. (The statutes of the State of Florida shall govern all definitions of terms.) Violators will be reported to the Vero Beach Police Department and shall be subject to all applicable penalties as provided for in Florida Statutes or by the Covenants and Restrictions, the Association's By Laws, or lawfully adopted rules and regulations of Castaway Cove Wave VI Subdivision.

GENERAL COMMENTS:

1. No parking on the beach access.
2. No dumping of yard trimmings or grass clippings on any other lot.
3. Animals shall be confined or leashed.

**Any violators should be reported to the Board of Directors, c/o Elliott Merrill Community Management, 835 20<sup>th</sup> Place, Vero Beach, FL 32960, (772) 569-9853.**

Record and Return to:  
Jane L. Cornett  
Becker & Poliakoff, P.A.  
401 SE Osceola St., Suite 101  
Stuart, FL 34994

-----THIS SPACE FOR RECORDER'S USE-----

**CERTIFICATE OF AMENDMENT  
TO THE  
DECLARATION OF COVENANTS AND RESTRICTIONS  
FOR  
CASTAWAY COVE WAVE VI**

The Declaration of Covenants and Restrictions for Castaway Cove Wave VI was recorded in the Public Records of Indian River County, Florida, at Official Records Book 0746, Page 2735 et.seq., and was amended at Official Records Book 0904, Page 297 et.seq. The same Declaration of Covenants and Restrictions is hereby amended as approved by the Members at the meeting held on March 3, 2013.

1. Article II, C4., is hereby amended as follows:

**II. USE AND ENJOYMENT OF PROPERTY**

**C. Prohibited Activities.**

4. No trailer, habitable motor vehicles of any nature, boats on or off trailer, commercial vehicles, step vans, trucks having a wheel base in excess of 133" or trucks with dual rear tires shall be kept on, parked on or stored on any part of the Property, except within an enclosed garage. "Commercial vehicles" as used in this paragraph means any vehicle that displays any commercial signage, lettering, tools or equipment or which is primarily used for commercial purposes. Unlicensed or unregistered dirt bikes, motorized scooters, go carts, go-peds, three wheeled motorized bikes, or similar vehicles are prohibited from the platted roads and right-of-ways of Castaway Cove Wave VI.

2. The foregoing amendment to the Declaration of Covenants and Restrictions was adopted by the Members by a vote sufficient for approval.

3. All provisions of the Declaration of Covenants and Restriction are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 20<sup>th</sup> day of March, 2013.

WITNESSES:

Castaway Cove Wave VI Homeowners Association, Inc.

Melissa Romano  
Witness #1 Signature

By: Cono Cioffi  
Cono Cioffi, President

Melissa Romano  
Witness #1 Printed Name

Marla Walker  
Witness #2 Signature

Marla Walker  
Witness #2 Printed Name

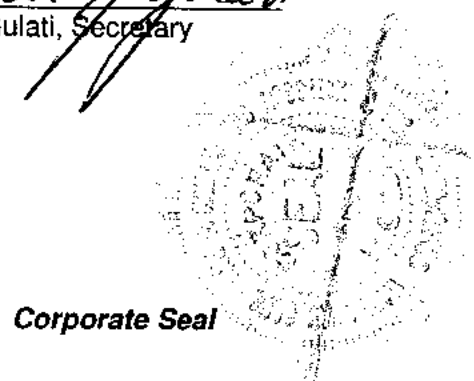
By: Ramesh Gulati  
Ramesh Gulati, Secretary

Melissa Romano  
Witness #1 Signature

Melissa Romano  
Witness #1 Printed Name

Marla Walker  
Witness #2 Signature

Marla Walker  
Witness #2 Printed Name



Corporate Seal

STATE OF FLORIDA  
COUNTY OF Indian River Co.

The foregoing instrument was acknowledged before me this 20 day of March, 2013 by Cono Cioffi as President of Castaway Cove Wave VI Homeowners Association, Inc., [] who is personally known to me or [] who has produced identification [Type of Identification]: \_\_\_\_\_.

Francine M Kelly  
Notary Public  
Commission Stamp/Seal:

Notary Seal

