

Phase 1: Annotated Summary of Legality (● Legit / ○ Questionable / ○ Likely Unenforceable)

Section	Rule/Change	Legal Status	Quick Note
Use & Occupancy	All 18+ residents require Board approval and application fee	● Likely Unenforceable	Likely violates Fair Housing Act unless it's in the recorded declaration.
	\$150 per adult (if not married/child)	○ Questionable	Excessive fee structure; may be challenged if discriminatory or unreasonably high.
	Fines up to \$1,000 for unapproved occupancy	● Likely Enforceable	Allowed under FS 718.303 , but the basis for fine must be lawful.
	Lease renewals require 90-day notice and can be denied	● Likely Unenforceable	May violate leasehold rights unless lease control is in the governing docs.
	Airbnb/short-term rentals prohibited	● Legit	Okay if properly documented in the Declaration .

| **Alterations & Exterior Use** | No items may be attached to walls/fascia/roof/fences | ○ Questionable | Blanket bans citing "warranty" may lack legal teeth if not reasonable or based on legit warranty terms. |

|| Strict rules on flags (only U.S., Florida, military, seasonal, holiday) | ○ Likely Unenforceable | **FS 718.113(4)** protects flag rights beyond what's listed. |

|| No decorations, yard art, or planting outside fence | ●/○ Mixed | Reasonable if consistent and non-retaliatory — but enforcement history matters. |

| **Pets** | No walking dogs on property | ○ Likely Unenforceable | Unreasonable restriction; may violate **reasonable accommodation standards**. |

|| Outdoor cats banned unless "grandfathered" | ○ Questionable | Grandfathering is vague. Enforcement depends on timing and selective action. |

| **Records Requests** | Must use certified mail only, no email or fax | ○ Likely Unenforceable | **FS 718.111(12)** does not mandate mail-only delivery — this may be challenged. |

|| Only 2 record requests per 30-day period |  Questionable | Limiting frequency may be allowed if reasonable — depends on enforcement and historical practice. |

| **Pool & Clubhouse Use** | No exclusive parties, no alcohol, no food, strict attire rules |  Legal but strict | Rules can be strict if applied evenly and safety-based. |

| **Parking Rules** | No commercial vehicles, no driveway parking, no charging cords on sidewalk |  Likely Enforceable | These are common rules if not selectively enforced. |

Phase 2: What I Can Do Next

Redline Summary for Public Handout – I'll create a one-pager you can hand to residents or use in video overlays showing which rules likely overstep the law.

DBPR/Legal Challenge Letter – I'll help draft a challenge letter that zeroes in on:

The adult resident approval scheme

Illegal restriction of lease renewal

Flag and decoration violations of state protections

Obstruction of records access

Bulletin Script or Social Caption – Want to go viral? I'll write a 90-second explainer that rips into the absurdity of it all in plain English with receipts.

Annotated Doc for State Review – I can build a version of the full doc annotated with legal flags (great for state agencies or media).