

# **Conquistador**

**Homeowners' Association, Inc.**  
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## **Rules and Regulations**

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## I. INTRODUCTION

These Rules and Regulations take precedence over all “Rules and Regulations” issued and/or published prior to this date; however these Rules and Regulations do not supersede the “Amended and Restated Declaration of Covenants and Restrictions for Conquistador Club and Apartments, Articles of Incorporation for Conquistador Homeowners’ Association Inc., By-Laws for Conquistador Homeowners’ Association, Inc. or any subsequent amendments to any of the aforesaid documents approved by the Conquistador Homeowners’ Association, Inc. (Yellow, Red, and Green Books)

- Yellow Book – Conquistador Homeowners’ Association, Inc.
- Red Book – Conquistador Condo Documents
- Green Book – Conquistador Rules and Regulations

All home or condominium owners in Conquistador should familiarize themselves with the aforesaid documents. It is the responsibility of each home or condominium owner to inform all guests and lessees of all Rules and Regulations and make a copy of the Rules and Regulations available to all lessees. When a home or condominium unit is rented, the facilities associated with that rental may only be used by the renter and his/her guests, not by the owner of that rental.

The building/houses Board of Directors of the HOA will be primarily responsible for the enforcement of Rules and Regulations; however, any property owner may, as a “good neighbor”, politely call attention to rule infractions, either to the person violating a rule or in writing to the CHA Board of Directors, or the Property Manager.

The Board of Directors reserves the right to amend, modify, or update these Rules and Regulations from time to time to comply with applicable laws, governing documents, and the evolving needs of the Association. Suggestions for amendments should be submitted in writing to the CHA Board of Directors or Property Manager.

## II. GENERAL RULES

THE FOLLOWING RULES AND REGULATIONS ARE APPLICABLE TO ALL OF THE PROPERTY OWNERS, THEIR LESSEES, AND GUESTS.

### A. DRESS CODE

The occasion dictates the type of clothing to be worn in Conquistador. The following is for your guidance:

1. The minimum approved body covering is a shirt and shorts for both women and men. Footwear must be worn in all public areas except at the pool.
2. Always wear at least the minimum body covering when going to and from the pool, particularly in

the clubhouse and condo buildings. No bare chests or uncovered bathing suits are allowed.

3. For personal safety, anyone walking within the Conquistador complex after dark is expected to dress with light colored or reflective clothing and carry an illuminated flashlight and/or LED light up bracelets.

## B. ENFORCEMENT POLICIES AND FINES

1. If a home or condominium owner violates or is otherwise liable for a violation of any of the provisions of the Conquistador Declaration of Covenants & Restrictions, By-laws, and Rules and Regulations, the following shall occur:

a. The home or condominium owner shall be notified in writing by the Conquistador Homeowners' Association Board of Directors that a violation has occurred, citing the specific violation, and permitting the lot/property owner a period of fourteen days to correct the violation.

b. If any home or condominium owner feels that he/she has been wrongfully or unjustly charged with a violation hereunder, the home or condominium owner may proceed as follows:

(I) Within fourteen days after the home or condominium owner has been notified according to paragraph 1 above, the home or condominium owner shall submit, in writing, a protest to the Board stating the reasons the home or condominium owner feels he has not committed a violation. Every effort will be made by the Board to resolve the matter with the home or condominium owner.

(II) Should no protest be filed, the allegations in the notice of violation shall be considered true and taken as if confessed; a fine may be assessed by the Board at a Board meeting in accordance with paragraph 2 below.

(III) If the matter is not resolved as set out in (b) (I) above, a hearing on the matter shall be held before the Fining Committee consisting of other home or condominium owners who are neither Board Members nor persons residing in a member's household, no later than twenty-one days after receipt of the written protest unless continued by agreement.

(IV) At the hearing, the Fining Committee shall hear and consider arguments, evidence, or statements from the alleged violator regarding the alleged violation. The decision of the Fining Committee shall be final and binding on the home or condominium owner.

(V) Payment of charges made under this policy shall not become due and owing until the Fining Committee has completed its determination. Notification of the Fining Committee's decision shall be made to the Board and to the home or condominium owner in writing.

2. After exhausting the procedures as outlined in (b) above and if the violation is determined to have taken place, the home or condominium owner will be assessed a fine of \$50.00 per day to a maximum of \$1000.00 for a first offense and \$100.00 per day to a maximum of \$1000.00 for subsequent violation of the same type.

3. Failure to pay the fine and/or correct the violation within 14 days following the determination of the Committee, the Association shall have the right to hire counsel and pursue whatever rights it may against the home or condominium owner and charge the cost of same, including attorney fees, against the account of the home or condominium owner plus actual costs of correction of the violation or repair of damages.

#### C. FINANCIAL RESPONSIBILITY

1. Each property owner is financially responsible for their proportionate share of the maintenance, repair, and upkeep of all General Common Areas within Conquistador including the Clubhouse.
2. The damaging or destruction of any part of the property within Conquistador is strictly prohibited.
3. The cost of repairing any damage to the Clubhouse or General Common Areas caused by a property owner, their family members, tenants, or guests shall be assessed to the offending property owner.

#### D. FLAGS

1. Reference Florida Statute 720.304 regarding allowable flags, flag size, and flagpoles.
2. All requests to erect a flagpole shall be subject to the approval of the Architectural Control Board and should be submitted for approval prior to its installation, showing the location and height of the pole, as well as any associated lighting.
3. The flag can be flown from sunrise to sunset, or for twenty-four hours a day if properly illuminated. If illuminated, lighting should be such that it does not disturb other homeowners in the area.
4. No seasonal, sports, political, or flags other than those defined in Florida Statute 720.304 are allowed.

#### E. GUESTS

1. Immediate family members of home and condo unit owners may occupy a residence when the home or condominium owner is present, however, in the absence of the home or condominium owner, owner must receive written permission from the Board of Directors prior to occupancy.
2. Guests who are not immediate family members may occupy a residence for up to three weeks in any six-month period when accompanied by the home or condominium owner. When the home or condominium owner is not present, written approval must be granted by the Board of Directors prior to occupancy. If occupancy exceeds three (3) weeks within a six-month period, the residence shall be subject to all applicable leasing rules contained in the CHA Declaration of Covenants and Restrictions.

3. Home or condominium owners are financially responsible for any damage caused by their guests and tenants.

## F. MOTOR VEHICLES, BYCYCLES, PARKING, PEDESTRIAN TRAFFIC

### 1. PASSENGER CARS

- a. Passenger cars shall be defined as all sedans, coupes, mini vans, SUVs, and station wagons manufactured primarily for the purpose of carrying passengers and must have a current registration.
- b. Per the Department of Transportation guidelines, passenger cars shall be no longer than 240" in length, 82" in width, and 84" in height.
- c. Passenger cars shall be used for private use only; no commercial passenger cars shall be allowed.
- d. No signage shall be allowed on passenger cars.
- e. The owner or operator of any passenger vehicle which drips excessive oil or grease, creates a nuisance, is a safety hazard, or is inoperable for a period of more than 48 hours shall be required to remove the passenger vehicle from the Conquistador property at the owner's expense.
- f. Major repairs of any passenger vehicle shall be prohibited on the Conquistador property.
- g. The use of passenger vehicle covers shall be prohibited.
- h. The cost of removal of unauthorized vehicles shall be at the owner's expense.
- i. All passenger vehicles shall obey the speed limit.
- j. Cartop carriers are allowed for a period of 24 hours for loading and offloading.

### 2. TRUCKS

- a. Resident pickup trucks are for private use only, not for business. No commercial vehicles allowed. commercial displays, logos, or advertising are not permitted on resident vehicles.
- b. Vehicle length not to exceed 240", width not to exceed 82", and height not to exceed 84". No modifications that increase the length, width, height, or ground clearance are allowed.

- c. Bed covers, tonneau covers, and installed toolboxes are allowed.
- d. Camper shells are not allowed.
- e. No exposed fifth wheel attachments are allowed.
- f. No dual rear wheels are allowed. No wheels or tires larger than those available on the manufacturer's price list or order specification are allowed.
- g. No diesel engines allowed.
- h. No modifications of exhaust systems or any other components that increase noise emissions are allowed.
- i. Only factory issued standard size mirrors are allowed.

## 2. NEIGHBORHOOD ELECTRIC VEHICLES (NEV) AND GOLF CARTS

- a. A neighborhood electric vehicle (NEV) or golf cart shall be defined as a battery-electric vehicle that can travel at a maximum speed of 25 miles per hour and has a maximum loaded weight of 3,000 lbs.
- b. NEVs and golf carts shall be equipped with front and rear lights. If a NEV or golf cart is not equipped with front and rear lights, it shall have reflective devices in the front and rear.
- c. No one under 14 years of age shall operate a NEV or golf cart.
- d. NEVs and golf carts shall be used for private use only; no commercial NEVs or golf carts are allowed.
- e. No signage is allowed on NEVs or golf carts.
- f. The owner or operator of any NEV or golf cart which drips excessive oil or grease, creates a nuisance, is a safety hazard, or is inoperable for a period of more than 48 hours shall be required to remove the NEV or golf cart from the Conquistador property at the owner's expense.
- g. Major repairs of any NEV or golf cart are prohibited on the Conquistador property.
- h. The use of NEV or golf cart covers is prohibited.
- i. The cost of removal of unauthorized NEVs or golf carts shall be at the owner's expense.
- j. All NEVs shall obey the speed limit.

- k. Golf carts must be parked inside of garage areas when not in use for the homes. Golf carts are not allowed for condominium owners.

### 3. MOTORCYCLES

- a. A motorcycle shall be defined as two or three-wheeled motorized vehicles. Typical vehicles in this category have saddle type seats and are steered by handlebars rather than steering wheels. This category includes motorcycles, motor scooters, mopeds, motor-powered bicycles, and three-wheel motorcycles.
- b. All motorcycles shall obey the speed limit.
- c. Motorcycles must be parked inside of garage areas when not in use.

### 4. BICYCLES

- a. A bicycle shall be defined as a vehicle composed of two or three wheels held in a frame, propelled by pedals, and steered with handlebars attached to the front wheel.
- b. Bicycles shall follow the same basic rules of the road that apply to motor vehicles.
- c. Bicycles shall be ridden and parked so as not to create hazards or nuisances.
- d. Bicycles ridden after sunset shall have front and rear lights or reflectors.
- e. All bicycles shall obey the speed limit.
- f. Bicycles should be stored inside of garages or in each condo building's designated bicycle storage areas.

### 5. PARKING

- a. No vehicle shall be parked on any part of the Conquistador property except on paved driveways and designated parking areas.
- b. No trailers, vans, or commercial vehicles, other than those present on business, shall be parked on the property, including homeowner garages.
- c. Boats, boat trailers, motorcycles and other recreational vehicles shall be parked inside of garages and concealed from public view or premises.
- d. Vans, trailers, and motor homes may be parked in Conquistador for up to 48 hours for the purpose of loading or unloading.

- e. Guest pickup truck parking is allowed in the maintenance parking lot area for a maximum of three weeks, if approved in advance. A parking pass obtained from the office prior to parking must be displayed in the front window at all times.
- f. Vehicles being used for loading and unloading may not be parked on the common areas, including all streets and Condominium common areas, unless the office has been notified in advance and a parking pass obtained prior to delivery and parking.
- g. Residents may not use common area parking as overnight overflow parking without notifying the office and obtaining a parking pass prior to parking.
- h. Residents may not park their vehicles in common area for extended periods of time. Approval will not be given for parking in excess of 7 days, except in special circumstances as determined by the board and management.
- i. Rinconada Ave shall be considered a main traffic thoroughfare, and therefore no on-street parking is permitted.
- j. Parking cars on other streets is allowed by owners in front of the owner's property from 7 a.m. until 2 a.m. If a homeowner must park on the street beyond these hours, he/she must notify the office.
- k. Parking on the street fronting the Clubhouse shall be restricted to the east side of the street only. This prohibition includes contractors or other work people.
- l. Arrangements for parking of visitors' cars during private Clubhouse parties shall be made with the Board of Directors Designee by the property owner sponsoring the party. There must be no interference with resident parking.

## 6. PEDESTRIAN TRAFFIC

- a. Evening walkers are encouraged to carry a lighted flashlight and wear light colored or reflective clothing in the interest of pedestrian traffic safety.
- b. It is highly recommended that walkers walk facing traffic.

## G. NOISE

- 1. To avoid creating a nuisance within Conquistador, all stereos, musical instruments, radios, or television sets should always be played at a MODERATE volume.
- 2. Excessive noise from air conditioners, wells, pumps, or outside machinery is not permitted.
- 3. All house/condominium construction work, service and maintenance work done other than from 8 a.m. to 5 p.m. on any day is subject to the approval of the CHA Board or the Property Manager.

4. Work activity by a home or condominium owner may be carried out on weekends 8 a.m. to 5 p.m. but must be done without undue noise or disturbance and shall not cause a nuisance or disrupt the peace and quiet of the neighborhood.

#### H. OPEN HOUSES

1. Open houses by home or condominium owners or realtors may be held on any Sunday of the month between the hours of 2 – 4 p.m., one such open house per condo/home per month.
2. For sale or rent properties may be viewed by interested parties with realtors or home or condominium owners present.

#### I. PETS (Refer to page 19 for Dog Park rules.)

1. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, provided, however, that home or condominium owners shall be permitted to have **one dog or one cat**. Condominium owners should refer to their building's Declarations for rules specific to their building.
2. Requests for service animals or emotional support animals will be reviewed and verified through the Association's legal counsel to ensure compliance with applicable fair housing laws. Contact the Property Manager for a list of required documentation.
3. No pets of any kind shall be raised for commercial purposes.
4. No pet owner shall leave a pet unattended or permit a pet to become a nuisance, and all pets shall be attended by an adult and on a leash of not more than six (6) feet long when outside the pet owner's dwelling.
5. Pet owners walking dogs after dark need to carry an illuminated flashlight.
6. Pets shall only be walked on the home or condominium owner's respective lot or in such other areas as the CHA Board may designate, but in no event are they to be allowed in the pool areas or common areas.
7. The pet owner is responsible for the immediate and sanitary removal of waste left by their pet.
8. Pet owners must dispose of animal waste at their own home/building.

#### J. SALES AND RENTALS

1. See CHA Declaration of Covenants and Restrictions for all rules relating to sales and leasing.

#### K. SIGNS

1. No "For Sale" or "For Rent" or "For Lease" signs are permitted on Conquistador property without prior CHA approval. It is recommended that any such signs be posted on the bulletin board at the Clubhouse.
2. No trade, business, profession, or other type of commercial activity shall be carried on upon the property, except that real estate brokers, owners and their agents may show a dwelling for sale or lease; nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. (No garage sale signs).
3. Open house signs: During open houses allowed one Sunday per month from 1:30-4pm, only 2 CHA approved signs are allowed on property. One sign is allowed on the west side of the street in front of the community, and the other sign in front of the home or building for sale.

#### L. SOLICITATION

There shall be no soliciting or door-to-door canvassing anywhere in Conquistador for any cause, charity, or purpose whatsoever, except as authorized by the CHA Board of Directors.

#### M. VACANCIES

1. When an owner's property is going to be unoccupied for more than 30 days, the Property Manager and the Building Board must be informed prior to departure. Upon returning, the owner must notify the Property Manager's office.
2. The Property Manager and the Condo Board (if applicable) should be furnished with an emergency mobile telephone number or address where the property owner could be contacted if necessary.

### III. CLUBHOUSE

#### A. GENERAL RULES

1. The Clubhouse and facilities are restricted to Conquistador home or condominium owners and their guests, tenants, or guests of lessees. When a home or condominium unit is rented, the facilities associated with that rental may only be used by the renter and his/her guests, not by the owner of that rental.
2. An 'Events Committee' will schedule social events to be held in the Clubhouse and is designated as the sponsor of the arrangements. The functions will not be open to the general public but are limited by invitation or by Association membership. 'Events Committee' functions will have priority over private party functions.
3. The CHA Management shall be responsible for maintaining the calendar and scheduling all community events. The office shall also coordinate and schedule private parties, meeting room reservations, and pool-related functions.

4. The Clubhouse will normally be available daily between the hours of 6 A.M. and 10 P.M. With CHA approval, the Clubhouse may be opened for visitors to view the facilities during specified hours for guided tours on weekends staffed with volunteers.
5. The Clubhouse is locked with access by key fob only for the two sets of lobby doors and the handicapped access door to the Ballroom. Replacement key fobs are available at the Property Managers office for a fee.
6. Lighting should be limited to what is reasonably necessary at any given time.
7. Bathing suits cover ups for women, shirts for men, and shoes are required in the Clubhouse.
8. Pets are not allowed within the Clubhouse area, including by the pool.
9. Home or condominium owners are responsible for the conduct of their guests and lessees. Only home or condominium owners and lessees shall have unrestricted access to the Clubhouse. All guests, non-residents, and persons under the age of eighteen (18) must be accompanied by a home or condominium owner or lessee to access the Clubhouse, except when attending approved private parties or scheduled social events.
10. The clubhouse is a non-smoking building.
11. The Fitness Center shall be available for general use and shall be subject to all CHA rules and regulations applicable to Clubhouse facilities.

## **B. BALLROOM**

1. The Ballroom is available to home or condominium owners, lessees, and guests at any time of the day or evening except when other activities are scheduled for its use.
2. The Ballroom may be reserved for home or condominium owners as approved by the CHA Manager and must be put on the calendar.

## **C. CLUBROOM**

1. The Clubroom is available at any time of the day or evening except when other activities are scheduled for its use.
2. Only light refreshments are permitted in the Clubroom.
3. Players are expected to clean up the area after completion of play, leaving the room as they found it.

## **D. LIBRARY**

The Conquistador Library consists of over 5,000 books, audiobooks, magazines.

1. The library operates on an honor system. Return all books promptly.
2. Place all returned books in the Return Basket.
3. Do not shelve any books. A circulation monitoring system is in place.
4. Donations are accepted if they meet established copyright guidelines which are posted in the library.
5. Coffee table books, cassette tapes and VCR tapes are not accepted.

#### E. FITNESS CENTER

1. Home or condominium owners and their guests use the Fitness Center and its equipment at their own risk. Each user is responsible for his or her own safety and health when utilizing the Fitness Center and its equipment. Users are encouraged to consult their personal physician before beginning any exercise program.  
Home or condominium owners may not use the Fitness Center while their home or condominium unit is leased to another party.
2. Users of the Fitness Center must sign in and out of the facility.
3. No person under the age of thirteen (13) is permitted in the Fitness Center. Use of the Fitness Center and its equipment by persons between the ages of thirteen (13) and eighteen (18) is permitted only under the direct supervision of a responsible adult. The supervising adult is solely responsible for the safety and conduct of any minors they accompany and must remain with and supervise such minors at all times while in the Fitness Center.
4. Instructions pertaining to the proper use of the equipment should be read and understood prior to use.
5. Gym attire is mandatory: (At minimum a t-shirt and shorts for men (no bare chests) and t-shirt and shorts for women is required).
6. Bare feet, sandals, open-toed shoes, or boots are not permitted in the workout area.
7. No food is allowed in the equipment area. Only beverages in non-breakable, closable containers are allowed in the Fitness Center.
8. All exercise equipment should be cleaned and wiped down after use (including yoga mats).
9. Use of cardiovascular exercise machines should be limited to 30 minutes when others are waiting.
10. When performing multiple sets, please allow others to “work in” and share equipment.
11. All accessories and weights should be returned to appropriate racks or storage area after use.

## F. ICE MAKING MACHINE

1. The ice from the ice-making machine is to be used for Conquistador residents and their guests only.
2. Do not use the ice machine as a cooler, i.e. store bottles, cans, etc. in the ice machine bin.
3. Keep glass bottles away from ice machine storage bin.

## G. PRIVATE USE

1. Private use of the Clubhouse must be arranged for and approved by the CHA Management Office at least 15 days prior to the use except for memorial services. An application for the use of the Clubhouse must be filled out and approved before use. The application is available in the CHA office. A non-refundable deposit will be required with the application. There is no charge for memorial services of former residents.

2. The CHA Executive Committee must approve any home or condominium owner's application to invite public officers to appear and speak in the Clubhouse. Requests must be made in writing at least 15 days in advance of the proposed appearance and an outline of the content must be provided.

3. The Clubhouse is collectively owned by every home or condominium owner in Conquistador, and their collective right to use the Clubhouse between the hours of 6 A.M. and 10 P.M. must be paramount in considering any request for private use of any areas of the Clubhouse.

4. Use of the Clubhouse by any civic club, social organization, charity, theatrical group, or other public individuals or organizations is not permitted. The Clubhouse facilities may not be leased or rented to non-residents. Only Conquistador residents are permitted to reserve and use the Clubhouse facilities, limited to the Clubroom, Ballroom, and Porch. Only finger foods and light snacks may be served in the Clubroom or Porch. Full sit-down meals are not permitted in these areas.

5. Private activities hosted by home or condominium owners may be held in the Ballroom, Clubroom, or Porch. If the kitchen is used for dispensing food or beverages, the cost of cleaning the kitchen shall be borne by the property owner reserving the facility. Final clean-up must be completed by 10:00 a.m. the following morning.

To help defray the cost of lighting, air conditioning, and the set-up and take-down of tables and chairs, the following non-refundable reservation fees shall apply:

- \$100 nonrefundable fee if 80% or more of the attendees are residents of Conquistador.
- \$250 nonrefundable fee if 79% or fewer of the attendees are residents of Conquistador.

6. The Ballroom kitchen can only be used when the Ballroom is reserved.

7. The number of people in the Clubhouse Ballroom is limited to 149 per Martin County Fire Prevention.

8. Parking on the street facing the Clubhouse will be restricted to the EAST side only. PARKING IS

ALLOWED ON THE CLUBHOUSE SIDE OF THE STREET.

9. Arrangements for the parking of visitors' cars during private parties must be made with the Property Manager by the home or condominium owner sponsoring the party. There must be no interference with the resident parking.

10. Classes or instructions may be held in the Clubhouse, in the Clubhouse swimming pool, or on the tennis courts, provided that all participants are home or condominium owners or lessees. No outsiders shall be brought in to fill a class unless they each can be certified as a day guest of a participating home or condominium owner or lessee, who shall attend such meeting.

11. If a fee is to be charged by any instructor for conducting a class, regardless of whether the instructor is a home or condominium owner, approval must be granted by the CHA Board of Directors, before the class is set up.

12. If a use of the Clubhouse and/or facilities is proposed that is considered out of the ordinary, or an interpretation of the rule is required, a ruling by the CHA Executive Committee shall be given before any action is taken by the Social Committee.

13. It is the responsibility of the party host to turn off air conditioning, lighting, and be sure doors are locked, at the end of the event.

## IV. POOLS AND SAUNAS

### A. GENERAL RULES

1. Use of the pool(s) is restricted to home or condominium owners, lessees, and their guests. Home or condominium and lessee guests are described as those people who are visiting the home or condominium owner or lessee.

2. Persons using the pool(s) do so at their own risk since the Conquistador Homeowners' Association shall be held harmless from any liability for people using the pools. Conquistador Homeowners' Association does not provide attendants or lifeguards.

3. Consistent with public health guidelines for swimming pools, children who are not toilet trained should wear appropriate swim diapers when using the pool.

4. No food, beverages (except plastic bottled water), glass containers, or smoking are permitted on the pool wet decks. No glass is permitted in the pool areas.

5. Everyone must shower at the restroom facilities located near the pool before entering the pool. All suntan lotions, etc. must be removed by a shower if a person intends to re-enter the pool.

6. Anyone using the pool who applies sunscreen, lotion, or oils is requested to place a towel on the chair or lounge before sitting and to wipe down the chair or lounge after use.

7. Children under 13 years of age must be accompanied by an adult.
8. No running or “horseplay” will be permitted. When pools are crowded, no rafts, tubes, or plastic surf boards are permitted in the pool.
9. Persons having any type of contagious skin disease, sores, inflamed eyes, colds, nasal, or ear discharge is excluded from using the pool.
10. All pool furniture should be returned to the proper position and area when leaving.
11. The CHA Board of Directors, or its designee, is authorized to require any person to leave the pool area for objectionable behavior, improper attire, or for violation of these rules or any rules posted at the pool.
12. The volume of all sound equipment at the pool shall be maintained at a low level.
13. Pets are allowed only in those areas approved by the CHA Board of Directors.
14. No pool may be reserved for use of a private party.
15. Pools may be closed during cleaning.

#### B. CLUBHOUSE POOL

1. The Clubhouse pool hours are from dawn to dusk unless otherwise approved by the CHA Board of Directors or their designee.
2. Pool temperatures will be adjusted ONLY by Conquistador maintenance personnel and will be heated to 85 degrees during the fall/winter and cooled to 90 degrees during the summer for economic reasons.

#### C. CLUBHOUSE SAUNA

1. Children aged five and under are not permitted in the sauna.
2. Children between the ages of six and 16 must always be accompanied by an owner or lessee in the sauna.
3. Allow at least five minutes after exercising to cool down before entering the sauna.
4. Pregnant women and persons suffering from heart disease, diabetes, high or low blood pressure, circulatory or respiratory problems, seizures or epilepsy should not enter the sauna without prior medical consultation.
5. Do not use the sauna while under the influence of any type of alcohol, drugs, anticoagulants, antihistamines, vasoconstrictors, vasodilators, stimulants, hypnotics, narcotics, or tranquilizers.

6. Clean swim attire must be worn, and participants are required to bring a towel to sit on when using the sauna.
7. Remove all metal jewelry prior to entering the sauna.
8. The surface of the rocks, heater, and surrounding area can be extremely hot. Exercise caution.
9. Prolonged use of the sauna is not recommended due to fatiguing effects. Limit yourself to a maximum of 15 minutes.
10. Do not smoke, exercise, eat, or drink beverages in the sauna room.
11. Leave the sauna immediately if you experience any nausea, dizziness, hot flashes, cold chills, headaches, or other discomfort.
12. Drink plenty of fluids before and after leaving the sauna.
13. Do not use the sauna to dry clothes, swimsuits or towels, or place materials near the heater or guard fence.
14. Newspapers, magazines, or other reading materials are prohibited.
15. After using the sauna, participants must shower prior to entering the swimming pool.
16. If repair or assistance is needed, contact the front office.

#### D. LRA 1 / LRA 2 POOLS

1. Pool heat will be adjusted seasonally only by Conquistador maintenance personnel.
2. The hours of the LR1 and LR2 pools are from dawn to dusk.
3. Use of the pools is restricted to condominium owners, lessees, and their house guests. Condominium owners and lessee guests are described as those people who are visiting the condominium owner or lessee. Non-resident (day guests) may use the pools provided they are accompanied by the host condominium owner or host lessee.
4. Persons using the pools do so at their own risk. Conquistador Homeowners' Association does not provide attendants or lifeguards. The Association assumes no liability for injuries or accidents occurring in or around the pool areas.
5. Children who are not toilet trained are required to wear swim diapers when using the pool.
6. Everyone must shower at the restroom facilities located near the pools before entering the pools. All suntan lotions, etc. must be removed by a shower if a person reenters the pools.

7. Anyone using the pool who applies sunscreen, lotions, or oils is requested to place a towel on the chair or lounge before sitting and to wipe off the chair or lounge after use.
8. Children under 13 years of age must be accompanied by an owner or lessee.
9. When the pools are crowded, no rafts, tubes, or plastic surf boards are permitted in the pool.
10. No running or "horseplay" will be permitted.
11. Persons having any type of contagious skin disease, sores, inflamed eyes, colds, nasal, or ear discharge are excluded from using the pools.
12. No smoking in the wet deck area.
13. If furniture is moved, it should be returned to the proper position and area when leaving. No furniture will be moved outside the Limited Recreation Areas.
14. No glass is permitted in the Limited Recreation Areas.
15. The CHA Board of Directors, or its authorized designee, may require any person to leave the pool area for objectionable behavior, improper attire, or for violation of these rules or any rules posted at the pool.
16. No pets are allowed in the Limited Recreation Areas, including poolside.
17. No pool may be reserved for use of a private party.

## V. RECREATIONAL AMENITIES

### A. GENERAL RULES

All recreational amenities are for the use and enjoyment of Conquistador residents, lessees, and their guests. All conduct should reflect neighborliness and courteousness  
Report hazards or damage to management.

### B. BILLIARDS

1. No one under the age of 13 is permitted to play billiards or pool. Children between 13 and 18 years of age must be supervised by a home or condominium owner or lessee.
2. Pool table should be brushed when play is completed.
3. Cues must be returned to their proper racks.
4. No food *or* drinks should be placed on the pool tables, or any other play facilities.

## C. DOCKS

Rules for the operation of boats and the use of the docks within Conquistador property are necessary to preclude the unnecessary disturbance of residents and neighbors and to avoid the creation of safety hazards. Accordingly, the following rules have been established for the use of our Conquistador docks:

1. The docks are to be used by boats only for embarking and disembarking Conquistador residents and their guests. No overnight boat docking is allowed.
2. Fishing from the docks is encouraged provided the following rules are adhered to:
  - a. Children under the age of 13 years must always be accompanied by an owner or lessee.
  - b. When fish are caught and cleaned at the fish cleaning area, those using this facility will be expected to clean it upon leaving so that there will be no disturbing odors or trash.
  - c. No bait buckets or other lines and fishing equipment will be permitted to remain on or around the docks overnight.
3. No cooking equipment of any nature shall be used on or near the docks.
4. No bicycles or any other vehicles are permitted on the dock.
5. All animals are to be leashed on the dock and in the grassy area around it.
6. Use dock at your own risk.

## D. DOG PARK

1. The dog park shall be open from sunrise to sunset.
2. The dog park shall be used at the user's own risk. All users must clean up any deposits left by their pets.
3. Dog owners are legally responsible for any injuries or damage caused by their dogs.
4. Dogs must be leashed when entering and exiting the park and IMMEDIATELY upon any sign of aggression.
5. Dogs must be kept within view and under voice control.
6. Dogs cannot be left unattended.
7. The owners must immediately fill any holes their dog digs.
8. Limit two (2) dogs per person per visit.

9. Any children within the dog park need to be always under close adult supervision.
10. Dog park users must be courteous to neighbors and control excessive barking.
11. Violation of any of the rules may result in temporary or permanent loss of park privileges.
12. The following are prohibited:
  - a. Aggressive dogs.
  - b. Female dogs in heat.
  - c. Puppies younger than 4 months old.
  - d. Choke, prong, pinch, and spiked collars.
  - e. Smoking.
  - f. Glass containers.
  - g. Children running or chasing after dogs.
  - h. Bicycles and skateboards.

#### F. KAYAK/CANOE STORAGE

1. Application for seasonal storage space is available in CHA Office.
2. Kayaks/canoes should be stored inside of garages only.
3. Kayaks/canoes can never be stored on top of vehicles.
4. Kayaks/canoes also cannot be stored in any of the community's common areas, which include but are not limited to the river shoreline and the interior of any condo building.

#### G. PING PONG

1. No one under the age of 13 is permitted to play ping pong. Children between 13 and 18 years of age must be supervised by a home or condominium owner.
2. Ping pong table should be cleaned when play is completed.
3. Ping pong paddles and balls must be returned to their proper storage areas.
4. No food or drinks should be placed on the ping pong table or any other play facilities.

#### H. SHUFFLEBOARD COURTS

1. Shuffleboard players under the age of 13 years must be accompanied by an adult.
2. Please do not walk on courts.
3. Return all discs and sticks to the rack.

4. The key to the outside equipment locker is available in the lobby of the clubhouse.
5. Use of shuffleboard courts and equipment is at your own risk.

#### I. BOCCE BALL COURT

1. Roll balls only — do not throw.
2. Stand clear when others are playing
3. Flat, closed-toe shoes required (no heels)
4. No glass containers on or near the court
5. Report hazards or damage to management

#### J. TENNIS/PICKLEBALL COURTS

1. The tennis/pickle ball courts are for the use of home or condominium owners and their guests and/or lessees and their guests.
2. Proper attire, including tops and regulation court shoes, must be worn.
3. Time limit is restricted to one hour if others are waiting to play.
4. People over age 13 will have priority for morning play.
5. Small children are not allowed in the court areas when adults are playing.
6. If a court is in use, practice on the adjacent court is permitted; however, the person practicing must serve or hit balls away from the court currently in use so as not to interfere with play.
7. No glass is permitted on the courts.
8. No bicycles, skateboards, or skates are permitted on the courts.
9. No animals are permitted in the court area.
10. Use of the common areas for outdoor activities such as golf, volleyball, etc. is subject to the approval of the CHA Board or its designee.
11. Use of the tennis and pickleball courts and all common recreational areas is at the user's own risk. The Association assumes no responsibility for injuries or accidents occurring while using these facilities.

## VI. CONDOMINIUMS

### A. GENERAL RULES

1. No exterior radio, TV, or electronic antennas are permitted.
2. All patio/courtyard umbrellas shall be properly maintained, unfaded without holes, tears, lettering, or logos. No more than two umbrellas may be placed on any patio/courtyard. In the event of windy conditions, it is suggested that the umbrellas be taken down.
3. Each condominium building has its own set of governing documents (Red Book). Please familiarize yourself with the rules of your association.

### B. BUILDING ACCESS

1. Exterior doors should be always locked.
2. Exterior doors or common area doors should never be propped open.
3. If a condominium owner changes or otherwise alters the locks on any condominium entrance door, a designee of the Condominium Board of Directors should be informed and furnished with a key to the new lock in order for the Board or the Conquistador Homeowners' Association to cope with any emergencies affecting the owners or the building during the owner's absence.
4. If the condominium owner does not supply a key, the Conquistador Homeowners' Association has the right to authorize entrance to the condominium owner's property by any necessary means at the cost to the owner in case of an emergency.
5. To provide remote entry to the building, an active land line phone or a cell phone number is required in each occupied unit.

### C. BUILDING EXTERIOR

See Section J.

### D. COOKING GRILLS/FIRE PITS

1. Buildings I through XII condominium owners and their lessees are welcome to use the cooking grills at their designated location for personal grilling.
2. No other grilling may be done outside of any condominium building.
3. Grilling on porches and/or courtyards is prohibited due to fire hazards.
4. Fire pits or other devices that have an open flame are not allowed.

## E. ELEVATORS

1. Care should be taken of elevators, especially when moving furniture or any other heavy loads. Be careful not to overload the elevator at any time. Protective pads for the protection of the elevators are available through the Manager's Office upon request.
2. No children under 13 years of age should operate the elevators at any time. An adult should always be in attendance with any minor child who rides on the elevator.
3. In the event of a power or mechanical failure, the elevators may stop between floors. If this should happen, press the alarm button; remain calm and be patient as help will soon be coming. Residents should call the office 772-283-2363 if the mechanical failure occurs during office hours. If after office hours, call TK Elevator Service at 800-683-8883. If no one is available, call 911.

## F. GENERATORS – TEMPORARY

1. Temporary generators may be used during periods of power loss provided all conditions of this section are followed.
2. **Portable generators may not be brought inside any building at any time for any reason and must conform to Martin County code.**
3. While operating, temporary generators must be at a minimum of ten feet from all buildings and not be blocking any exits.
4. Fuel for temporary generators must be kept in containers approved by local fire regulations. Such containers may not be brought into any building at any time for any reason.

## G. HURRICANE SHUTTERS

1. All unit owners will be allowed to install permanent hurricane shutters inside or outside of the windows and screens. Shutters must conform to the existing color décor of the building.
2. Hurricane shutters may not be installed without the approval of the CHA and Condominium Board of Directors.
3. It is also the unit owner's responsibility to maintain the appearance of their shutters and keep them functional.
4. Any other devices such as plywood or aluminum are considered temporary and may only be put in place when a severe storm warning is issued. All such devices must be removed when the weather conditions improve.
5. Condominium units that have installed hurricane shutters in accordance with the above may close the shutters when the occupants leave for the season. Shutters should be opened or removed when homeowner returns.

6. Shutters cannot remain closed all year.

#### H. LANDSCAPING

1. Plantings around the exterior of any building must be approved by the Condominium Board of Directors.
2. Hedge height may not exceed 8 feet. A hedge is defined by the Merriam-Webster dictionary as *fence or boundary formed by a dense row of shrubs or low trees*'.
3. No condominium owner of a garden or other first floor condominium shall plant or maintain foliage (vines, shrubs, trees, etc.) that in any way obstruct or interfere with the visibility from the condominium above or the aesthetic of the building.
4. When possible, landscaping should be "Florida-friendly landscaping," consisting of quality landscaping that conserves water, protects the environment, is adaptable to local conditions, and is drought tolerant.
5. Consistent with Florida Statute 581.091, the use of invasive exotic plant species is prohibited.

#### I. LAUNDRY ROOMS

1. Laundry room hours should be established by each building.
2. The laundry machines (washer and dryer) are installed for benefit of all the residents of each building and courtesy should be extended to one another in the use of these machines.
3. Machines should be unloaded as soon as the cycle has been completed. Only a recommended detergent should be used. Dye is NEVER to be used in laundry machines.
4. All heavy items such as rugs, blankets, etc. should NOT be washed or dried in these machines.
5. The machines and their lint traps should be cleaned after each use.
6. The laundry rooms are for the use of the property owners, their guests, and lessees only.

#### J. PROPERTY MAINTENANCE

1. The Architectural Review process for building change requests for such changes as roof replacement, painting, windows, additions, et al is outlined in the Architectural Review Guidelines which is available on the community website, in the Clubhouse, and upon request of the office. Architectural Review applications are also available on the website, at the Clubhouse, and upon request of the office. Approval of building change requests is solely the responsibility of the Architectural Control Board

(CHA Board of Directors) with recommendations from the Architectural Review Committee. Approval of the Board of Directors of the association is also required before any ARC application is considered.

2. All building walls, including courtyard walls, shall be maintained in a clean and orderly condition and be always free of rust and mold.

3. The interior of courtyard unit walls is to be maintained by the condominium owner and free of rust and mold.

#### K. REFUSE CHUTES

1. Refuse chutes may only be used between the hours of 8:30 A.M. and 8:30 P.M. A notice stating these permitted hours shall be posted near each refuse chute in every building. Only household garbage may be disposed of in the refuse chutes. Recyclable materials, including newspapers, plastic, metal items, and similar materials, must not be placed in these chutes.

2. No unpackaged garbage is to be disposed of in the chutes. All refuse and waste that your disposal will not handle shall be securely tied in a strong plastic bag and carefully placed in the refuse chute.

3. Such containers or other boxes or articles used must not exceed the size of the chutes. No lighted articles such as cigarettes or cigars or other materials are to be placed in the chutes at any time.

4. Remodeling debris, including, but not limited to cabinets, doors, rugs, appliances, toilets or other large materials, must be disposed of privately by the owner at his/her expense through a private refuse company or by the contractor performing the work.

5. Corrugated boxes must be compacted before placing them in the dumpster.

#### L. RENOVATIONS

1. Any change to the exterior appearance of a condominium, including permanent additions, painting, decorating, or any other type of alteration, must be reviewed by the Architectural Review Committee and approved by the Condominium Board of Directors and the CHA Board of Directors prior to the commencement of any work. Architectural Review Applications and the Architectural Review Guidelines are available on the Association website.

2. Screened porches or lanais may be replaced with approved impact glass windows in accordance with Martin County Building Codes and subject to review and approval by the Architectural Review Committee, the applicable Condominium Board of Directors, and the CHA Board of Directors.

3. When a floor surface is being installed on a second or third floor, a soundproof underlayment product is required.

4. Construction, service and maintenance work are only allowed Monday through Friday 8am-5pm and Saturday 9am-3pm.

## M. SMOKING AREAS

1. A smoking area may not be designated in a condominium common area. A "common area" is defined as a hallway, corridor, lobby, aisle, water fountain area, restroom, stairwell, entry, or conference room.
2. All smoking is prohibited in and around all pools and within an 8-foot area outside the pool fence area.

## N. STORAGE AREAS

A storage area has been provided for all condominium owners. In accordance with insurance and Martin County Fire Code regulations the following rules must be complied with:

1. No volatile liquids such as paint thinners, lacquers, etc. shall ever be placed in storage areas.
2. Empty cartons, tires, and/or any possible combustible items should never be left in storage areas.
3. All items must be stored within the confines of the assigned storage unit.

## VII. HOMES

### A. GENERAL RULES

1. A post lantern shall be constructed, maintained, and operated for night illumination (dusk to dawn) on or adjacent to the driveway on each lot within twenty-five (25) feet of the street curb.
2. The color of the frame of any garage door screens must always match the color of the garage door. If the color of the garage door changes, the frame of the screens must change accordingly. Garages may not be used for residential purposes.

### B. FENCES

1. No wall, hedge, fence, or structure of any kind shall be constructed, grown, or maintained except as follows:
  - a. Between street and front setback lines: NONE
  - b. Between street and side setback lines: NONE
  - c. Along the side lot line or side setback line from the forwardmost street-facing point of the house to rear lot line: A hedge not over eight feet, or wooden fence not over six feet high from earth to top of fence, or masonry construction not over six feet high.
  - d. Along the rear lot line: A hedge not over eight feet high, or a fence from earth to top of fence not over six feet high.

e. When surrounding the immediate perimeter of a terrace or patio, and when attached to or in direct contact with the house: a hedge not over eight feet high, or a fence not over six feet high from earth to top of fence.

2. All fences must be made of materials approved by the Architectural Control Board. This restriction does not apply to completely enclosed screened area attached to house.

3. Pools and pool fences must meet Martin County Building Code and Martin County Pool Code. Pools are required to be surrounded by a permanent pool fence at least 48 inches high and made of materials approved by the Architectural Control Board.

4. See included architectural pictorial depiction of allowable fence and hedge locations. A hedge is defined by the Merriam-Webster dictionary as *'a fence or boundary formed by a dense row of shrubs or low trees'*.

#### **C. GENERATORS – TEMPORARY**

1. Temporary generators may be used during periods of power loss provided all conditions of this section are followed.

2. Portable generators may not be brought inside any building at any time for any reason and must conform to Martin County code.

3. While operating, temporary generators must be a minimum of ten feet from the home.

4. Fuel for temporary generators must be kept in containers approved by local fire regulations.

5. Generators may not be used inside garages.

#### **D. HURRICANE SHUTTERS**

1. Hurricane shutters must be approved.

2. Shutters may be closed when the homeowner leaves.

3. Shutters are to be opened or taken down when the homeowner returns.

4. In no case should the shutters remain closed all year.

#### **E. LANDSCAPING**

1. When possible, landscaping should be “Florida-friendly landscaping” consisting of quality landscaping that conserves water, protects the environment, is adaptable to local conditions, and is drought tolerant.

2. The use of invasive exotic plant species is prohibited.

#### F. PROPERTY MAINTENANCE

1. The Architectural Review process for homeowner change requests for such changes as roof replacement, painting, windows, additions, et al is outlined in the Architectural Review Guidelines which is available on the community website, in the Clubhouse, and upon request of the office. Architectural Review applications are also available on the website, at the Clubhouse, and upon request of the office. Approval of homeowner change requests is solely the responsibility of the Architectural Control Board (CHA Board of Directors) with recommendations from the Architectural Review Committee.

2. All house owners shall, as a minimum, have their grass cut regularly and properly irrigated. All trash and debris removed to the ends that all lots should be kept and maintained in a sightly manner. In the event that any lot shall not be kept in a sightly manner (the determination of which shall be in the sole discretion of the Board of Directors of the Homeowners' Association), the Homeowners' Association, after 10 days' notice to a lot owner, may proceed to cut the grass and remove trash and debris from said lot and assess the sum to the lot owner. All assessments shall be subject to and collected in accordance with the CHA Declaration and Covenants. Lot maintenance items shall also include, but are not limited to grass cutting, landscape maintenance, debris removal, tree and hedge trimming, roof cleanliness, mold removal, pool maintenance and rust residue on home or driveway caused by the homeowner's sprinkler system.

3. Hedge height may not exceed 8 feet. A hedge is defined by the Merriam-Webster dictionary as '*a fence or boundary formed by a dense row of shrubs or low trees*'. See included architectural pictorial depiction of allowable fence and hedge locations.

4. All walls, including perimeter walls, shall be maintained in a clean and orderly condition. The interior of the perimeter wall is to be maintained by the homeowner. The exterior of the perimeter wall is maintained by CHA. (Call the office for the color of the paint to be used.) These walls shall be kept free of animals, pests, and other things considered dangerous.

5. Homeowners will be notified by the Property Manager when a violation has occurred.

#### G. RENOVATIONS

1. Except as installed by the initial Developer, no building, fence, wall, or other structure shall be commenced, erected, or maintained upon the property, nor shall any exterior addition to or change (including change of exterior paint, paneling, and the like), or alterative therein be made until the plans and specifications showing the nature, kind, shape, height, materials, exterior colors, location, and other material attributes of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Architectural Control Board. In the event the Board fails to approve or disapprove such design and location within (30) days after the plans and specifications have been submitted to it, approval will not be required, and this rule will be deemed to have been fully complied with. A majority may take any action the Board is empowered to take. The Architectural Subcommittee has been designated and

appointed to make recommendations to the Board. The members of the Architectural Control Board shall consist of the Directors of the Conquistador Homeowners' Association. (See Article VIII, page 9, Declarations.)

2. If alterations are not made to the submitted and approved design, homeowner will be mandated to correct them at their own expense.

3. Portable/temporary storage units must be placed only in driveways and can only be stored on property for 48 hours for loading/unloading purposes. Dumpsters and portable toilets require Architectural Committee approval. (Please refer to the Conquistador Application for Architectural Review).

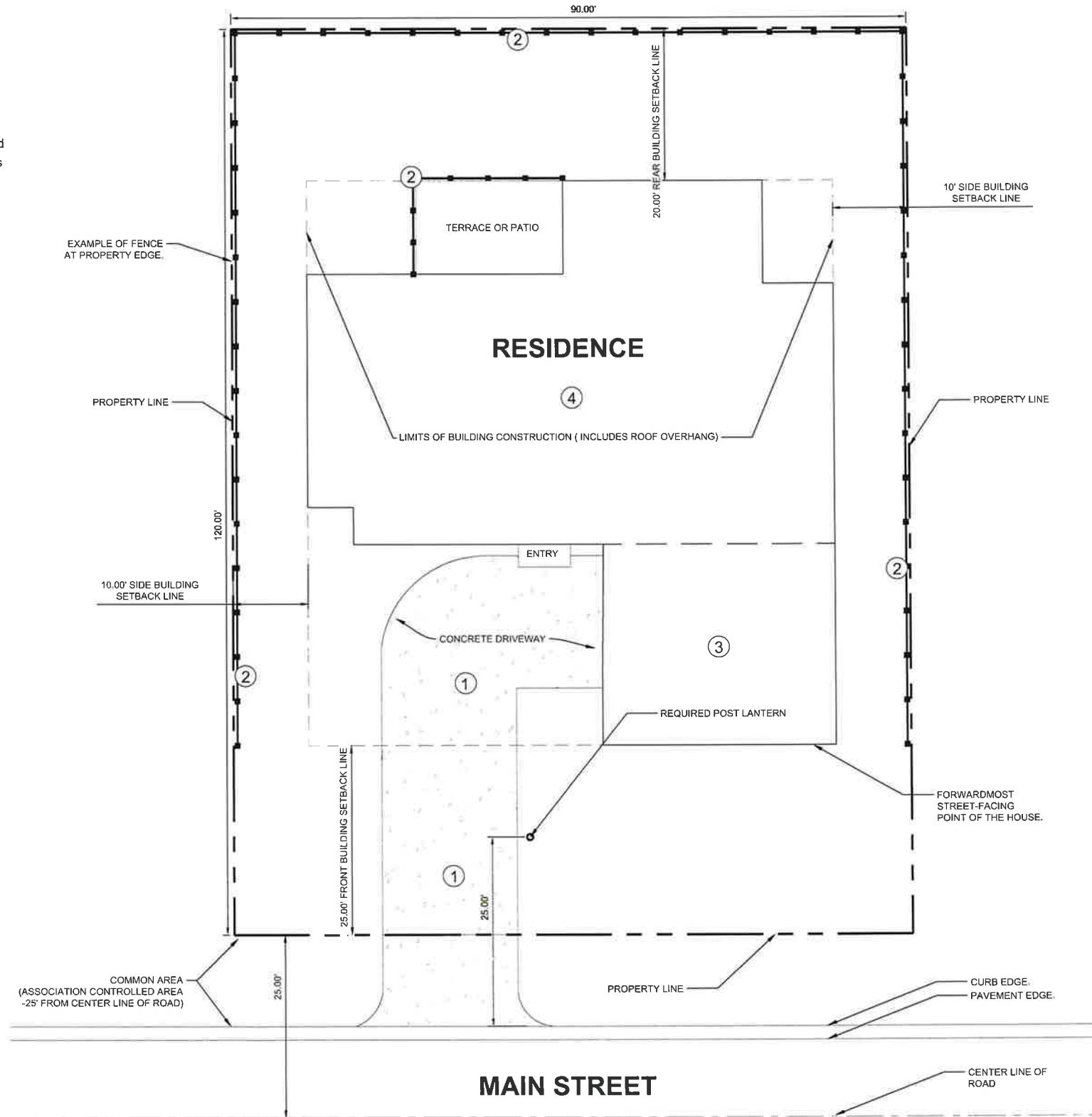
4. Construction, service and maintenance work are only allowed Monday through Friday 8am-5pm and Saturday 9am-3pm.

# ARTICLE X USE RESTRICTIONS

1. All lots in Conquistador Estates shall be known and described as residential property and no more than one detached, single-family dwelling may be constructed on any lot in the subdivision, except that more than one lot may be used for one dwelling, in which event, all restrictions shall apply to such lots as if they were a single lot.
2. No dwelling shall have a ground floor square foot area of less than 1200 square feet, exclusive of accessory buildings, breezeways, screened areas, open porches, terraces, patios and garages. All dwellings shall have at least a two-car garage attached to and made a part of the dwelling. Garages may not be used for residential purposes. No dwelling shall exceed one-story in height. All dwellings shall be constructed with concrete or approved paver driveways and the front, side and rear yards shall be solid sodded and gravel may not be substituted for sod. Each dwelling shall have landscape planning across the entire front of the house. Each lot shall be fully sodded not later than (30) days following issuance of the occupancy permit.
3. No structure shall be built within twenty-five (25') feet of a front lot line, ten (10') feet of a side lot line, or twenty (20') feet from a rear lot line. Front, side and rear lot lines are as defined in the Martin County Zoning Regulations in effect as the date of the recording of these restrictions.
4. A post lantern shall be constructed, maintained and operated for night illumination on or adjacent to the driveway on each lot within twenty-five (25') feet of the street curb. However, the CHA board of Directors may decide to remove these lanterns if another substantive source of outdoor lighting is obtained.
- 5a. No wall, hedge, fence or structure of any kind shall be constructed, grown or maintained, except as follows:
  - (a) Between street and Front Setback Lines: NONE.
  - (b) Between street and Side Setback Lines: NONE.
  - (c) Along the Side Lot Line or Side Setback Line from the forwardmost street-facing point of the house to the Rear Lot Line: A hedge not over eight feet high, or a fence not over six feet high from earth to top of fence.
  - (d) Along the Rear Lot Line: A hedge not over eight feet high, or a fence from earth to top of fence not over six feet high.
  - (e) When surrounding the immediate perimeter of a terrace or patio area, and when attached to or in direct contact with the house, a hedge not over eight feet high, or a fence not over six feet high from earth to top of fence. All fences must be made of materials approved by the Architectural Control Board. This restriction does not apply to completely enclosed screened area attached to house.
- 5b. Pool Fences are required to meet Martin County Building Code and are to be made of accepted wood and color or masonry construction, with the exception of the fence at the Common Pool which shall be such material as determined by the CHA Board and complies with Martin County code requirements.
- 5c. Setback Lines are the outmost limits for the construction of a house. A roof overhang (usually 2 to 3 feet out) from the side of the house is part of the Setback Line. Flowers and small plants and shrubs are usually planted under this overhang around the house.

## Legend

- ① CONCRETE OR APPROVED PAVER DRIVEWAYS.
- ② FENCE (NOT OVER SIX FEET HIGH)
- ③ TWO-CAR GARAGE ATTACHED.
- ④ NO GROUND FLOOR SQUARE FOOT AREA LESS THAN 1,200 SQUARE FEET.



Project Team  
Landscape Architect  
**LANDSCAPE ARCHITECTURAL SERVICES, LLC**  
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Stuart, FL 34996  
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manager@conquistadorliving.com

**Single Family Residence**  
Conquistador HOA  
**Typical Fence Plan**

Revisions		
Date	Init.	Description
05.20.26	AH	Exhibit

PAUL GOULAS, RLA  
FLORIDA REG. # LA6666807

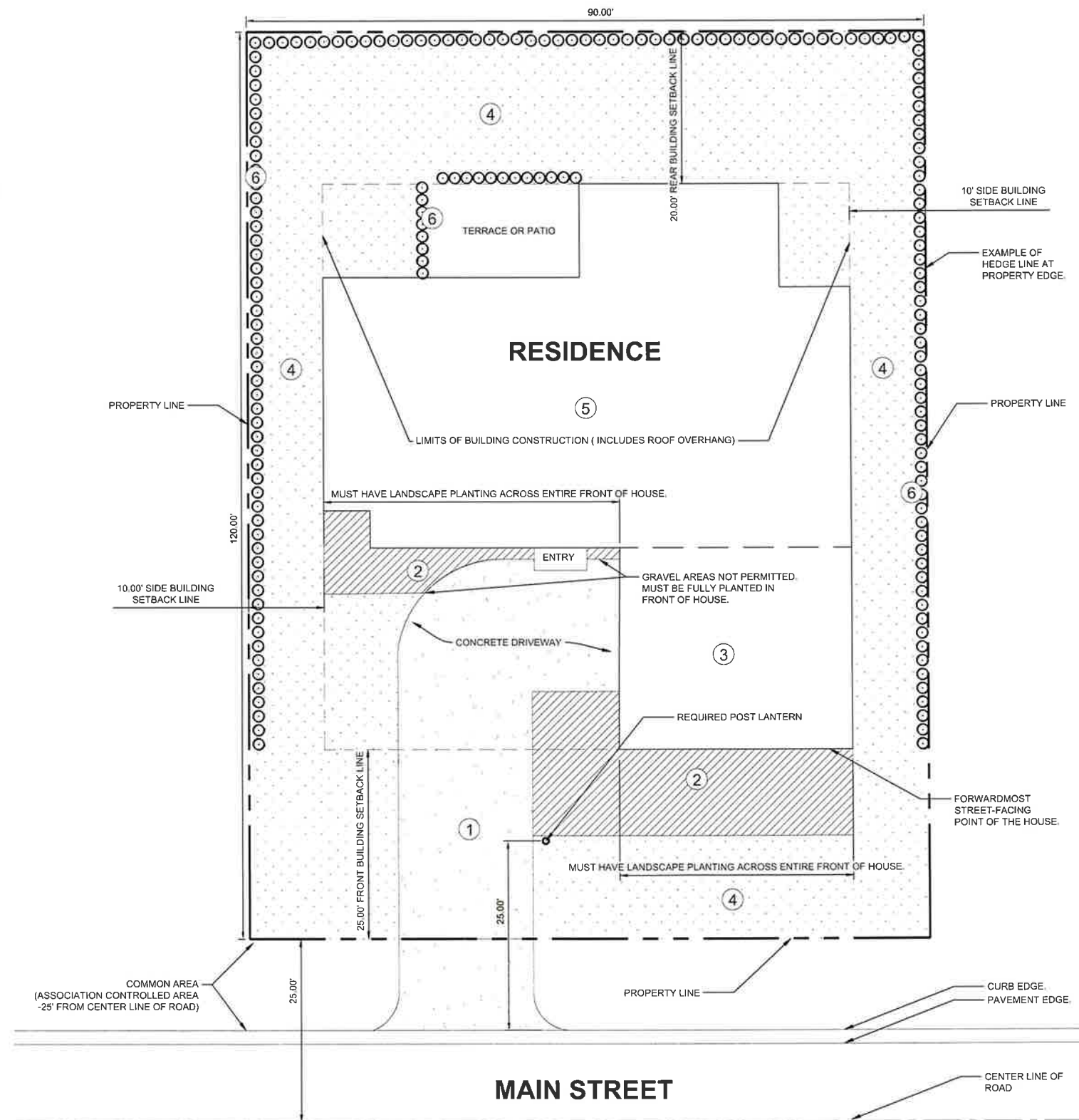
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Checked By: BW  
Municipal Project:  
Scale:  
NORTH  
SCALE: 1" = 8'  
0 8 0 8  
1 of 1

# ARTICLE X USE RESTRICTIONS

1. All lots in Conquistador Estates shall be known and described as residential property and no more than one detached, single-family dwelling may be constructed on any lot in the subdivision, except that more than one lot may be used for one dwelling, in which event, all restrictions shall apply to such lots as if they were a single lot.
2. No dwelling shall have a ground floor square foot area of less than 1200 square feet, exclusive of accessory buildings, breezeways, screened areas, open porches, terraces, patios and garages. All dwellings shall have at least a two-car garage attached to and made a part of the dwelling. Garages may not be used for residential purposes. No dwelling shall exceed one-story in height. All dwellings shall be constructed with concrete or approved paver driveways and the front, side and rear yards shall be solid sodded and gravel may not be substituted for sod. Each dwelling shall have landscape planning across the entire front of the house. Each lot shall be fully sodded not later than (30) days following issuance of the occupancy permit.
3. No structure shall be built within twenty-five (25') feet of a front lot line, ten (10') feet of a side lot line, or twenty (20') feet from a rear lot line. Front, side and rear lot lines are as defined in the Martin County Zoning Regulations in effect as of the date of the recording of these restrictions.
4. A post lantern shall be constructed, maintained and operated for night illumination on or adjacent to the driveway on each lot within twenty-five (25') feet of the street curb. However, the CHA board of Directors may decide to remove these lanterns if another substantive source of outdoor lighting is obtained.
- 5a. No wall, hedge, fence or structure of any kind shall be constructed, grown or maintained, except as follows:
  - (a) Between street and Front Setback Lines: NONE.
  - (b) Between street and Side Setback Lines: NONE.
  - (c) Along the Side Lot Line or Side Setback Line from the forwardmost street-facing point of the house to the Rear Lot Line: A hedge not over eight feet high, or a fence not over six feet high from earth to top of fence.
  - (d) Along the Rear Lot Line: A hedge not over eight feet high, or a fence from earth to top of fence not over six feet high.
  - (e) When surrounding the immediate perimeter of a terrace or patio area, and when attached to or in direct contact with the house, a hedge not over eight feet high, or a fence not over six feet high from earth to top of fence. All fences must be made of materials approved by the Architectural Control Board. This restriction does not apply to completely enclosed screened area attached to house.
- 5b. Pool Fences are required to meet Martin County Building Code and are to be made of accepted wood and color or masonry construction, with the exception of the fence at the Common Pool which shall be such material as determined by the CHA Board and complies with Martin County code requirements.
- 5c. Setback Lines are the outmost limits for the construction of a house. A roof overhang (usually 2 to 3 feet out) from the side of the house is part of the Setback Line. Flowers and small plants and shrubs are usually planted under this overhang around the house.

## Legend

- ① CONCRETE OR APPROVED PAVER DRIVEWAYS.
- ② LANDSCAPE PLANTING AREA.
- ③ TWO-CAR GARAGE ATTACHED.
- ④ SOD.
- ⑤ NO GROUND FLOOR SQUARE FOOT AREA LESS THAN 1,200 SQUARE FEET.
- ⑥ HEDGE (NOT OVER EIGHT FEET HIGH)



Project Team  
Landscape Architect  
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Single Family Residence  
Conquistador HOA  
Typical Landscape Plan

Revisions		
Date	Rev.	Description
05.20.26	AH	Exhibit

PAUL GOULAS, RLA  
FLORIDA REG. # LA6566807

Drawn By: AH  
Checked By: BW  
Municipal Project:  
Scale:  
NORTH  
SCALE 1" = 8'  
0 0 0 0  
1 of 1