



Renters Rules

As homeowners in the Biscayne, we are proud of the community we have built here. With the input from homeowners here, our objective is to make everyone aware of our community standards along with any consequences of damage to our community. Many of them are obvious but we felt the need to reiterate. We would love for all renters who enjoy our neighborhood to be aware of the following requests:

1. The hours for quiet time in the Biscayne start at 12:00 AM. Please keep noise and music down after this time so that it doesn't disturb another property owner.
2. Due to the noise created, no running of gas generators inside or outside of homes or garages.
3. All pets must be on a leash while in public areas of the Biscayne.
4. Because of street congestion, renters must park vehicles on the property owner's private property and not on other's private property. Any damages to properties will result in charges for the repair of those damages. Towing will be enforced if parked on private property or the road is blocked or impassable.
5. As a reminder, the dunes are protected and are not to be entered from either beachside or interior property side. Please use crossovers only.
6. Illegal activity of any kind is not allowed. We know this goes without saying but, it does happen. This includes, but not limited to, illegal drug use, underaged drinking, discharging of firearms, vandalism, theft, or violence.
7. For everyone's safety, everyone driving a motorized vehicle in the Biscayne must have a valid driver's license. Please keep the speed limit to 20 mph.
8. Due to fire hazards, ariel fireworks are not allowed in the Biscayne.
9. For properties whose owners are not current with their HOA dues, their renters may not use the Biscayne common areas such as ponds, crossovers, etc.
10. Any renter that damages Biscayne property such as ponds, crossovers or the front gate or ruts private property shall be assessed the cost of repairs.
11. We ask that you and your guests respect private property. Some people live here fulltime and this is their home.
12. Profane language or images are not allowed to be displayed in the common areas of the Biscayne.
13. Because of our local wildlife, trash should be bagged and secured in the provided cans only. Please do not leave any trash outside of cans.

We hope that you enjoy the Biscayne and have fun here!