

**Bolton's Landing Master Association  
Captain's Quarters Homeowners Association  
RULES, REGULATIONS, AND USE RESTRICTIONS**

For a complete set of rules and regulations, please refer to the Covenants and Restrictions.

**Temporary and Accessory Structures-** No trailer, mobile home, motor home, tent, camper, bus, tree house, or any other similar outbuilding or structure shall be placed on the unit at any time.

**Vehicles Prohibited on Lots, Streets, and Common Areas-** Travel trailers, mobile homes, campers, motorcycles, dirt bikes, commercial vehicles, boat trailers, boats, etc. are not allowed. If stored or parked overnight, the Association has the right to have these unauthorized vehicles towed from the street or common area. No stripped, partially wrecked, unlicensed, disabled or junk vehicles are allowed in the subdivision. Pick-up trucks used for family transportation are allowed.

**Pets-** Animals allowed are dogs, cats, pet fish, and birds. The BOD may determine the maximum amount of pets allowed per unit. When animals are off the owner's property, they must be kept on a leash. The owners of the pet will be responsible for all the pet's actions.

**Outdoor Storage-** No junk, debris, garbage containers or other materials can be stored in view of any other lot, street, or common area.

**Lighting-** seasonal decorative lighting is allowed but must be removed no later than January 31 each year.

**ACC Approval-** The ACC must approve the location and size of any exterior alteration of existing improvements including but not limited to fences of any kind, landscaping alterations, basketball hoops, swing sets, hot tubs, playhouses, antenna, satellite dish, etc. Basketball goals (of temporary nature) are allowed but must be stored in the garage when not in use.

**Ponds-** No boating, swimming, or bathing in any pond within the subdivision.

**Window Treatments-** Unless otherwise approved by the ACC, all units should have window treatments, being white or off-white in color, if visible from the street.