

## 2016 Additional Rules & Regulations for Article VII voted by Board Resolution (revised 09-2016)

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**Article VII Section 30** - Additional Rules and Regulations - The Association or Board of Directors may, from time to time, adopt rules and regulations relating to any one or all of the restrictive covenants contained in this Declaration. No Owner, its successors or assigns, tenants, lessees, renters, guests or invitees shall violate the rules and regulations adopted from time to time by the Association or the Board of Directors, whether relating to the use of the Lots, the use of the Common Area, or otherwise.

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**Article VII Section 5**  
- Temporary Structures

ARC applications for sheds and other temporary structures **require** ARC approval with the same standards following Polk County ordinances, FL Statutes and HOA Covenants/By-Laws.

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**Article VII Section 6**  
- Parking & Storage

Parking of temporary storage (PODS), commercial & recreational vehicles, campers, trailers, temporary dumpsters, etc **require** ARC approval and are limited to 7 consecutive days. Storage of non yard items must be kept out of sight behind home or in garage.

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**Article VII Section 9**  
- Game & Play Structures

Portable basketball hoops & play structures **require** ARC approval & shall be located at the side or rear of home within setback lines and & must be stored out of sight behind the home or in the garage.

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It shall be the responsibility of each owner to prevent the development of any unclean, unsightly or unkept conditions on any lot or dwelling unit located on any lot which lend to substantially decrease the beauty of the community as a whole or the specific area.

**Article VII Section 12**  
- Garbage & Litter  
- Yard Upkeep  
- December Decorations

**Garbage Cans** - All trash, garbage and other waste shall be kept in sanitary containers and, unless, required to be placed at the curb for scheduled pick-ups, all containers shall be kept at the rear of all dwelling units (specifically behind) or out of sight from the street.

**Yard Upkeep** - Maintain yard by keeping it green, mow regularly (no grass over 6 inches in height), replace dead areas of grass as needed, maintain pest control, trim shrubbery (height not to exceed 6 ft), edge along the driveway and curb areas as well as remove and treat for weeds.

Property Cleanup - Clean homes, driveways, walkways & curbs by removing mold, mildew, dirt & stains regularly.

**December Decorations** - Must be removed by Jan 30 each year.

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**Article VII Section 13**  
- Alterations of Lots

Xeriscaping consists of natural colored materials, must keep the natural flow of water, no holes or cement pavers & **requires** ARC approval. ARC must follow FL Statutes, Polk County ordinances and HOA Covenants/By-Laws.

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**Article VII Section 19**  
- Fences

Back yard fences shall be no taller than 6 ft while front yard fencing is no taller than 3 foot. Fences on corner lots must be installed with a line of sight for vehicles at street following Polk County ordinances.

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**Article VII Section 27**  
- Antennas

Antennas & Dishes - There is a limit of 2 dishes - 24" or less in diameter. Dishes **require** ARC approval. No antennas are to be installed outside of the home, but also do not need ARC approval to be installed inside the attic of the home.

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**Article VII Section 28**  
- Clotheslines

Clotheslines **require** ARC approval. Clotheslines must be approved as an energy saving device by FL Statues Solar Law. The clotheslines must be kept in good condition at all times, located at the rear of the home, be non permanent fold up type and extended only when in use.

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**Article VII Section 29**  
- Exterior Paint

ARC approval can be given for exterior paint other than current approved colors as long as the shade is close in range to the approved colors. Trim color is white or cream. Painting of home, driveways & etc **require** ARC approval even if painting the same color.

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