

*Classics at Bear Lakes Homeowners Association, Inc.*  
*c/o Soleil Property Management*  
*P.O. Box 212964*  
*Royal Palm Beach, FL 33421*

The Classics at Bear Lakes Homeowners Association would like to welcome you to the community!

Below we have highlighted some of the community's rules and regulations, which are further expanded in the Association's Governing Documents. With your attention to these rules, we can continue to have a family-friendly, aesthetically pleasing and safe neighborhood in which you have chosen to call "home."

1. **PARKING** – Parking is permitted in garages and driveways ONLY. There is NO PARKING on the grass at any time. No OVERNIGHT street parking is permitted. No boats, trailers, campers etc without Board approval. No commercial vehicles of any kind including vehicles with advertising on them or work equipment to include ladder racks. No unlicensed or unregistered vehicles. No vehicles in excess of one-half ton.
2. **POSTED TRAFFIC SIGNS** – All homeowner(s), lessee(s) and/or guest(s) must adhere to the posted traffic signs and speed limit. You are responsible for the actions of your guests and vendors. If a guest or vendor of yours has caused any damage to common area including breaking the entry and exit gates; you will be held responsible for the repairs.
3. **NUISANCES** – No tenant shall make or permit to be made by their guest, family, tenants, invitees, agents, visitors or other; any disturbing noise, nor do or permit to be done by such persons anything that will interfere with the reasonable rights, comforts or conveniences of other owners. No loud music, incessantly barking dogs, or any other loud devices which may annoy or disturb other owners are permitted.
4. **LANDSCAPING** – The back yard must be cut and beds need to be edged on a regular basis. Landscaping should appear well-manicured and not be overgrown and/or dead. Any encroaching plants or trees must be trimmed off of neighboring properties.
5. **PETS** – All pet waste must be picked up. No pet is to be left outside unattended. All pets must be on a leash at all times. No more than 2 pets are permitted. No aggressive breeds are permitted. Dogs cannot exceed 150 pounds total.
6. **EXTERIOR** – All exterior surfaces of home must be kept clean and in like-new condition specifically, but not limited to the exterior home, mailbox, sidewalk, roof and driveway.
7. **APPLICATIONS** – Any and all occupants must be listed on the application and APPROVED by the Board of Directors PRIOR to moving in.
8. **HOME** – No more than one family shall occupy any lot. Lots are to be used for residential purposes ONLY and no commercial/business occupations may be conducted on any lot.
9. **ARCHITECTURAL REQUESTS** – Any exterior change to home or landscaping must have an architectural request submitted and approved prior to commencement of architectural change.
10. **COMMERCIAL VEHICLES** – Commercial vehicles or any vehicle with commercial writing visible on exterior, trucks(including pickup trucks with over ¾ ton capacity), recreational vehicles, trailers, boats and watercraft shall not be permitted to be parking anywhere on the property unless parked completely in an enclosed garage.