



Rules and Regulations

(From the recorded Declaration for Cascata at Miralago)

1. Maintenance by Owners

- All property, landscaping, and structures must be maintained in a clean, safe, and attractive condition.
- Fenced or enclosed areas must be maintained by the Owner if inaccessible to the Association.
- Owners are responsible for root pruning trees within their property.

2. Use of Facilities by Minors

- Owners are responsible for minors residing in or visiting their Home.
- Children under 12 must be accompanied by an adult in Common Areas.

3. Nuisances

- No activities causing unreasonable annoyance or disruption are allowed.
- Loud music and large gatherings in front of homes or in Common Areas are prohibited.
- Firearms may not be discharged within the community.
- Actions that increase insurance rates for the Association are not permitted.

4. Oil and Mining Operations

- No oil, drilling, quarrying, or mining operations are allowed.

5. Paint Maintenance

- Homes must be repainted within 45 days of notice from the Association.
- If an Owner fails to comply, the Association may repaint and charge the cost as an Individual Assessment.

6. Personal Property

- Personal belongings must be stored within the Home, except patio furniture.

- Unsightly or obstructive items may not be kept in visible areas.

7. Pools

- No above-ground pools are allowed.
- In-ground pools, hot tubs, and spas require written approval.
- Pools must meet design, elevation, screening, and maintenance requirements.

8. Landscaping and Soil Removal

- No changes to land levels or drainage are allowed without approval.
- Additional landscaping must be approved in advance.

9. Roofs, Driveways, and Pressure Treatment

- Driveways and walkways must be pressure treated within 30 days of notice.
- Driveway surface applications require prior approval.
- Stains and weeds on driveways are prohibited.

10. Satellite Dishes and Antennas

- Approval is required for visible satellite dishes and antennas.
- Equipment must be screened to minimize visibility.
- Devices must not interfere with others' radio or television reception.

11. Screened Enclosures

- No screened enclosures are allowed without prior written approval.

12. Signs and Flags

- No signs, banners, or flags are permitted without approval, except approved American flags and temporary holiday flags.
- "For Sale" and "For Rent" signs require approval and must not exceed 12" x 12".

13. Solar Equipment

- Roof-mounted solar panels require approval and must be flush-mounted.
- Ground-mounted solar panels are allowed only in fenced rear yards.
- No solar panels may exceed fence height or disrupt the roofline.

14. Sports Equipment

- Sports and playground equipment require prior approval.
- Basketball hoops cannot be attached to a home, and portable hoops must be stored within the home's curtilage or indoors. Tennis courts are not permitted on individual Lots.

15. Storage Structures

- Storage sheds, tents, or temporary structures are not allowed without approval.
- Propane tanks and trash containers must be screened from view.

16. Subdivision and Regulation of Land

- No Lot may be divided, and no land use modifications are allowed without approval.

17. Hazardous Substances

- No hazardous or explosive materials are permitted, except for normal household use.
- Propane tanks must be buried or screened.

18. Use of Waterbodies

- Swimming, fishing, and boating in community lakes are prohibited.
- Feeding wildlife is not allowed.

19. Residential Use of Homes

- Homes are for residential use only.
- Occupants must be registered and approved by the Association.

20. Visibility on Corners

- No objects, fences, or plants may obstruct visibility at street intersections.

21. Water Intrusion Prevention

- Owners must ensure Homes are watertight.
- Running air conditioning with open windows or doors may cause mold and is the Owner's responsibility.

22. Wells

- Wells are not allowed within the community.

23. Wetlands and Mitigation Areas

- No alterations or access to wetlands and mitigation areas are permitted.

24. Window and Air Conditioning Units

- Window or wall air conditioning units are prohibited.

25. Window Treatments

- Window treatments must be neutral and approved.
- Temporary coverings are allowed for only one week after moving in.
- Security bars and reflective window tinting are not permitted without approval.

26. Artificial Vegetation & Landscaping

- Artificial turf is allowed only on the sides and rear of a Home, not past the front structure line. Steppingstones are permitted in the front yard but must not exceed halfway to the sidewalk. Artificial plants can be used to screen equipment like air conditioning units and generators. All modifications require approval from the Cascata ACC.

27. No Corporate Ownership

- Homes may only be owned by approved natural persons. Ownership by corporations, LLCs, trusts, partnerships, or other entities is prohibited. A **Family Trust** (where all grantors and beneficiaries are closely related) is the only exception, subject to Board approval. A designated **Primary Occupant** will exercise all homeowner rights. If a corporation acquires a Home through forced sale, it cannot be occupied until transferred to an eligible owner.

28. Cooking

- Cooking and food consumption are only allowed in designated Common Areas. The ACC and Master ACC may restrict or prohibit grills and barbecue facilities.

29. Decorations

- Decorative objects require prior written approval from the ACC and Master ACC. Holiday decorations are permitted from October 1 to November 10 for Halloween and from Thanksgiving to January 15 for winter holidays, subject to ACC standards. Lighting that creates a nuisance may be required to be removed.

30. Fences, Walls, and Screens (13.15)

- No fences or walls may be installed without written approval from the ACC and Master ACC. Balconies or patios with enclosures (e.g., vinyl windows or decks) also require approval. Fences must be 4 feet tall and made of bronze aluminum rail; chain link fences are not allowed.

31. Fuel Storage

- Fuel storage is not permitted, except for uses related to swimming pools, spas, barbecues, fireplaces, emergency generators, or similar devices, as approved in the Declaration.

32. Garages

- Homes may have a garage, but converting garages is prohibited. Garage doors must remain closed except for access purposes.

33. Hurricane Shutters

- Any visible hurricane shutters must be approved by the ACC and Master ACC. They must not remain closed during hurricane season unless a storm is imminent. Shutters must be removed or opened within 72 hours after the storm.

These rules and regulations are established to maintain the aesthetics, safety, and integrity of Cascata at Miralago.

For full rules and regulations and approved ACC Guidelines, please visit the Association's website at <https://cascataatmiralago.com>.